

NORTHWEST CORNER SECTION 13  
TOWNSHIP 1 SOUTH, RANGE 19 WEST  
ARKANSAS STATE PLANE  
COORDINATES  
NORTH=723,874.905  
EAST=700,196.123

13  
112  
145  
7-15

NW 1/4, NW 1/4  
SEC.13, T-1-S, R-19-W

—TOTAL AREAS—  
LOT 3... 55.8507 ACRES  
STREET RIGHT-OF-WAY... 20.3668 ACRES  
COMM. PROP. IN STREETS... 0.4671 ACRES  
COMMON PROPERTY... 15.9973 ACRES  
SUBDIVISION BOUNDARY... 92.6875 ACRES  
TOTAL LIN. FT. OF STREETS... 14,755 FEET

LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
1	12129.8	31	10812.8	61	17552.3	91	10812.8	121	10812.8	151	10812.8
2	10319.0	32	12154.8	62	17552.3	92	10812.8	122	10812.8	152	10812.8
3	11190.6	33	12746.3	63	17552.3	93	10812.8	123	10812.8	153	10812.8
4	10439.7	34	12761.7	64	17552.3	94	10812.8	124	10812.8	154	10812.8
5	1389.0	35	10780.5	65	17552.3	95	10812.8	125	10812.8	155	10812.8
6	12564.8	36	11686.6	66	17552.3	96	10812.8	126	10812.8	156	10812.8
7	12370.5	37	12142.8	67	17552.3	97	10812.8	127	10812.8	157	10812.8
8	12068.8	38	11411.3	68	17552.3	98	10812.8	128	10812.8	158	10812.8
9	12079.9	39	11108.4	69	17552.3	99	10812.8	129	10812.8	159	10812.8
10	11778.4	40	99266.6	70	17552.3	100	10812.8	130	10812.8	160	10812.8
11	11019.6	41	10192.8	71	17552.3	101	10812.8	131	10812.8	161	10812.8
12	18130	42	10274.8	72	17552.3	102	10812.8	132	10812.8	162	10812.8
13	11192.2	43	10344.9	73	17552.3	103	10812.8	133	10812.8	163	10812.8
14	10949.7	44	10187.3	74	17552.3	104	10812.8	134	10812.8	164	10812.8
15	11172.0	45	9257.1	75	17552.3	105	10812.8	135	10812.8	165	10812.8
16	10301.6	46	11867.9	76	17552.3	106	10812.8	136	10812.8	166	10812.8
17	13711.5	47	9857.7	77	17552.3	107	10812.8	137	10812.8	167	10812.8
18	9678.9	48	9950.5	78	17552.3	108	10812.8	138	10812.8	168	10812.8
19	11028.3	49	11533.8	79	17552.3	109	10812.8	139	10812.8	169	10812.8
20	10033.5	50	9555.3	80	17552.3	110	10812.8	140	10812.8	170	10812.8
21	13073.5	51	10493.8	81	17552.3	111	10812.8	141	10812.8	171	10812.8
22	14403.0	52	12439.6	82	17552.3	112	10812.8	142	10812.8	172	10812.8
23	10305.4	53	13432.1	83	17552.3	113	10812.8	143	10812.8	173	10812.8
24	10212.2	54	12955.5	84	17552.3	114	10812.8	144	10812.8	174	10812.8
25	10705.8	55		85	17552.3	115	10812.8	145	10812.8	175	10812.8
26	10493.8			86	17552.3	116	10812.8	146	10812.8	176	10812.8
27	10530.8			87	17552.3	117	10812.8	147	10812.8	177	10812.8
28	13026.7			88	17552.3	118	10812.8	148	10812.8	178	10812.8
29	12125.2			89	17552.3	119	10812.8	149	10812.8	179	10812.8
30	10626.8			90	17552.3	120	10812.8	150	10812.8	180	10812.8

NE 1/4, NW 1/4  
SEC.13, T-1-S, R-19-W

BLOCK 3  
VIDEO SUBDIVISION

NW 1/4, NE 1/4  
SEC.13, T-1-S, R-19-W

NE 1/4, NE 1/4  
SEC.14, T-1-S, R-19-W

SE 1/4, NE 1/4  
SEC.14, T-1-S, R-19-W

SW 1/4, NW 1/4  
SEC.13, T-1-S, R-19-W

NOTE: THE HIGH WATER MARK ALONG  
THE SHORELINE OF THE LAKE  
IS A MEANDER LINE AT  
ELEVATION 710.0 M.S.L.

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:

- AT 3:07 O'CLOCK P.M. 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.
- 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.
- 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 III OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
- 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,400 SQUARE FEET.
- 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.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 709.0 M.S.L. ± 0.5, AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.
- NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGHWATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT THE CONSENT IN WRITING OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
- 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.
- 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 20 DAY OF MAY, 1971.  
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 20 DAY OF MAY, 1971.

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

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

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (6.415 ACRES), THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (1.97249 ACRES), THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (1.1797 ACRES), THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (35.2204 ACRES), THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (6.2426 ACRES), THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (6.5844 ACRES), THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (21.6242 ACRES) OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (1.44 ACRES), THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (1.44 ACRES) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN GARLAND COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1004.106 FEET EAST AND 608.839 FEET SOUTH OF THE NORTHWEST CORNER (ARKANSAS STATE PLANE COORDINATES: NORTH=723,874.905 EAST=700,196.123) OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 19 WEST; THENCE S48°15'56"E 502.970 FEET; THENCE S01°06'E 749.736 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 493.152 FEET; AN ARC DISTANCE OF 45.364 FEET; THENCE S01°18'40"W 100.000 FEET; THENCE S88°41'20"E 393.148 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 391.277 FEET; AN ARC DISTANCE OF 256.418 FEET; THENCE S01°06'27"E 183.266 FEET; THENCE S38°51'33"W 627.208 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 637.100 FEET; AN ARC DISTANCE OF 1207.947 FEET; THENCE DUE SOUTH, 100.000 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 637.100 FEET; AN ARC DISTANCE OF 857.164 FEET; THENCE DUE WEST, 193.665 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.000 FEET; AN ARC DISTANCE OF 93.000 FEET; THENCE N68°11'55"W 102.316 FEET; THENCE S18°28'19"W 147.821 FEET; THENCE N73°06'37"W 35.000 FEET; THENCE N72°42'12"W 159.978 FEET; THENCE N71°14'02"W 121.086 FEET; THENCE N75°06'32"W 118.238 FEET; THENCE N05°49'11"W 15.955 FEET; THENCE N69°59'02"W 69.636 FEET; THENCE S03°59'16"E 128.825 FEET; THENCE S28°21'58"W 69.670 FEET; THENCE S62°55'07"W 146.845 FEET; THENCE S73°52'53"W 48.046 FEET; THENCE N55°11'58"W 72.369 FEET; THENCE N23°59'25"W 156.792 FEET; THENCE N51°24'16"W 36.900 FEET; THENCE N73°54'26"W 48.269 FEET; THENCE N64°03'44"W 151.400 FEET; THENCE N69°32'19"W 110.273 FEET; THENCE N62°47'53"W 85.280 FEET; THENCE N47°51'47"W 90.445 FEET; THENCE N28°09'05"W 96.357 FEET; THENCE N15°07'10"W 25.006 FEET; THENCE N48°00'20"W 113.991 FEET; THENCE N49°58'42"W 126.155 FEET; THENCE N50°21'06"W 94.329 FEET; THENCE S34°27'20"W 78.380 FEET; THENCE N64°28'40"W 91.026 FEET; THENCE N41°37'09"W 188.362 FEET; THENCE N87°35'59"W 67.140 FEET; THENCE S03°51'14"E 97.275 FEET; THENCE S48°58'10"W 34.524 FEET; THENCE N58°53'35"W 46.858 FEET; THENCE N35°17'45"W 147.986 FEET; THENCE N66°21'52"W 121.893 FEET; THENCE S63°34'07"W 85.775 FEET; THENCE S28°06'50"W 74.532 FEET; THENCE N52°28'40"W 194.460 FEET; THENCE N00°00'00"W 95.671 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 637.100 FEET; AN ARC DISTANCE OF 366.840 FEET; THENCE N43°24'04"E 100.000 FEET TO THE POINT OF BEGINNING, CONTAINING 92.6819 ACRES MORE OR LESS.

THIS PLAT WAS REDUCED  
TO A SIZE OF 11 X 17 1/2 IN. 300'

APPROVED: 5/20/71  
DATE: 5/20/71

RECORD PLAT	
ALICANTE SUBDIVISION BLOCKS 1 THRU 3	
JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS	
REVISIONS	
DATE	DESCRIPTION
DRAWN: J. COOPER	
CHECKED: J. COOPER	DWG. NO. 8-HS-609
DATE: 5-20-71	SCALE: 1"=100'
JOB NO. 1222	ENG. 8