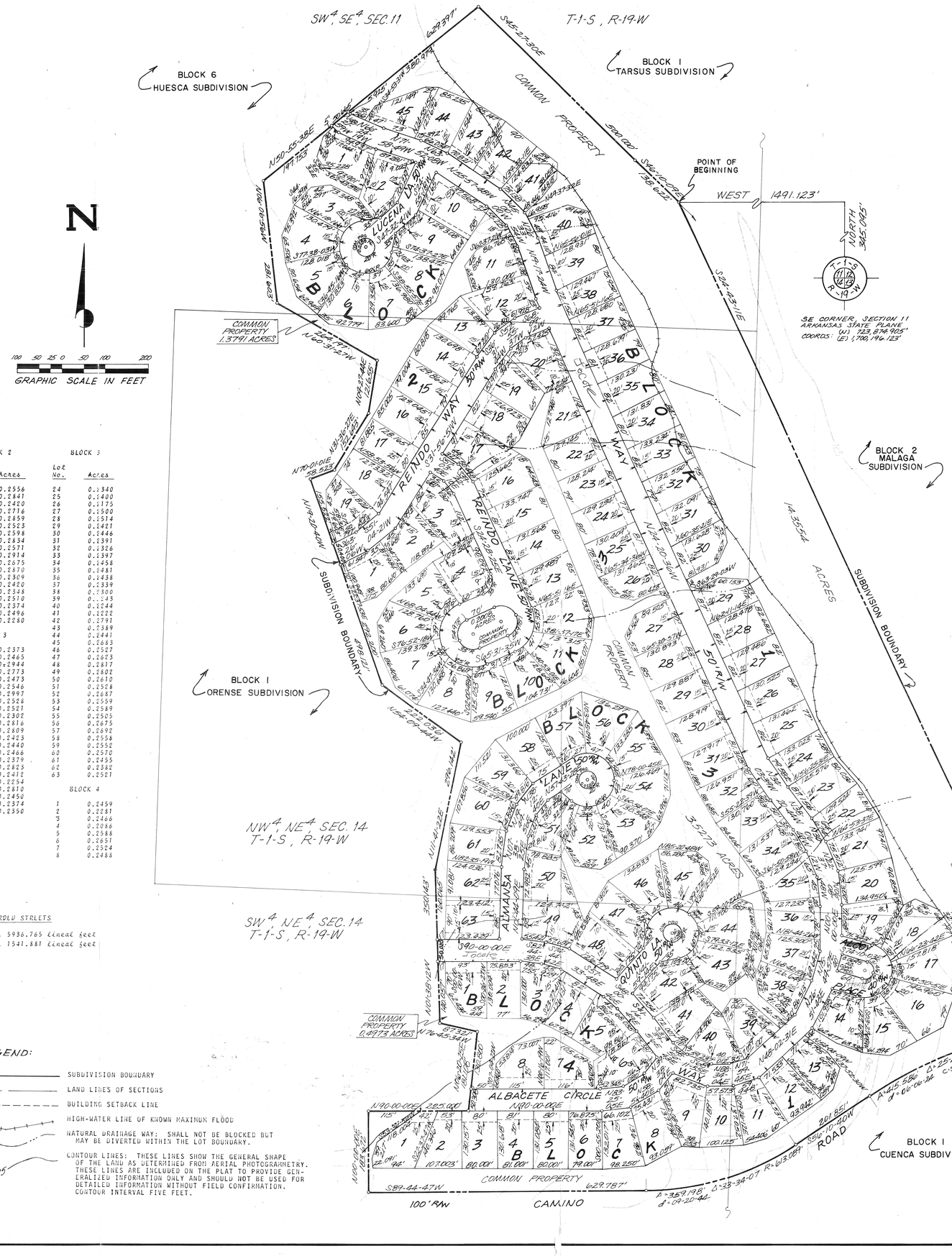

BLOCK 1		BLOCK 2		BLOCK 3	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.2619	1	0.2556	24	0.1340
2	0.2387	2	0.2841	25	0.1400
3	0.2395	3	0.2420	26	0.1175
4	0.2433	4	0.2716	27	0.1500
5	0.2412	5	0.2859	28	0.1514
6	0.2358	6	0.2523	29	0.1421
7	0.2516	7	0.2598	30	0.1446
8	0.2600	8	0.2834	31	0.1391
9	0.2742	9	0.2571	32	0.1326
10	0.2478	10	0.2914	33	0.1397
11	0.2637	11	0.2675	34	0.1458
12	0.2434	12	0.2870	35	0.1481
13	0.2320	13	0.2309	36	0.1438
14	0.2627	14	0.2420	37	0.1339
15	0.2610	15	0.2348	38	0.1300
16	0.3037	16	0.2510	39	0.1343
17	0.3083	17	0.2374	40	0.1244
18	0.3016	18	0.2496	41	0.1222
19	0.2571	19	0.2280	42	0.1791
20	0.2474			43	0.2389
21	0.2562	BLOCK 3		44	0.2441
22	0.2351			45	0.2683
23	0.2438	1	0.2373	46	0.2527
24	0.2240	2	0.2465	47	0.2623
25	0.2468	3	0.2944	48	0.2817
26	0.2479	4	0.2773	49	0.2802
27	0.2444	5	0.2473	50	0.2610
28	0.2435	6	0.2546	51	0.2528
29	0.2277	7	0.2997	52	0.2687
30	0.2212	8	0.2528	53	0.2559
31	0.2429	9	0.2521	54	0.2589
32	0.2335	10	0.2302	55	0.2505
33	0.2486	11	0.2816	56	0.2675
34	0.2493	12	0.2809	57	0.2692
35	0.2434	13	0.2423	58	0.2558
36	0.2376	14	0.2440	59	0.2552
37	0.2357	15	0.2466	60	0.2570
38	0.2194	16	0.2379	61	0.2455
39	0.2420	17	0.2823	62	0.2382
40	0.2485	18	0.2412	63	0.2521
41	0.2334	19	0.2254		
42	0.2419	20	0.2810	BLOCK 4	
43	0.2343	21	0.2450		
44	0.2458	22	0.2374	1	0.2459
45	0.2364	23	0.2350	2	0.2281
		2		3	0.2466
				4	0.2086
				5	0.2588
				6	0.2651
				7	0.2524
				8	0.2488

LENGTH OF RECORDED STREETS

50' R/W..... 5936.765 Lineal feet
40' R/W..... 1541.881 Lineal feet

LEGEND:

SUBDIVISION BOUNDARY

LAND LINES OF SECTIONS

BUILDING SETBACK LINE

HIGH-WATER LINE OF KNOWN MAXIMUM FLOOD

NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.

775 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.

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

John A Cooper Company, hereinafter referred to as Developer, is the owner of all real estate reflected by this Plat; and the Plat is filed for record and recorded subject to the following provisions;

1. At 3:07 o'clock PM on the 20th day of April 1970, the Developer, joined by Hot Springs Village Property Owners Association, a nonprofit corporation, filed in the office of the Circuit Clerk and Ex-officio Recorder in and for Garland County, Arkansas, a Declaration, which Declaration is there recorded in Record Book 653, at page 369, et. seq. This Plat is filed contemporaneously with the filing of a supplemental Declaration of covenants and restrictions, executed by the Developer and Hot Springs Village Property Owners' Association, which has the effect of bringing the lands reflected upon the Plat within the provisions of the Declaration aforesaid filed for Record on April 20th, 1970, aforesaid, and likewise the Declaration filed for record on April 20th, 1970, 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.

2. 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 nowise be considered as dedicated for use to the general public.

3. 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.

4. Utility and drainage easements are reserved by the Developer upon all property covered by the Plat pursuant to Article IV of the Declaration aforesaid unless specifically designated otherwise on the Plat or in the Notes.

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 1000 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. Owners shall comply with the provisions of Paragraph 16 of the protective covenants which covenants are Exhibit 1 of the Declaration aforesaid, as to all areas indicated upon the Plat as protective screening areas.

8. 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 title, rights, easements and privileges thereto are as set out in Article VIII of the Declaration aforesaid.

Dated this _____ day of _____, 197__.

JOHN A COOPER COMPANY

BY _____
Vice President, Developer

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 6 day of JULY, 1971.

_____
James F. Gore R.L.S. No.93

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

DEED DESCRIPTION

ALBACETE SUBDIVISION
BLOCKS 1 to 4 INCLUSIVE

A parcel of land lying in the SW4, SE4, (11.27 AC.±) of Section 11, T-1-S, R-19-W and in the NW4, NE4, (25.02 AC.±); in the NE4, NE4, (8.85 AC.±); in the SW4, NE4, (10.38 AC.±); and in the SE4, NE4, (6.39 AC.±) of Section 14, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the SE corner of Section 11, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, (State Plane Coordinates North 723,874.905', East 1,700,196.123'); run north 345.095' to a point; thence run west 1491.123' to the point of beginning; thence run S24°43'11"E 2068.370' to a point; thence run S81°33'25"W 50.000' to a point of curvature; thence run southwestwardly along a curve to the left 415.586' to a point of tangency, said curve having a degree of curvature of 06°06'24" and a chord of S68°52'03"W 412.197'; thence run S56°10'40"W 201.851' to a point of curvature; thence run southwestwardly along a curve to the right 359.198' to a point of tangency, said curve having a degree of curvature of 9°20'44" and a chord of S72°57'44"W 354.083'; thence run S89°44'47"W 629.787' to a point; thence run N00°00'00"E 183.672' to a point; thence run N90°00'00"E 225.000' to a point; thence run N06°20'25"E 183.108' to a point; thence run N76°45'34"W 87.321' to a point; thence run N01°38'12"W 350.143' to a point; thence run N11°41'22"E 296.142' to a point; thence run N54°09'44"W 222.036' to a point; thence run N19°20'40"W 498.121' to a point; thence run N70°01'01"E 58.523' to a point; thence run N31°36'27"E 152.643' to a point; thence run N09°27'44"E 121.655' to a point; thence run N60°31'27"W 264.197' to a point; thence run N06°06'56"W 281.603' to a point; thence run N50°55'58"E 629.397' to a point; thence run S45°27'30"E 500.000' to a point; thence run S46°10'09"E 138.622' to the point of beginning and containing a total of 61.9000 Acres more or less.

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document No. _____ filed for record
_____ at _____ o'clock _____
Recorded in Plat Book _____ at page _____
Supplemental Declaration of Covenants and Restrictions
recorded in Deed Record Vol. _____, Page _____
Sherlon Hilliard, Circuit Clerk

By: _____

TOTAL ACRES

Lotted Area..... 33.8556 Acres
Common Properties..... 20.1159 Acres
Street Area..... 7.9285 Acres
Total Boundary..... 61.9000 Acres

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

STATE OF ARKANSAS REGISTERED LAND SURVEYOR JAMES F. GORE

APPROVED: _____
DATE: 7/6/71

RECORD PLAT

ALBACETE SUBDIVISION
BLOCKS 1 – 4 INCLUSIVE

JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION
7-1-71	JFG	Bearings-Names-Dates

DRAWN: BA & TW	SHEET 1 OF 1
DATE:	
CHECKED: DA	DWG. NO. 8-HS-640
DATE: 7-1-71	
JOB NO. ENG. 8	SCALE: 1" = 100'

135 Lots

Drawer