

B-1-L-1	=	0.302	AC
L-2	=	0.284	AC
L-3	=	0.405	AC
L-4	=	0.413	AC
L-5	=	0.394	AC
L-6	=	0.310	AC
L-7	=	0.316	AC
L-8	=	0.383	AC
L-9	=	0.392	AC
L-10	=	0.434	AC
L-11	=	0.466	AC
L-12	=	0.504	AC
L-13	=	0.538	AC
L-14	=	0.549	AC
L-15	=	0.564	AC
L-16	=	0.482	AC
L-17	=	0.391	AC
L-18	=	0.332	AC
L-19	=	0.295	AC
L-20	=	0.295	AC
L-21	=	0.293	AC
L-22	=	0.491	AC
L-23	=	0.548	AC
L-24	=	0.357	AC
L-25	=	0.289	AC
L-26	=	0.347	AC
L-27	=	0.420	AC
L-28	=	0.402	AC
L-29	=	0.382	AC
L-30	=	0.342	AC
L-31	=	0.307	AC
L-32	=	0.273	AC
L-33	=	0.266	AC
L-34	=	0.313	AC
L-35	=	0.447	AC
L-36	=	0.265	AC
L-37	=	0.248	AC
L-38	=	0.257	AC
L-39	=	0.295	AC
L-40	=	0.328	AC
L-41	=	0.250	AC
BLK-1	=	15.529	AC
CP-1	=	3.394	AC
CP-2	=	0.029	AC
CP-3	=	0.063	AC
CP-4	=	0.807	AC
CORTEZ-R	=	4.896	AC
ALMENDRA-P	=	0.267	AC
ALMENDRA-L	=	2.205	AC
SUBDM.	=	27.195	AC

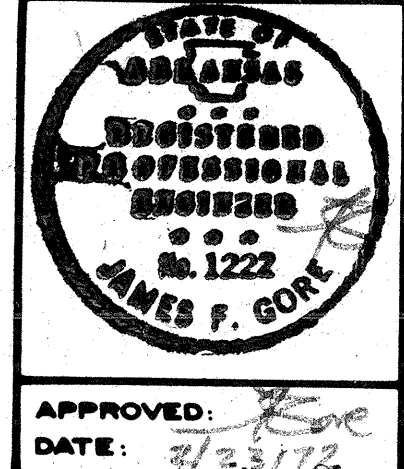
TOTAL LENGTH OF STREETS  
 100' R/W = 2132.778'  
 50' R/W = 1757.360'  
 40' R/W = 495.025'

TOTAL AREAS  
 LOTS = 15.53 AC.  
 COMMON PROP. = 4.29 AC.  
 STREETS = 7.37 AC.  
 SUBDIVISION = 27.19 AC.

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.  
 This Document No. **7513** filed for record  
 March 3, 1972, at 3:45 P.M.  
 Recorded in Book **4** Page **88**  
 Supplemental Declaration of Covenants and Restrictions  
 recorded in Book **691** Page **124**  
 By: *John Mann, D.C.*  
 Sherlon Hilliard, Circuit Clerk

LEGEND  
 SUBDIVISION BOUNDARY  
 LAND LINES OF SECTIONS  
 CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. 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  
 GOLF VIEW LOTS SEE NOTE NO. 5

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



REVISIONS	
DATE	DESCRIPTION
2-23-72	1st Revision
4-16-72	2nd Revision
4-16-72	3rd Revision
4-16-72	4th Revision
4-16-72	5th Revision
4-16-72	6th Revision
4-16-72	7th Revision
4-16-72	8th Revision
4-16-72	9th Revision
4-16-72	10th Revision

RECORD PLAT  
 ALMENDRA SUBDIVISION  
 BLOCK 1

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

DEED DESCRIPTION  
 ALMENDRA SUBDIVISION  
 BLOCK 1  
 A PARCEL OF LAND LYING IN THE NW 1/4 NW 1/4, (0.06 AC. +/-), OF SECTION 36, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS; AND THE NE 1/4 NE 1/4, (15.90 AC. +/-), SE 1/4 NE 1/4, (1.15 AC. +/-), SW 1/4 NE 1/4, (7.48 AC. +/-), NW 1/4 NE 1/4, (2.60 AC. +/-), OF SECTION 35, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NE CORNER OF SECTION 35, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN WEST 480.595' TO A POINT, THENCE SOUTH 477.281' TO THE POINT OF BEGINNING, THENCE S36-23-49E 100.000' THENCE N33-36-11E 415.360' THENCE S56-23-49E 136.114' THENCE S37-34-07W 164.012' THENCE S10-18-17E 111.803' THENCE N79-41-43E 111.803' THENCE S11-18-56E 50.990' THENCE S45-48-25W 502.096' THENCE S74-44-42W 114.018' THENCE S63-52-08W 950.355' THENCE S60-32-16W 152.069' THENCE S64-21-32W 138.654' THENCE S42-03-52W 276.134' THENCE S29-44-42W 161.245' THENCE S33-10-43W 155.322' THENCE S09-27-44W 121.655' THENCE N54-38-15W 190.068' THENCE N09-02-10W 58.310' THENCE N09-13-45W 31.087' THENCE N52-12-22W 165.000' THENCE ALONG THE ARC OF A CURVE TO THE LEFT 241.036', SAID CURVE HAVING A RADIUS OF 289.966', THENCE N09-50-02W 30.552' THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 411.504', SAID CURVE HAVING A RADIUS OF 349.024' THENCE N57-43-09E 564.273' THENCE ALONG THE ARC OF A CURVE, TO THE RIGHT 422.956', SAID CURVE HAVING A RADIUS OF 1446.782', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 476.254', SAID CURVE HAVING A RADIUS OF 1307.736', TO THE POINT OF BEGINNING AND CONTAINING 27.19 ACRES MORE OR LESS.

- NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON
- COOPER COMMUNITIES, INC., 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 NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 655 AT PAGE 203, 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 IV 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 COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID, AND SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET, EXCEPT LOTS MARKED (G) 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 PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 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 ON ANY HEREAFTER PROPOSED SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 197\_\_\_\_.  
 COOPER COMMUNITIES, INC.  
 BY: *James F. Gore*  
 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 23 DAY OF FEBRUARY, 1972.  
 JAMES F. GORE  
 REGISTERED LAND SURVEYOR  
 ARKANSAS  
 NO. 93

