

ACREAGE CHARTLINEAL FEET OF STREET

100'	RIGHT-OF-WAY	1,545
75'	RIGHT-OF-WAY	373
50'	RIGHT-OF-WAY	5,061
40'	RIGHT-OF-WAY	400

LEGEND

BOUNDARY OF SUBDIVISION

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

MOUNTAINOUS LOT WITH SLOPES EXCEEDING
25% AND AREA EXCEEDING ONE ACRE.


15' UTILITY EASEMENT

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 6th DAY OF OCTOBER, 1981, 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

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

SIGNATURE

AVELLANO SUBDIVISION

BLOCKS 1 THRU 9 INCLUSIVE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ (6.040 ACRES \pm) OF SECTION 9, IN THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ (0.013 ACRES \pm), THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ (23.380 ACRES \pm), THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ (34.589 ACRES \pm), THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ (0.633 ACRES \pm), AND THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ (0.571 ACRES \pm) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

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:

1. AT 3:07 O'CLOCK P.M. ON THE 20-TH DAY OF APRIL, 1970, THE DEVELOPER, A JOINED BY NOT SPRINGS "VILLAGE PROPERTY OWNERS" ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE E.C. CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARK-ANSA, A DECLARATION, THE DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 349, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND THE PROPERTY OWNERS' ASSOCIATION, BOTH OF WHICH HAVE THE EFFECT OF BRINGING THE LANDS REFLECTED ON THIS 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 HAVE BEEN 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 AND STRUCTURES SAID PLAT AS WELL AS ONE OF ALL. THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOISE 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 EACH SHALL BE SUBJECT TO THE PROVISIONS OF THE PLAT AND THE COVENANTS 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 THE LOCATION OF THE STRUCTURES THEREON AS 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 AS CONTAINED IN THE DECLARATION AFORESAID, AND 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 THEREO ARE AS SET OUT IN ARTICLE VII OF THE DECLARATION AFORESAID.
9. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL COMMON PLEASURE, PRIVILEGE AND RIGHT IN, UPON AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ALL OTHER ACTIONS OR INSTALLATIONS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR THE PURPOSES OF TRANSPORTATION, 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. AND ITS SUCCESSORS AND ASSIGNS, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INTERFERENCE TO IMPROVEMENTS WHICH HAVE THEREAFTER BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC. AND 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 ALTERING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 6TH DAY OF OCTOBER, 1981.

COOPER COMMUNITIES, INC.

BY John A. Smith
PRESIDENT, DEVELOPER

SW⁴ SE⁴
SEC. 10

POB

WEST

SOUTHEAST CORNER SECTION 10
T-1-S, R-19-W
GARLAND COUNTY, ARKANSAS
ARKANSAS STATE PLANE
COORDINATES:
N = 724,079.887
E = 1,694,928.815

GRAPHIC SCALE IN FEET

[illegible]

86 LOTS

2-25