



A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (1.6214 ACRES) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (3.2447 ACRES), THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (0.2413 ACRES) OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (33.1599 ACRES), THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (20.0192 ACRES), THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (28.1945 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (24.7130 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (1.5736 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (2.6220 ACRES) OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN; ALL LYING IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 252.175 FEET SOUTH AND 171.950 FEET WEST OF THE NORTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=728,822.175' EAST=1,710,851.950') OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE N58°49'54"W, 444.184 FEET; THENCE N64°58'59"W, 165.529 FEET; THENCE N83°17'25"W, 171.172 FEET; THENCE N68°11'55"W, 107.703 FEET; THENCE N38°55'39"W, 334.215 FEET; THENCE N45°00'00"W, 98.995 FEET; THENCE N59°02'10"W, 174.928 FEET; THENCE N71°33'54"W, 126.491 FEET; THENCE S86°11'09"W, 150.332 FEET; THENCE S68°11'55"W, 53.851 FEET; THENCE S49°23'55"W, 92.195 FEET; THENCE S32°00'19"W, 94.340 FEET; THENCE S30°00'00"W, 50.000 FEET; THENCE N60°00'00"W, 86.602 FEET; THENCE N61°11'21"W, 228.254 FEET; THENCE S46°50'51"W, 219.317 FEET; THENCE S33°41'24"W, 144.222 FEET; THENCE S26°33'54"W, 89.442 FEET; THENCE N48°00'00"W, 263.555 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 663.804 FEET, A TANGENT BEARING OF S44°13'19"W, AN ARC DISTANCE OF 269.774 FEET; THENCE N22°29'33"W, 100.000 FEET; THENCE NORTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 563.804 FEET, AN ARC DISTANCE OF 959.496 FEET; THENCE N30°00'00"W, 411.606 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2004.851 FEET, A TANGENT BEARING OF N62°21'33"E, AN ARC DISTANCE OF 111.349 FEET; THENCE N30°49'23"W, 190.000 FEET; THENCE N59°10'37"E, 126.486 FEET; THENCE EASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 671.520 FEET, AN ARC DISTANCE OF 818.707 FEET; THENCE S50°58'08"E, 752.563 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 668.513 FEET, AN ARC DISTANCE OF 317.713 FEET; THENCE S11°48'04"W, 300.000 FEET; THENCE S78°11'56"E, 116.240 FEET; THENCE EASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 783.510 FEET, AN ARC DISTANCE OF 254.747 FEET; THENCE S15°00'00"W, 238.615 FEET; THENCE S03°40'04"E, 781.601 FEET; THENCE S64°14'46"W, 308.058 FEET; THENCE S00°00'00"W, 90.000 FEET; THENCE S28°48'39"W, 228.254 FEET TO THE POINT OF BEGINNING. CONTAINING: 115.3896 ACRES, MORE OR LESS.

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD OR ITS REPRESENTATIVE. ALL THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION \_\_\_\_\_ BY \_\_\_\_\_

TITLE  
SALINE COUNTY PLANNING BOARD

- LEGEND
- SUBDIVISION BOUNDARY
  - LAND LINES OF SECTIONS
  - CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION, CONTOUR INTERVAL FIVE FEET.
  - BUILDING SETBACK LINE
  - UTILITY AND DRAINAGE EASEMENT
  - MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.

- NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON
- COOPER COMMUNITIES, INC. (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF MERGER), HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT AND THE PLAT IS FILED FOR RECORD AND RECORD SUBJECT TO THE FOLLOWING PROVISIONS:
- AT \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER FOR SALINE COUNTY, ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, FILED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1972, AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
  - THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
  - THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.
  - UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREON.
  - ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO STRUCTURE OR BUILDING OR STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET.
  - SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER TO THE PROVISIONS OF THE DECLARATION AFORESAID.
  - OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
  - ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

COOPER COMMUNITIES, INC.

BY \_\_\_\_\_ VICE PRESIDENT, DEVELOPER

JAMES F. GORE  
REGISTERED  
LAND SURVEYOR  
STATE OF ARKANSAS  
NO. 93

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

DATED THIS 12<sup>th</sup> DAY OF JUNE, 1972.

JAMES F. GORE R.L.S. NO. 93

LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
BLOCK 1					
1	15134.2	17	1296.8	23	1186.1
2	15323.4	18	17460.2	24	11500.0
3	15582.2	19	17562.2	25	11500.0
4	15762.2	20	17673.3	26	12399.5
5	16090.3	21	17736.2	27	12399.5
6	16478.9	22	17825.2	28	12399.5
7	16868.9	23	17900.0	29	12399.5
8	17268.9	24	17973.3	30	12399.5
9	17668.9	25	18046.7	31	12399.5
10	18068.9	26	18120.0	32	12399.5
11	18468.9	27	18193.3	33	12399.5
12	18868.9	28	18266.7	34	12399.5
13	19268.9	29	18340.0	35	12399.5
14	19668.9	30	18413.3	36	12399.5
15	20068.9	31	18486.7	37	12399.5
16	20468.9	32	18560.0	38	12399.5
17	20868.9	33	18633.3	39	12399.5
18	21268.9	34	18706.7	40	12399.5
19	21668.9	35	18780.0	41	12399.5
20	22068.9	36	18853.3	42	12399.5
21	22468.9	37	18926.7	43	12399.5
22	22868.9	38	19000.0	44	12399.5
23	23268.9	39	19073.3	45	12399.5
24	23668.9	40	19146.7	46	12399.5
25	24068.9	41	19220.0	47	12399.5
26	24468.9	42	19293.3	48	12399.5
27	24868.9	43	19366.7	49	12399.5
28	25268.9	44	19440.0	50	12399.5
29	25668.9	45	19513.3	51	12399.5
30	26068.9	46	19586.7	52	12399.5
31	26468.9	47	19660.0	53	12399.5
32	26868.9	48	19733.3	54	12399.5
33	27268.9	49	19806.7	55	12399.5
34	27668.9	50	19880.0	56	12399.5
35	28068.9	51	19953.3	57	12399.5
36	28468.9	52	20026.7	58	12399.5
37	28868.9	53	20100.0	59	12399.5
38	29268.9	54	20173.3	60	12399.5
39	29668.9	55	20246.7		
40	30068.9	56	20320.0		
41	30468.9	57	20393.3		
42	30868.9	58	20466.7		
43	31268.9	59	20540.0		
44	31668.9	60	20613.3		
45	32068.9				
46	32468.9				
47	32868.9				
48	33268.9				
49	33668.9				
50	34068.9				
51	34468.9				
52	34868.9				
53	35268.9				
54	35668.9				
55	36068.9				
56	36468.9				
57	36868.9				
58	37268.9				
59	37668.9				
60	38068.9				
61	38468.9				
62	38868.9				
63	39268.9				
64	39668.9				
65	40068.9				
66	40468.9				
67	40868.9				
68	41268.9				
69	41668.9				
70	42068.9				
71	42468.9				
72	42868.9				
73	43268.9				
74	43668.9				
75	44068.9				
76	44468.9				
77	44868.9				
78	45268.9				
79	45668.9				
80	46068.9				
81	46468.9				
82	46868.9				
83	47268.9				
84	47668.9				
85	48068.9				
86	48468.9				
87	48868.9				
88	49268.9				
89	49668.9				
90	50068.9				
91	50468.9				
92	50868.9				
93	51268.9				
94	51668.9				
95	52068.9				
96	52468.9				
97	52868.9				
98	53268.9				
99	53668.9				
100	54068.9				

TOTAL AREAS	
LOTS	58,437.2 ACRES
STREET RIGHT-OF-WAY	34,635.8 ACRES
COMMON PROPERTY IN STREETS	0.1152 ACRES
COMMON PROPERTY	22,201.6 ACRES
SUBDIVISION BOUNDARY	115,389.6 ACRES

LINEAR FEET OF STREETS	
40 FEET RIGHT-OF-WAY	1155 FEET
50 FEET RIGHT-OF-WAY	11205 FEET
100 FEET RIGHT-OF-WAY	14355 FEET
VARIABLE RIGHT-OF-WAY (DESOTO BLVD.)	3072 FEET

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" X 17" IS 1" = 300'

NORTHEAST CORNER SECTION 7, TOWNSHIP 1 SOUTH, RANGE 18 WEST  
ARKANSAS STATE PLANE COORDINATE: NORTH=728,822.175  
EAST=1,710,851.950'

RECORD PLAT

QUIJOTE SUBDIVISION  
BLOCKS 1 THRU 4

COOPER COMMUNITIES, INC.  
ENGINEERING & PLANNING DIVISION  
HOT SPRINGS VILLAGE, ARKANSAS

APPROVED: \_\_\_\_\_ DATE: 6/12/72

REGISTERED PROFESSIONAL ENGINEER  
STATE OF ARKANSAS  
NO. 1222  
JAMES F. GORE

REVISIONS

DATE	DESCRIPTION

200 LOTS