

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

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. C. COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPER COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY PLAT AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO FOLLOWING PROVISIONS:

1. AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, 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 CLAY COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS RECORDED IN RECORD BOOK 653, AT PAGE 369, ET SEQ. IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THIS PLAT. THE DECLARATION OF COVENANTS AND RESTRICTIONS OF DEVELOPER AND WHICH HAS THE EFFECT OF REFLECTED UPON THE PLAT WITHIN THE DECLARATION AFORESAID, AND LIKEWISE THE DECLARATION AFORESAID, AND LIKEWISE THE DECLARATION AFORESAID, MADE A PART OF THIS PLAT; THE PROVISIONS AFORESAID SHALL CONTROL AS TO THE PROVISIONS OF THE DECLARATION AFORESAID.
2. THE COMMON USES OF THE PLAT SHALL BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS THE PROPERTIES AS SO DEFINED IN THE DECLARATION. THE PROPERTIES SHALL IN NOWISE BE CONSIDERED AS DEDICATED TO THE GENERAL PUBLIC.
3. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO THE DECLARATION AFORESAID UNLESS SPECIFICALLY OTHERWISE ON THE PLAT OR IN THE NOTES.
4. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT OF INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL TO THE CORRESPONDING LOT LINE.
5. 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 SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET.
6. 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.
7. 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 THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
8. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IN ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY, DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CONSTRUCTION, GRADING, LEVELING, FILLING, DRAINING, PAVING, CURBING, CULVERTS, RAMP AND ANY AND ALL OTHER INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT 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 DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO PREVENT ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, 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 ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

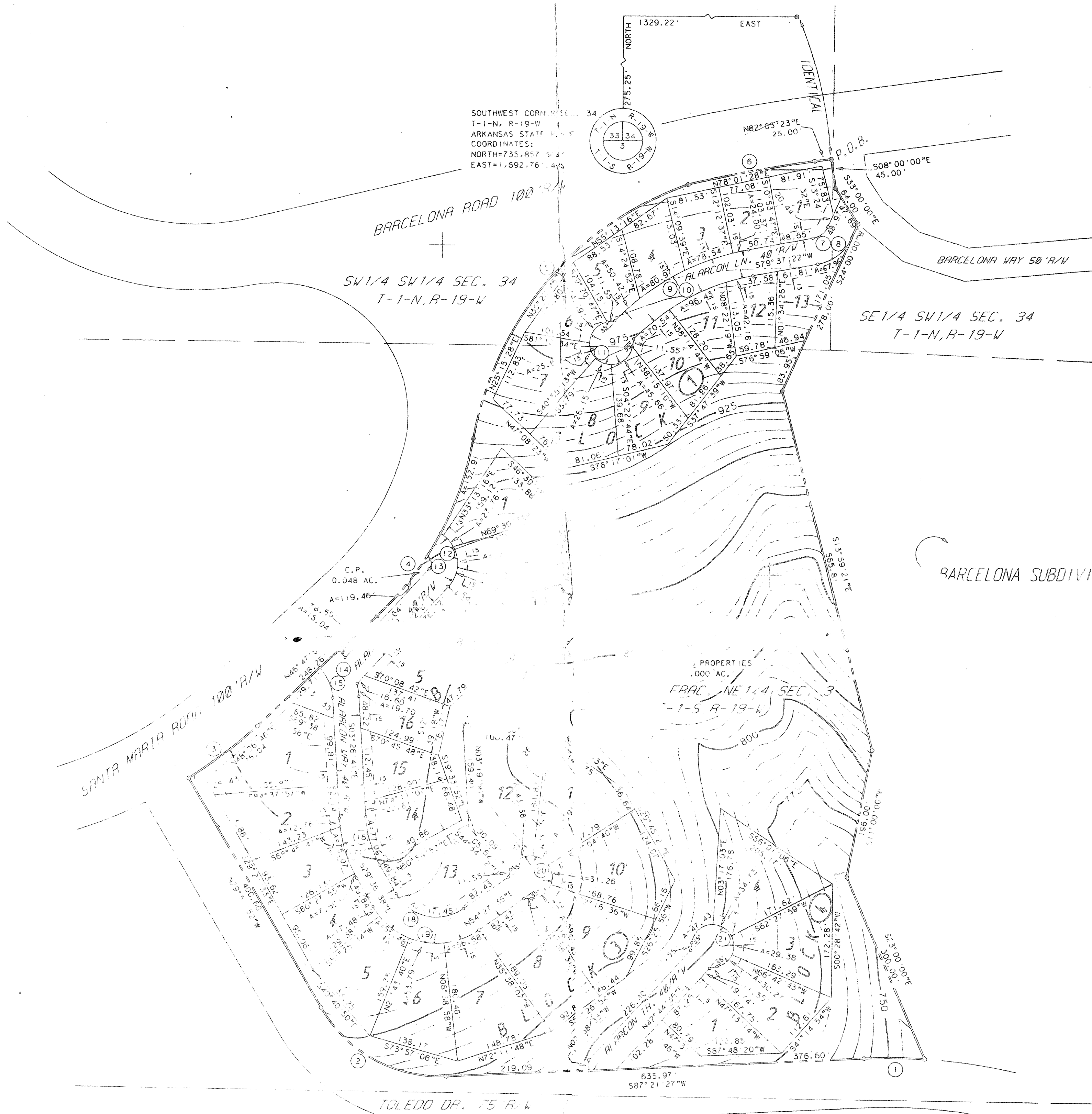
DATED THIS 31 DAY OF July, 1989.

COOPER COMMUNITIES, INC.

BY: *[Signature]*  
PRESIDENT

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 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.
- C.P.
- COMMON PROPERTIES



BARCELONA SUBDIVISION

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT 1	0.194 AC.	LOT 1	0.293 AC.	LOT 1	0.395 AC.	LOT 1	0.248 AC.
LOT 2	0.178 AC.	LOT 2	0.314 AC.	LOT 2	0.312 AC.	LOT 2	0.312 AC.
LOT 3	0.194 AC.	LOT 3	0.260 AC.	LOT 3	0.254 AC.	LOT 3	0.346 AC.
LOT 4	0.194 AC.	LOT 4	0.246 AC.	LOT 4	0.246 AC.	LOT 4	0.412 AC.
LOT 5	0.178 AC.	LOT 5	0.232 AC.	LOT 5	0.294 AC.	LOT 5	0.294 AC.
LOT 6	0.178 AC.	LOT 6	0.356 AC.	LOT 6	0.356 AC.	LOT 6	0.356 AC.
LOT 7	0.311 AC.	LOT 7	0.417 AC.	LOT 7	0.417 AC.	LOT 7	0.417 AC.
LOT 8	0.311 AC.	LOT 8	0.400 AC.	LOT 8	0.400 AC.	LOT 8	0.400 AC.
LOT 9	0.307 AC.	LOT 9	0.367 AC.	LOT 9	0.367 AC.	LOT 9	0.367 AC.
LOT 10	0.249 AC.	LOT 10	0.415 AC.	LOT 10	0.415 AC.	LOT 10	0.415 AC.
LOT 11	0.178 AC.	LOT 11	0.379 AC.	LOT 11	0.379 AC.	LOT 11	0.379 AC.
LOT 12	0.181 AC.	LOT 12	0.501 AC.	LOT 12	0.501 AC.	LOT 12	0.501 AC.
LOT 13	0.190 AC.	LOT 13	0.392 AC.	LOT 13	0.392 AC.	LOT 13	0.392 AC.
LOT 14	0.205 AC.	LOT 14	0.261 AC.	LOT 14	0.261 AC.	LOT 14	0.261 AC.
LOT 15	0.205 AC.	LOT 15	0.205 AC.	LOT 15	0.205 AC.	LOT 15	0.205 AC.
LOT 16	0.238 AC.	LOT 16	0.238 AC.	LOT 16	0.238 AC.	LOT 16	0.238 AC.
TOTAL	2.807 AC.	TOTAL	5.444 AC.	TOTAL	5.444 AC.	TOTAL	5.444 AC.

LOTTED AREA		TOTAL AREA	
COMMON PROPERTIES	9.048 AC.	COMMON PROPERTIES	9.048 AC.
STREETS	1.601 AC.	STREETS	1.601 AC.
TOTAL	21.563 AC.	TOTAL	21.563 AC.

LENGTH OF RECORDED STREETS  
40 FOOT RIGHT-OF-WAY 1744 LINEAL FEET

CURVE NO.		RADIUS		CURVE DATA		CHORD		CHORD BEARING	
1	830.39'	90.00'	00°12'35"	89.95'	N 89°32'16" W	89.95'	N 89°32'16" W	89.95'	N 89°32'16" W
2	208.35'	228.28'	08°46'41"	217.03'	N 61°15'11" W	217.03'	N 61°15'11" W	217.03'	N 61°15'11" W
3	704.94'	129.12'	01°02'41"	128.94'	N 52°02'47" E	128.94'	N 52°02'47" E	128.94'	N 52°02'47" E
4	481.72'	312.39'	03°09'22"	306.95'	N 28°13'16" E	306.95'	N 28°13'16" E	306.95'	N 28°13'16" E
5	500.00'	531.02'	08°51'02"	506.41'	N 40°04'04" E	506.41'	N 40°04'04" E	506.41'	N 40°04'04" E
6	2110.16'	195.23'	00°18'03"	195.17'	N 79°23'20" E	195.17'	N 79°23'20" E	195.17'	N 79°23'20" E
7	30.00'	29.12'	05°57'22"	27.99'	S 51°48'41" W	27.99'	S 51°48'41" W	27.99'	S 51°48'41" W
8	70.00'	67.96'	05°57'22"	65.32'	S 51°48'41" W	65.32'	S 51°48'41" W	65.32'	S 51°48'41" W
9	377.61'	235.93'	03°59'43"	230.21'	S 61°52'31" W	230.21'	S 61°52'31" W	230.21'	S 61°52'31" W
10	337.61'	209.15'	03°59'43"	205.82'	S 61°52'31" W	205.82'	S 61°52'31" W	205.82'	S 61°52'31" W
11	32.50'	141.81'	25°00'00"	53.24'	N 45°52'20" W	53.24'	N 45°52'20" W	53.24'	N 45°52'20" W
12	32.50'	141.81'	25°00'00"	53.24'	N 45°52'20" W	53.24'	N 45°52'20" W	53.24'	N 45°52'20" W
13	12.98'	22.67'	10°01'47"	19.80'	S 07°23'42" E	19.80'	S 07°23'42" E	19.80'	S 07°23'42" E
14	113.03'	78.43'	03°45'23"	76.86'	S 23°19'22" E	76.86'	S 23°19'22" E	76.86'	S 23°19'22" E
15	73.03'	50.67'	03°45'23"	49.66'	S 23°19'22" E	49.66'	S 23°19'22" E	49.66'	S 23°19'22" E
16	168.74'	77.06'	02°09'57"	76.39'	S 16°31'39" E	76.39'	S 16°31'39" E	76.39'	S 16°31'39" E
17	208.74'	95.33'	02°09'57"	94.50'	S 16°31'39" E	94.50'	S 16°31'39" E	94.50'	S 16°31'39" E
18	70.15'	117.45'	09°55'46"	104.21'	S 77°34'31" E	104.21'	S 77°34'31" E	104.21'	S 77°34'31" E
19	110.15'	184.43'	09°55'46"	163.63'	S 77°34'31" E	163.63'	S 77°34'31" E	163.63'	S 77°34'31" E
20	32.50'	141.81'	25°00'00"	53.24'	S 35°32'24" E	53.24'	S 35°32'24" E	53.24'	S 35°32'24" E
21	32.50'	141.81'	25°00'00"	53.24'	S 35°32'24" E	53.24'	S 35°32'24" E	53.24'	S 35°32'24" E

LEGAL DESCRIPTION:  
SECTION 34

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4, 10.089 ACRES ±, IN THE SW 1/4 OF THE SW 1/4, 12.305 ACRES ±, OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 10 WEST, AND IN LOT NO. 1 OF THE FRAC. NE 1/4, 119.189 ACRES ±, OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

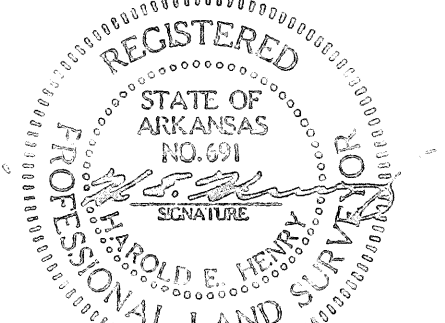
BEGINNING AT A POINT 275.25 FEET NORTH AND 1329.22 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 34 (ARKANSAS STATE PLANE COORDINATES OF NORTH 735,857.504 FEET AND EAST 1,692,761.495 FEET); THENCE, S 08°00'00" E 225.00 FEET; THENCE, S 33°00'00" E 565.81 FEET; THENCE, S 24°00'00" E 278.00 FEET; THENCE, S 13°59'21" E 565.81 FEET; THENCE, S 11°00'00" E 196.00 FEET; THENCE, S 23°00'00" E 300.00 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 50.00 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A DELTA ANGLE OF 10°29'41"; THENCE, S 87°21'27" E 635.97 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 228.28 FEET, SAID CURVE HAVING A RADIUS OF 208.35 FEET AND A DELTA ANGLE OF 60°46'41"; THENCE, N 29°51'22" E 400.00 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 129.12 FEET, SAID CURVE HAVING A RADIUS OF 704.94 FEET AND A DELTA ANGLE OF 10°29'41"; THENCE, N 48°47'56" E 248.28 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 312.39 FEET, SAID CURVE HAVING A RADIUS OF 481.72 FEET AND A DELTA ANGLE OF 3°09'22"; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 531.02 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET AND A DELTA ANGLE OF 60°51'02"; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 195.23 FEET, SAID CURVE HAVING A RADIUS OF 2110.16 FEET AND A DELTA ANGLE OF 00°18'03"; THENCE, N 80°49'23" E 25.00 FEET TO THE POINT OF BEGINNING, CONTAINING 21.563 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 20 DAY OF July, 1989, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARKANSAS. I HEREBY CERTIFY THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE ARKANSAS SURVEYING BOARD AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE ARKANSAS SURVEYING BOARD.

*[Signature]*  
ROBERT C. HENRY, R.L.S., NO. 891, ARKANSAS



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

BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
		RECORD PLAT				
		ALARCON SUBDIVISION				
		BLOCKS 1 - 4				
		HOT SPRINGS VILLAGE, ARKANSAS				
		CONTRIBUTANTS				
		BELLA VISTA, ARKANSAS 2714				
		DISC. TO AFTER				
		1989 DECEMBER 31				

SCALE: 1"=100'

DRAMA: WRS DATE: 7/7/89  
CHECKED: JDE DATE: 9/7/89  
APPROVED: JDE DATE: 9/7/89  
FILE NO.: 4-116-S  
JOB NO.:  
JOB NO.: