

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAN; AND THE PLAN IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 2:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1967, THE DEVELOPER, JOINED BY NOT STRIKE VILLAGE PROPERTY OWNERS' ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND CHANCERY RECORDS THE ABE HOT SPRINGS COUNTRY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN BOOKED PAGE 455, AT PAGE 345, 25 S.W. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, WHICH DECLARATION IS THERE RECORDED IN BOOKED PAGE 455, AT PAGE 345, 25 S.W. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL BE FOR RECORD ON APRIL 20TH, 1967, AFORESAID, AND THEREAFTER THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 1967, AFORESAID, IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THE DECLARATION AFORESAID. THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
2. THE COVENANT PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DIVIDED TO THE COVENANT USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO REFLECTED UPON THE DECLARATION AFORESAID AND SHALL IN NO MANNER BE CONSIDERED AS RESTRICTED FOR USE TO THE GENERAL PUBLIC.
3. THE RESTAINED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT ARE ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFOR.
4. UTILITY AND TRAILAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PLATS AND LOTS OF THIS DECLARABLE STRUCTURES TO ARTICLE 1 OF THE DECLARATION AFORESAID AND AS DESIGNATED UPON THIS PLAT OR THE PLAT NOTES.
5. ALL LOTS REFLECTED UPON THE PLAT ARE SOLED AS RESIDENTIAL LOTS, AND ANY OTHER LOTS OF THIS DECLARABLE STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREIN IN ACCORDANCE WITH 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.
6. "SETBACK" LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO THE CONSTRUCTION OF A STRUCTURE UPON THE LOTS OF THIS DECLARABLE STRUCTURE, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 1 OF THE DECLARATION FOR PROTECTIVE COVENANTS WHICH COVENANTS ARE SUBMIT 1 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.

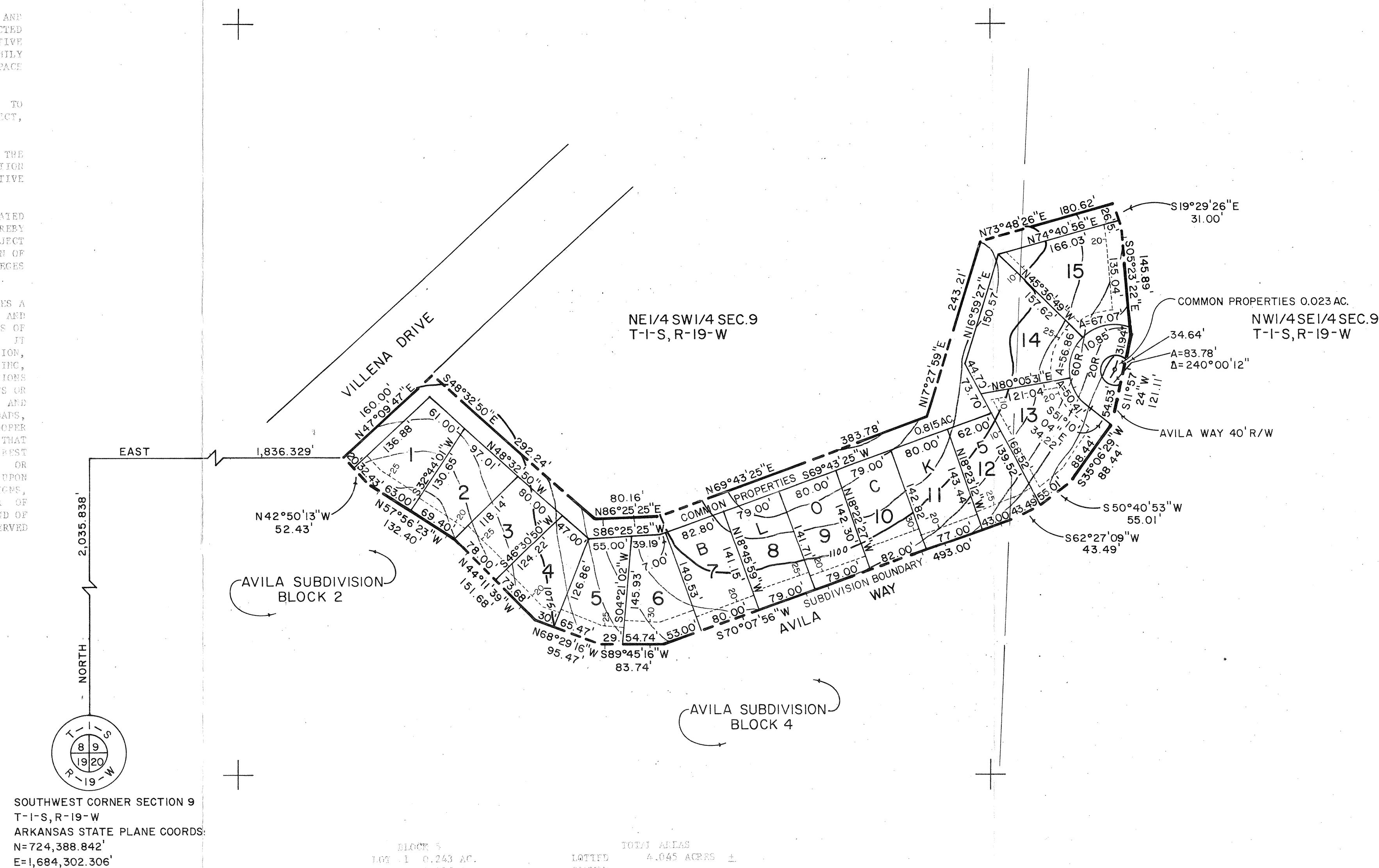
8. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE PLAT ARE DEDICATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS WHICH ARE HEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

9. COOPER COMPANIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE SPECIAL BENEFICIAL EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE CORNER PRIORITIES REFLECTED HEREIN, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS MAY BE NECESSARY TO ACCESS OR TRAVEL THROUGH THE AREA IN ITS SOLE DISCRETION, WITHOUT REGARD TO ANY EASEMENT, LEVYLING, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAMPDS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRAVEL THROUGH THE AREA. THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMPANIES, INC., ITS SUCCESSORS AND ASSIGNS. PROVIDED, HOWEVER, THAT COOPER COMPANIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL NOT USE ANY FORCE OR COMPELLED TO IMPROVEMENTS WHICH HAVE THEREFORE BEEN LOCATED UPON PROPERTY. COOPER COMPANIES, 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 ALTERING AND REPEATING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVE.

DATED THIS 28th DAY OF October, 1982

COOPER COMMUNITIES, INC.

BY: John A. Coburn Jr PRESIDENT, DEVELOPER



SOUTHWEST CORNER SECTION 9
T-1-S, R-19-W
ARKANSAS STATE PLANE COORDS
N=724,388.842'
E=1,684,302.306'

TOTAL AREAS		
LOTTED	4.045 ACRES	±
COMMON		
PROPERTIES	8.834 ACRES	±
STREET	0.137 ACRES	±
TOTAL	5.020 ACRES	±
LENGTH OF RECORDED STREETS		
40' PAV.	149 LINEAL FEET	

31700

LEGEND

BOOK 6 PAGE 93

A PARCEL OF LAND LYING IN THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ (3.886 ACRES $\pm$) AND IN THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ (1.134 ACRES $\pm$) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CAYLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2,035.80 FEET NORTH AND 1,876.429 FEET OF THE
 SOUTHWEST CORNER OF SAID SECTION 5; THENCE S84°00'00" E ALONG THE PLANT COORDINATE
 OF NORTH 776,586.802 FEET AND EAST 1,686,302.306 FEET; THENCE,
 S 11° 09' 45" E 160.00 FEET; THENCE, S 48° 33' 50" E 292.26 FEET;
 THENCE, S 17° 27' 50" E 343.00 FEET; THENCE, S 73° 40' 00" E 180.162 FEET;
 THENCE, S 19° 29' 26" E 71.01 FEET; THENCE, S 05° 23' 22" E 165.89 FEET;
 THENCE, S 11° 57' 24" E 121.11 FEET; THENCE, S 89° 46' 00" E 65.94 FEET;
 THENCE, S 10° 46' 00" E 100.00 FEET; THENCE, S 89° 46' 00" E 65.94 FEET;
 THENCE, S 70° 07' 56" E 450.00 FEET; THENCE, S 59° 45' 16" N 82.74 FEET;
 THENCE, S 63° 29' 16" E 95.47 FEET; THENCE, N 44° 11' 30" N 151.68 FEET;
 THENCE, S 57° 55' 00" E 100.00 FEET; THENCE, S 89° 46' 00" E 65.94 FEET
 TO POINT OF BEGINNING. CONTAINING 820 ACRES, 308E OR LESS.

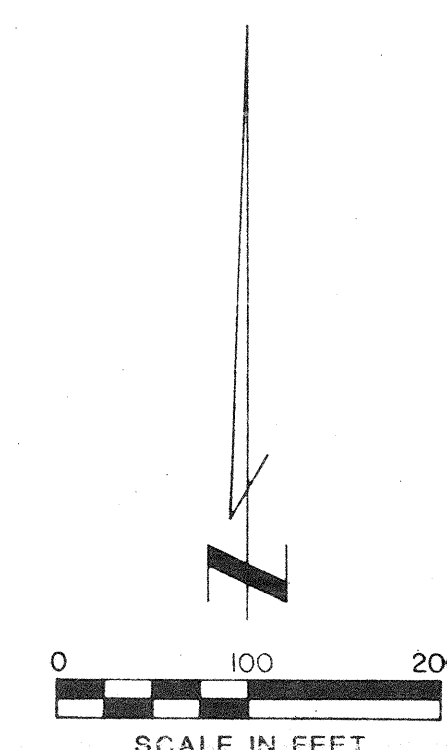
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HERON PLATTEE AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 20 DAY OF OCTOBER, 1982, 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 THEREIN, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.


JAMES F. GORE, F.L.S. NO. 93, ARKANSAS

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



THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'

REVISION NUMBER		BY	DATE	REVISION DESCRIPTION				BY		DATE	CHECKED		APPROVED
				RECORD PLAT				SCALE: 1"=100'					
				AVILA SUBDIVISION BLOCK 5 HOT SPRINGS VILLAGE, ARKANASAS				DRAWN: SAM		DATE: 10/8/82			
								CHECKED: <i>HH</i>		DATE: 11/8/82			
								APPROVED: <i>HH</i>		DATE: 12-28-82			
								FILE NO: 4-116-SD		DWG. NO: 4-116-(12)-1837			
				Cooper Consultants, Inc.				JOB NO:		FILED IN:		SHEET	
				RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712								1 OF 1	