

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:

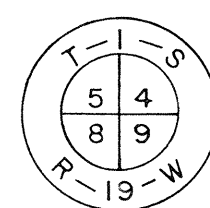
- AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, THE DEVELOPER JOINED BY HOT SPRINGS VILLAGE HOMEOWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 369, 8TH SPD. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER 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.
- UTILITY AND DRAINAGE EASEMENTS AS DESCRIBED IN ARTICLE IV OF THE DECLARATION AFORESAID ARE HEREBY SPECIFICALLY RESERVED BY THE DEVELOPER ON, IN, OVER AND UNDER ALL PROPERTIES COVERED BY THIS PLAT. IT IS SPECIFICALLY INTENDED HEREBY THAT THE AFORESAID EASEMENTS SHALL NOT BE LIMITED TO A STRIP ALONG THE INTERIOR PROPERTY LINES, BUT THAT SAME SHALL BE A BLANKET EASEMENT ON, IN, OVER AND UNDER ALL PROPERTIES REFLECTED HEREON INCLUDING THE LOT OR LOTS.
- 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 S.F.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- SET BACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED HEREON 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DEEM NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, DRAINAGE, FILLING, DRAINAGE, DRAINAGE, DRAINAGE, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SURFACED AND 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 DUTY TO LESSOR ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREAFTER BEEN 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 ALTERNATING AND RELINQUISHING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 16TH DAY OF APRIL, 1985.

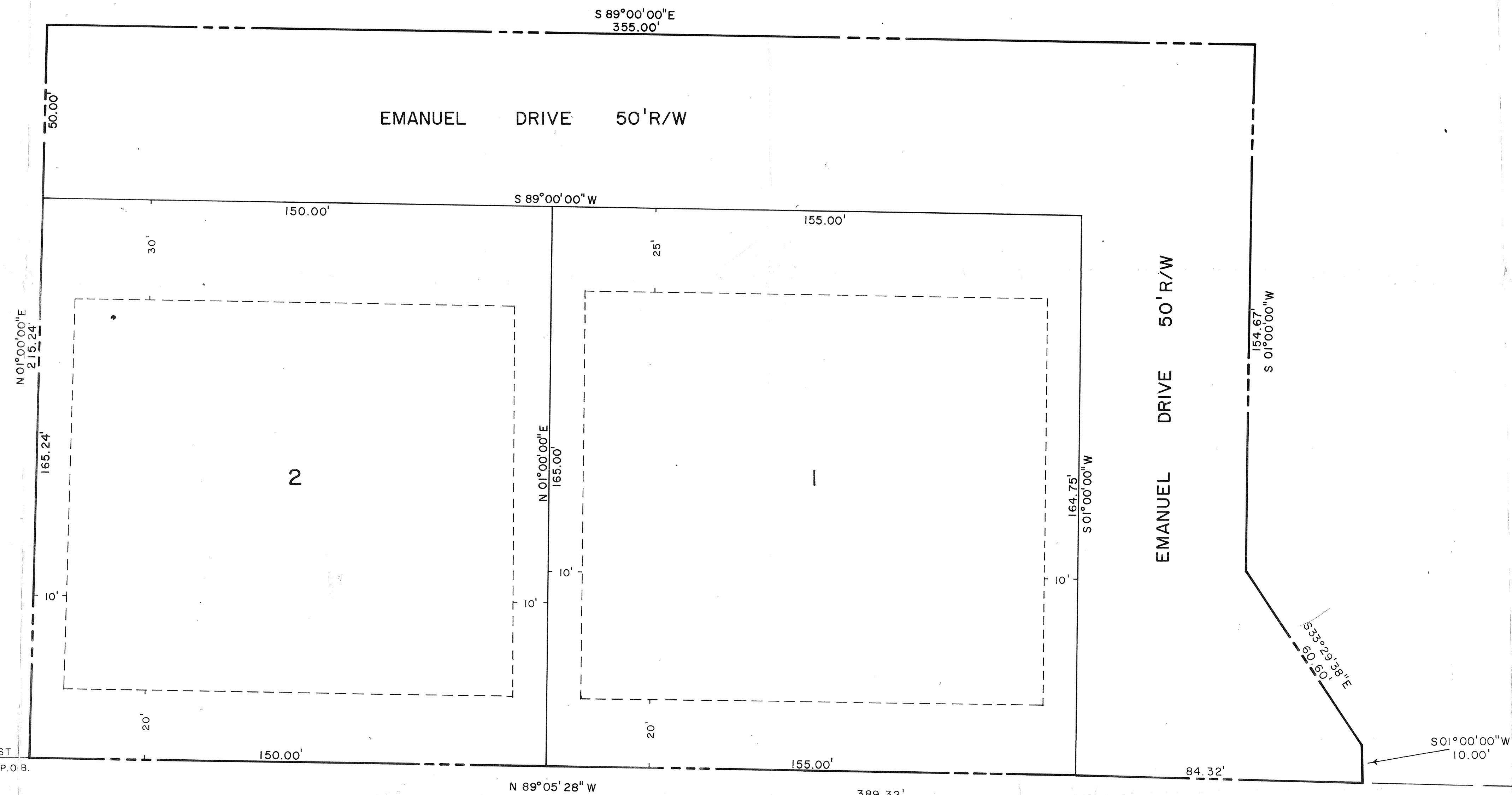
COOPER COMMUNITIES, INC.

BY *W. Schlemmer*  
EXECUTIVE VICE PRESIDENT

SOUTHWEST CORNER SECTION 4  
T-1-S, R-19-W  
ARKANSAS STATE PLANE  
COORDINATES:  
NORTH=729,606.37'  
EAST=1,684,558.20'



9.54'  
SOUTH  
1785.69'  
EAST  
P.O.B.



LEGEND  
--- BOUNDARY OF PARCEL  
--- BUILDING SETBACK LINE  
--- LAND LINE OF SECTION

LOT 1 0.587 ACRES  
LOT 2 0.568 ACRES  
TOTAL 1.155 ACRES

SUBDIVISION AREAS  
LOTTED AREA 1.155 ACRES  
STREET AREA 0.624 ACRES  
TOTAL 1.779 ACRES

LENGTH OF RECORDED STREETS  
50' RIGHT-OF-WAY 544 LINEAL FEET ±

#### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (1.779 ACRES ±) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

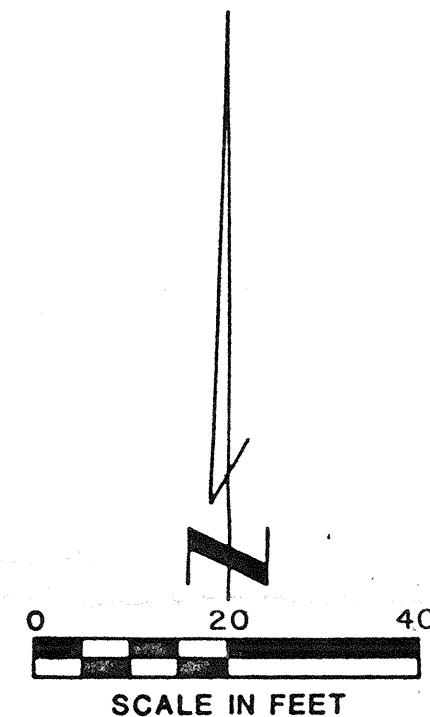
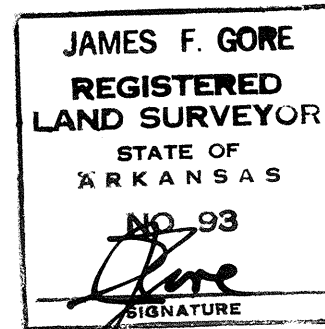
BEGINNING AT A POINT 9.54 FEET SOUTH AND 1785.69 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 4 (ARKANSAS STATE PLANE COORDINATES OF NORTH 729,606.37 FEET AND EAST 1,684,558.20 FEET); THENCE, N 01° 00' 00" E 215.24 FEET; THENCE, S 89° 00' 00" E 355.00 FEET; THENCE, S 01° 00' 00" W 154.67 FEET; THENCE, S 33° 29' 38" E 60.60 FEET; THENCE, S 01° 00' 00" W 10.00 FEET; THENCE, N 89° 05' 28" W 389.32 FEET TO THE POINT OF BEGINNING, CONTAINING 1.779 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 16TH DAY OF APRIL, 1985, 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, R.L.S. NO. 93, ARKANSAS



REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	CHECKED	DATE	BY	DATE
RECORD PLAT				SCALE: 1" = 20'			
ALTURA SUBDIVISION				DRAWN: J.D.F. DATE: 4/85			
BLOCK 1 - LOTS 1 AND 2				CHECKED: SAK DATE: 4/85			
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: J.F.G. DATE: 4/85			
COOPER CONSULTANTS, INC.				FILE NO.: 44-(20)-SU			
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714				DWG. NO.: 44-(20)-555			
				JOB NO.	FILED IN	SHEET	
				30		1 OF 1	