

S.E.  $\frac{1}{4}$ , N.W.  $\frac{1}{4}$   
SEC. 12, T-1-S, R-19-W

S.W.  $\frac{1}{4}$ , N.E.  $\frac{1}{4}$   
SEC. 12, T-1-S, R-19-W

S.E.  $\frac{1}{4}$ , N.E.  $\frac{1}{4}$   
SEC. 12, T-1-S, R-19-W

NE.  $\frac{1}{4}$ , S.W.  $\frac{1}{4}$   
SEC. 12, T-1-S, R-19-W

N.W. $\frac{1}{4}$ , S.E. $\frac{1}{4}$   
SEC. 12, T-1-S, R-19-W

S.W. $\frac{1}{4}$ , S.E. $\frac{1}{4}$   
SEC. 12, T-1-S, R-19-W

S.E.  $\frac{1}{4}$ , S.E.  $\frac{1}{4}$   
SEC. 12, T. 1, S. R. 19-W

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 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 ANDS REJECT 20TH 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 A PART OF THE AFORESAID PLAT, THE PROVISIONS OF THE DECLARATION AFORESAID SHALL BE CONSIDERED TO APPLY TO ALL EMBOWNS HERFIN, 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.

ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAN OR IN THE NOTES.

5. ALL LOTS REFLECTED UPON THE PLAN ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE "REVISIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS" AS CONTAINED IN THE DECLARATION. 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. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS, WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.

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, AND ARE HEREBY SUBMITTED TO THE DISCRETION OF THE GENERAL PUBLIC; AND ALL TITLE, RIGHTS, INTERESTS AND PRIVILEGES THERE TO ARE HEREBY QUIT OUT IN ARTICLE VI OF THE DECLARATION AFORESAID.

DATED THIS                      DAY OF                      , 197

JOHN A. COOPER COMPANY

BY J. D. Higgins  
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 E GORE RI S NO 93

N.E.  $\frac{1}{4}$ , S.E.  $\frac{1}{4}$   
SEC. 12, T-1-S, R-19-W

DEED DESCRIPTION  
"ANDALUSIA SUBDIVISION"  
BLOCKS 1 THRU 9

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (57528 ACRES), THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (519603 ACRES), THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (0378 ACRES), THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (86196 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (355119 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (46073 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (31323 ACRES), THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (37982 ACRES) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN GARLAND COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOLLOWS:

BEGINNING AT A POINT 1269.43 FEET NORTH AND 472.794 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 19 WEST, OKLAHOMA STATE PLANE COORDINATES S= 17° 51' 52.00" EAS= 10° 50' 17.94", THENCE 310° 30' 33" W, 111.267 FEET; THENCE 307° 14' 15" W, 10.0000 FEET; THENCE N82° 45' 41" W, 285.000 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 591.1 FEET, AN ARC DISTANCE OF 555.66 FEET; THENCE S70° 12' 20" W, 10.0000 FEET; THENCE NORTHEAST ON A CURVE TO THE RIGHT HAVING A RADIUS OF 691.00 FEET, AN ARC DISTANCE OF 74.967 FEET; THENCE N46° 46' 00" W, 1424.272 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 841.647 FEET, AN ARC DISTANCE OF 546.327 FEET; THENCE N106° 02' 30" E, 10.0000 FEET; THENCE EASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 517.67 FEET, AN ARC DISTANCE OF 504.000 FEET; THENCE S45° 00' 00" W, 10.0000 FEET; THENCE N11° 22' W, 540.301 FEET; THENCE N40° 36' 05" E, 184.391 FEET; THENCE N14° 02' 10" W, 123.693 FEET; THENCE S68° 59' 14 E, 380.525 FEET; THENCE S77° 34' 12 E, 604.182 FEET; THENCE S40° 25' 34" E, 354.683 FEET; THENCE S74° 47' 15" E, 590.698 FEET; THENCE S29° 16' 53" E, 613.372 FEET; THENCE S31° 28' 44" E, 378.021 FEET; THENCE S40° 00' 00" W, 336.236 FEET; THENCE S33° 41' 24" E, 54.083 FEET; THENCE S70° 12' 20" W, 10.0000 FEET, CONTINUING TO THE POINT OF BEGINNING.

LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.
BLOCK 1 CONT.		BLOCK 3 CONT.		BLOCK 4 CONT.		BLOCK 6 CONT.	
1	10462.1	6	1327.8	31	3112.2	9	12438.6
2	10894.8	7	9954.4	32	3261.5	9	9453.5
3	9870.6	8	10386.0	BLOCK 5		10	12441.0
4	9493.1	9	10859.4	1	10859.0	11	1475.0
5	1163.0	10	9956.1	2	1601.9	12	10417.3
6	9822.3	11	1192.8	3	2740.7	13	15063.9
7	10371.4	12	11666.0	4	1832.2	14	9713.3
8	10371.4	13	11266.0	5	1832.2	15	10593.3
9	2318.5	14	10394.7	6	1253.5	16	1342.2
10	2387.1	15	10384.5	7	4673.3	17	10270.6
11	1124.0	16	1159.5	8	3911.9	18	9871.9
12	10554.1	17	2325.1	9	10814.5	19	14408.6
13	9868.9	BLOCK 4		10	1759.2	BLOCK 7	
14	10649.8	1	10404.7	11	1788.9	1	12172.4
15	10323.9	2	3320.5	12	2263.6	2	10358.6
16	10168.0	3	10323.9	13	1780.4	3	9941.6
17	10455.7	4	10849.0	14	2087.3	4	9542.9
18	10664.4	5	10845.4	15	1841.0	5	10356.5
BLOCK 2		6	1518.3	16	10383.3	6	10356.5
1	11784.6	7	10347.3	17	1786.3	7	1192.5
2	2342.2	8	10347.3	18	3941.0	8	1123.2
3	1240.3	9	10579.0	19	1715.0	BLOCK 8	
4	10439.5	10	10147.0	20	1168.6	1	985.0
5	3771.2	11	1319.6	21	10482.7	2	4789.3
6	712.1	12	8773.5	22	10812.2	3	1298.2
7	2822.4	13	11485.9	23	9306.2	4	1779.2
8	1712.0	14	9871.2	24	1257.6	5	10833.9
9	1620.2	15	10124.5	25	10194.3	6	1151.6
10	2772.3	16	8536.9	26	1417.2	7	10854.0
11	2455.1	17	10016.3	27	10423.6	8	1056.5
12	2046.1	18	9851.9	28	10800.6	9	1406.5
13	11643.5	19	9310.1	29	10800.6	10	1150.4
14	10234.2	20	14445.8	30	2150.4	11	1214.7
15	1400.5	21	1242.4	31	2041.6	12	10903.2
16	1552.0	22	9568.1	32	12194.4	13	1214.7
17	1222.6	23	10700.6	BLOCK 6		14	9626.9
18	2505.8	24	1290.7	1	1726.5	15	10438.5
BLOCK 3		25	3090.7	2	4160.7	BLOCK 9	
1	8543.1	26	2742.8	3	1267.7	1	9887.0
2	10342.9	27	10747.8	4	1103.6	2	10336.5
3	10363.7	28	10808.0	5	9663.5	3	10445.5
4	10543.4	29	1474.0	6	11840.8	4	1068.8
5	10642.7	30	10730.9	7	13941.6	5	9810.9

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.  
This Document No. 77 filed for record  
on 11 day of July 1961 at 11:00 o'clock A.M.  
Recorded in Plat Book 10 page 5  
Supplemental Declaration of Covenants and Restrictions  
recorded in Deed Record Vol. 10 Page 5  
Charles Willard, Circuit Clerk

SOUTHEAST CORNER OF SECTION 12,  
TOWNSHIP 1 SOUTH, RANGE 19 WEST  
ARKANSAS STATE PLANE COORDINATES  
NORTH=723,670.561  
EAST=705,457.794

THE SCALE OF THIS PLAT WHEN REDUCED  
TO A SIZE OF 11" X 17" IS 1:600

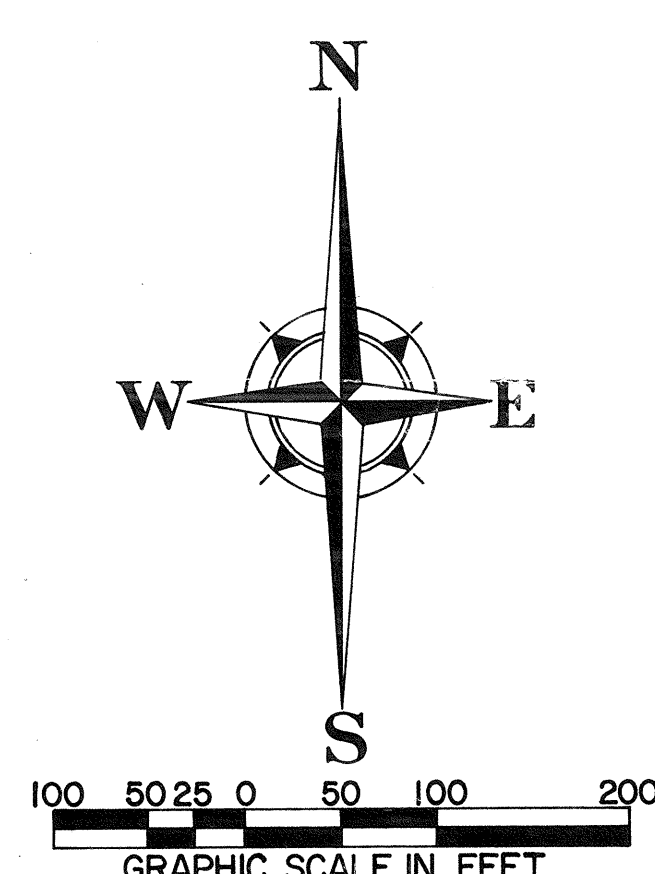
RECORD PLAT

ANDALUSIA SUBDIVISION  
BLOCKS 1 THRU 9



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

REVISIONS		
DATE BY	DESCRIPTION	
5-22-71	JCB	Boundary-Dimensions-Ref name
DRAWN: TOWILL		SHEET
DATE:		12 OF 12
CHECKED: BB	DWG. NO.	
DATE: 5-24-71	8-HS-517	
JOB NO.	SCALE:	
ENG 8	1" = 100'	



### LEGEND

LEGEND

----- SUBDIVISION BOUNDARY  
LAND LINES OF SECTIONS

----- 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.

----- BUILDING SETBACK LINE

----- DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE  
APPROVAL OF THE ARCHITECTURAL CONTROL  
COMMITTEE. IF AN ACCEPTABLE ALTERNATE DRAINAGE  
COURSE IS PROVIDED.

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

TOTAL AREAS

LOTS.....	43.0345 ACRES
STREET RIGHT-OF-WAY.....	17.2156 ACRES
COMM. PROP IN STREETS.....	.4021 ACRES
COMMON PROPERTY.....	18.5687 ACRES
SUBDIVISION BOUNDARY.....	792.209 ACRES
TOTAL LIN. FEET OF ROADS.....	13,289 FEET