

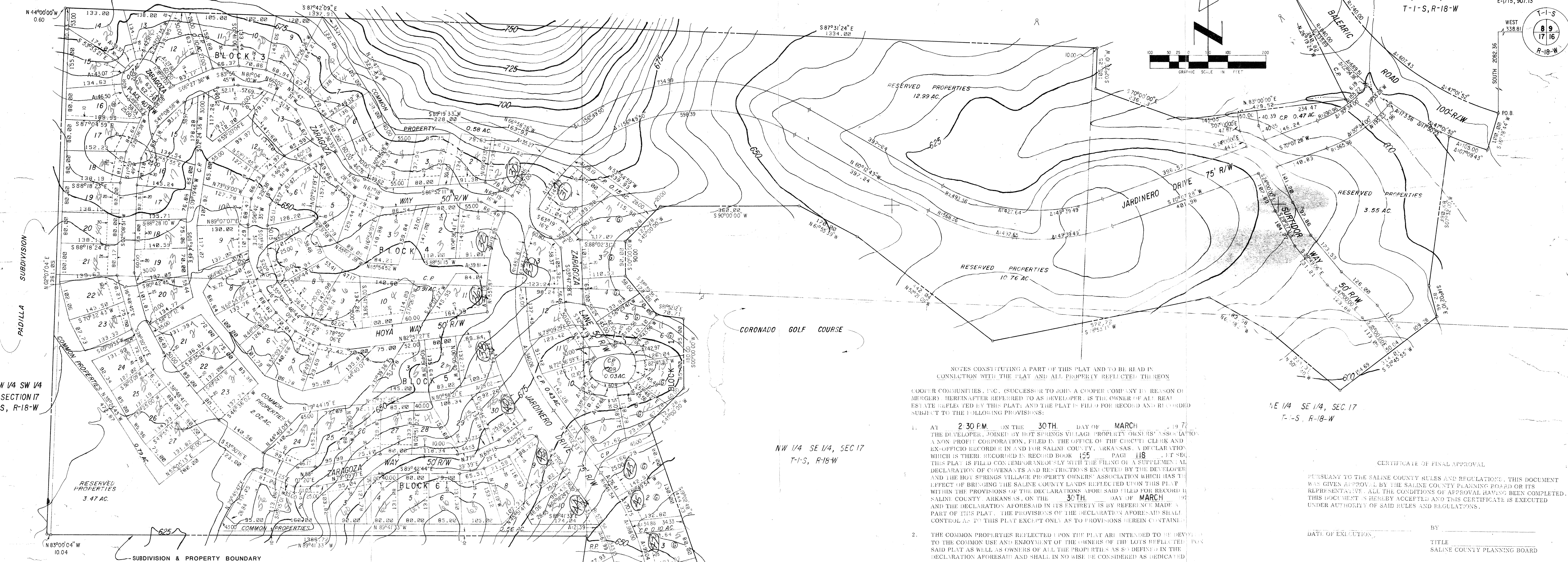
SW 1/4 NW 1/4, SECTION 17  
T-1-S, R-18-W

SE 1/4 NW 1/4, SEC. 17  
T-1-S, R-18-W

SW 1/4 NE 1/4, SEC. 17  
T-1-S, R-18-W

SE 1/4, NE 1/4, SEC. 17  
T-1-S, R-18-W

NE CORNER, SECTION 17  
T-1-S, R-18-W  
ARIZONA STATE PLANE  
COORDINATES:  
N= 723,319.20  
E= 1715,907.13



NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC. (SUCCESSORS TO JOHN A. COOPER COMPANY BY REASON OF MERGER) HERINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RICHARD SUBJECT TO THE FOLLOWING PROVISIONS:

- AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1971, 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 IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 118. IT IS HEREBY DECLARED THAT THIS PLAT IS FILED CONJUNCTIONALLY WITH THE FILE 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 SALINE COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID. SAID DECLARATION IS RECORDED IN SALINE COUNTY, ARKANSAS, ON THE 30TH DAY OF MARCH, 1971, 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 THIS 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 MANNER BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THIS 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 AS DESIGNATED ON THIS PLAT OR IN THE NOTES.
- ALL LOTS REFLECTED UPON THE PLAT ARE CONSIDERED AS RESIDENTIAL LOTS, AND ON 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 SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF MORE THAN 1,000 SQUARE FEET. EXCEPT ON LOTS MARKED WITH A MINIMUM SHALL BE 1200 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 DECLARATION AFORESAID WHICH COVENANTS ARE ENFORCEABLE BY THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SETBACK LINES.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED TO 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 EXTENSION OF THE GENERAL PUBLIC, AND ALL RIGHTS, TITLE, EASEMENTS, AND PRIVILEGES HERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL EASEMENT, RIGHT OF WAY AND RIGHT OF WAY, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINAGE, PLACING BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE MAINTAINED FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS. PROVIDED, HOWEVER THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO DESIGN AND CONSTRUCT OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETO BE LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALL-NATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

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
- BUILDING SETBACK LINE
- GOLF VIEW LOTS, SEE NOTE 5
- CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED BY 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 (5) FEET.

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

DEED DESCRIPTION

ZARAGOZA SUBDIVISION  
BLOCKS 1 THRU 7 INCLUSIVE

NE 1/4 SW 1/4, SEC. 17  
T-1-S, R-18-W

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (1.02 ACRES +), THE SE 1/4 OF THE NE 1/4 (12.87 ACRES +), THE SW 1/4 OF THE NE 1/4 (16.38 ACRES +), THE NW 1/4 OF THE SE 1/4 (10.29 ACRES +), THE SE 1/4 OF THE NW 1/4 (21.00 ACRES +), THE NE 1/4 OF THE SW 1/4 (20.60 ACRES +), THE SW 1/4 OF THE NW 1/4 (0.16 ACRES +), THE NW 1/4 OF THE SW 1/4 (0.15 ACRES +), OF SECTION 17, ALL IN TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 338.81 FEET WEST AND 2,082.36 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 17 (ARIZONA STATE PLANE COORDINATES OF NORTH 723,319.20 FEET AND EAST 1,715,907.13 FEET); THENCE, S 16° 38' 44" W 100.00 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 105.00 FEET, SAID CURVE HAVING A RADIUS OF 840.00 FEET AND A DELTA ANGLE OF 0° 07' 09" 43"; THENCE, S 07° 32' 00" W 390.68 FEET; THENCE, S 14° 02' 10" E 82.46 FEET; THENCE, S 52° 45' 55" W 314.01 FEET; THENCE, N 50° 11' 40" W 234.31 FEET; THENCE, S 60° 38' 32" W 183.58 FEET; THENCE, S 78° 53' 13" W 570.70 FEET; THENCE, N 52° 23' 00" W 442.04 FEET; THENCE, N 61° 55' 39" W 170.00 FEET; THENCE, S 90° 00' 00" W 360.00 FEET; THENCE, S 45° 00' 00" W 127.25 FEET; THENCE, S 00° 00' 00" W 90.00 FEET; THENCE, S 38° 39' 35" E 128.06 FEET; THENCE, S 81° 52' 12" E 70.71 FEET; THENCE, S 00° 00' 00" W 180.00 FEET; THENCE, S 45° 00' 00" W 127.28 FEET; THENCE, S 19° 02' 48" E 444.33 FEET; THENCE, S 32° 20' 51" E 177.55 FEET; THENCE, S 71° 19' 05" E 186.38 FEET; THENCE, N 50° 33' 36" W 170.50 FEET; THENCE, S 39° 26' 24" E 50.00 FEET; THENCE, S 50° 33' 36" W 160.56 FEET; THENCE, S 28° 04' 21" W 221.00 FEET; THENCE, S 62° 47' 02" W 78.71 FEET; THENCE, N 88° 43' 30" W 256.12 FEET; THENCE, S 87° 14' 07" W 75.00 FEET; THENCE, N 02° 45' 53" W 50.00 FEET; THENCE, S 87° 01' 05" W 115.77 FEET; THENCE, N 69° 03' 21" W 73.93 FEET; THENCE, N 08° 00' 47" E 533.96 FEET; THENCE, N 89° 41' 33" W 1,386.72 FEET; THENCE, N 83° 00' 00" W 10.04 FEET; THENCE, N 02° 07' 04" E 1,361.65 FEET; THENCE, N 44° 00' 00" W 0.60 FEET; THENCE, S 87° 42' 09" E 1,337.91 FEET; THENCE, N 83° 31' 24" E 1,334.00 FEET; THENCE, S 02° 36' 10" W 105.25 FEET; THENCE, S 70° 00' 00" E 206.13 FEET; THENCE, N 60° 00' 00" E 49.33 FEET; THENCE, N 26° 19' 24" W 349.82 FEET; THENCE, N 63° 40' 36" E 100.00 FEET; THENCE, S 20° 19' 24" E 5.00 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 607.43 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET AND A DELTA ANGLE OF 47° 01' 52" TO THE POINT OF BEGINNING AND CONTAINING 83.07 ACRES MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 13th DAY OF October, 1980, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

JAMES F. GORE  
REGISTERED LAND SURVEYOR  
NO. 93

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

BLOCK 1	
Lot 1	0.36 Acres +
Lot 2	0.31 Acres +
Lot 3	0.26 Acres +
Lot 4	0.28 Acres +
Lot 5	0.35 Acres +
Lot 6	0.34 Acres +
Lot 7	0.31 Acres +
Lot 8	0.27 Acres +
Lot 9	0.48 Acres +
Lot 10	0.36 Acres +
TOTAL	3.51 Acres +

BLOCK 2	
Lot 1	0.32 Acres +
Lot 2	0.31 Acres +
Lot 3	0.26 Acres +
Lot 4	0.28 Acres +
Lot 5	0.35 Acres +
Lot 6	0.34 Acres +
Lot 7	0.31 Acres +
Lot 8	0.27 Acres +
Lot 9	0.48 Acres +
Lot 10	0.36 Acres +
TOTAL	3.51 Acres +

BLOCK 3	
Lot 1	0.28 Acres +
Lot 2	0.24 Acres +
Lot 3	0.25 Acres +
Lot 4	0.25 Acres +
Lot 5	0.25 Acres +
Lot 6	0.27 Acres +
Lot 7	0.27 Acres +
Lot 8	0.33 Acres +
Lot 9	0.34 Acres +
Lot 10	0.27 Acres +
Lot 11	0.27 Acres +
Lot 12	0.34 Acres +
Lot 13	0.26 Acres +
Lot 14	0.37 Acres +
Lot 15	0.32 Acres +
Lot 16	0.35 Acres +
Lot 17	0.31 Acres +
Lot 18	0.27 Acres +
Lot 19	0.25 Acres +
Lot 20	0.25 Acres +
Lot 21	0.29 Acres +
Lot 22	0.28 Acres +
Lot 23	0.26 Acres +
Lot 24	0.24 Acres +
Lot 25	0.24 Acres +
Lot 26	0.26 Acres +
Lot 27	0.24 Acres +
TOTAL	7.55 Acres +

BLOCK 4	
Lot 1	0.32 Acres +
Lot 2	0.31 Acres +
Lot 3	0.29 Acres +
Lot 4	0.26 Acres +
Lot 5	0.27 Acres +
Lot 6	0.34 Acres +
Lot 7	0.30 Acres +
Lot 8	0.30 Acres +
Lot 9	0.30 Acres +
Lot 10	0.33 Acres +
Lot 11	0.30 Acres +
TOTAL	3.83 Acres +

BLOCK 5	
Lot 1	0.28 Acres +
Lot 2	0.24 Acres +
Lot 3	0.25 Acres +
Lot 4	0.25 Acres +
Lot 5	0.27 Acres +
Lot 6	0.26 Acres +
Lot 7	0.27 Acres +
Lot 8	0.26 Acres +
Lot 9	0.25 Acres +
Lot 10	0.26 Acres +
Lot 11	0.29 Acres +
Lot 12	0.24 Acres +
Lot 13	0.24 Acres +
Lot 14	0.30 Acres +
Lot 15	0.32 Acres +
Lot 16	0.26 Acres +
Lot 17	0.27 Acres +
Lot 18	0.24 Acres +
Lot 19	0.26 Acres +
Lot 20	0.26 Acres +
Lot 21	0.26 Acres +
Lot 22	0.25 Acres +
Lot 23	0.27 Acres +
Lot 24	0.30 Acres +
Lot 25	0.27 Acres +
Lot 26	0.26 Acres +
Lot 27	0.25 Acres +
Lot 28	0.26 Acres +
Lot 29	0.31 Acres +
Lot 30	0.28 Acres +
TOTAL	8.15 Acres +

BLOCK 6	
Lot 1	0.30 Acres +
Lot 2	0.32 Acres +
Lot 3	0.34 Acres +
Lot 4	0.25 Acres +
Lot 5	0.24 Acres +
Lot 6	0.25 Acres +
Lot 7	0.27 Acres +
Lot 8	0.26 Acres +
Lot 9	0.25 Acres +
Lot 10	0.30 Acres +
TOTAL	2.68 Acres +

BLOCK 7	
Lot 1	0.36 Acres +
Lot 2	0.26 Acres +
Lot 3	0.24 Acres +
Lot 4	0.32 Acres +
TOTAL	1.18 Acres +

SUBDIVISION TOTAL	
Reserved Properties	30.77 Acres +
Common Properties	6.72 Acres +
Lotted	36.15 Acres +
Street	15.43 Acres +
TOTAL	83.07 Acres +

BLOCK 1	
Lot 1	0.36 Acres +
Lot 2	0.31 Acres +
Lot 3	0.26 Acres +
Lot 4	0.28 Acres +
Lot 5	0.35 Acres +
Lot 6	0.34 Acres +
Lot 7	0.31 Acres +
Lot 8	0.27 Acres +
Lot 9	0.48 Acres +
Lot 10	0.36 Acres +
TOTAL	3.51 Acres +

BLOCK 2	
Lot 1	0.32 Acres +
Lot 2	0.31 Acres +
Lot 3	0.26 Acres +
Lot 4	0.28 Acres +
Lot 5	0.35 Acres +
Lot 6	0.34 Acres +
Lot 7	0.31 Acres +
Lot 8	0.27 Acres +
Lot 9	0.48 Acres +
Lot 10	0.36 Acres +
TOTAL	3.51 Acres +

BLOCK 3	
Lot 1	0.28 Acres +
Lot 2	0.24 Acres +
Lot 3	0.25 Acres +
Lot 4	0.25 Acres +
Lot 5	0.25 Acres +
Lot 6	0.27 Acres +
Lot 7	0.27 Acres +
Lot 8	0.33 Acres +
Lot 9	0.34 Acres +
Lot 10	0.27 Acres +
Lot 11	0.27 Acres +
Lot 12	0.34 Acres +
Lot 13	0.26 Acres +
Lot 14	0.37 Acres +
Lot 15	0.32 Acres +
Lot 16	0.35 Acres +
Lot 17	0.31 Acres +
Lot 18	0.27 Acres +
Lot 19	0.25 Acres +
Lot 20	0.25 Acres +
Lot 21	0.29 Acres +
Lot 22	0.28 Acres +
Lot 23	0.26 Acres +
Lot 24	0.24 Acres +
Lot 25	0.24 Acres +
Lot 26	0.26 Acres +
Lot 27	0.24 Acres +
TOTAL	7.55 Acres +

BLOCK 4	
Lot 1	0.32 Acres +
Lot 2	0.31 Acres +
Lot 3	0.29 Acres +
Lot 4	0.26 Acres +
Lot 5	0.27 Acres +
Lot 6	0.34 Acres +
Lot 7	0.30 Acres +
Lot 8	0.30 Acres +
Lot 9	0.30 Acres +
Lot 10	0.33 Acres +
Lot 11	0.30 Acres +
TOTAL	3.83 Acres +

BLOCK 5	
Lot 1	0.28 Acres +
Lot 2	0.24 Acres +
Lot 3	0.25 Acres +
Lot 4	0.25 Acres +
Lot 5	0.27 Acres +
Lot 6	0.26 Acres +
Lot 7	0.27 Acres +
Lot 8	0.26 Acres +
Lot 9	0.25 Acres +
Lot 10	0.26 Acres +
Lot 11	0.29 Acres +
Lot 12	0.24 Acres +
Lot 13	0.24 Acres +
Lot 14	0.30 Acres +
Lot 15	0.32 Acres +
Lot 16	0.26 Acres +
Lot 17	0.27 Acres +
Lot 18	0.24 Acres +
Lot 19	0.26 Acres +
Lot 20	0.26 Acres +
Lot 21	0.26 Acres +
Lot 22	0.25 Acres +
Lot 23	0.27 Acres +
Lot 24	0.30 Acres +
Lot 25	0.27 Acres +
Lot 26	0.26 Acres +
Lot 27	0.25 Acres +
Lot 28	0.26 Acres +
Lot 29	0.31 Acres +
Lot 30	0.28 Acres +
TOTAL	8.15 Acres +

BLOCK 6	
Lot 1	0.30 Acres +
Lot 2	0.32 Acres +
Lot 3	0.34 Acres +
Lot 4	0.25 Acres +
Lot 5	0.24 Acres +
Lot 6	0.25 Acres +
Lot 7	0.27 Acres +
Lot 8	0.26 Acres +
Lot 9	0.25 Acres +
Lot 10	0.30 Acres +
TOTAL	2.68 Acres +

BLOCK 7	
Lot 1	0.36 Acres +
Lot 2	0.26 Acres +
Lot 3	0.24 Acres +
Lot 4	0.32 Acres +
TOTAL	1.18 Acres +

SUBDIVISION TOTAL	
Reserved Properties	30.77 Acres +
Common Properties	6.72 Acres +
Lotted	36.15 Acres +
Street	15.43 Acres +
TOTAL	83.07 Acres +

DATED THIS 14th DAY OF October, 1980.

COOPER COMMUNITIES, INC.

BY John A. Cooper, Jr. PRESIDENT

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	APPROVED
1			RECORD PLAT			
ZARAGOZA SUBDIVISION						
BLOCKS 1 THRU 7 INCLUSIVE						
HOT SPRINGS VILLAGE, ARKANSAS						
Cooper Consultants, Inc.						
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712						

SCALE: 1" = 120'

CHECKED: [Signature] DATE: 9/80

APPROVED: [Signature] DATE: 10-12-80

FILE NO: 4-116-50

DWG. NO: 4-116-12-1000

JOB NO: [Blank] SHEET: 1 OF 1