

DEED DESCRIPTION  
"BADAJOZ SUBDIVISION"  
BLOCKS 1 THRU 5

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (5.8970 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (5.8018 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (4.4484 ACRES), THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (1.156 ACRES), OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND LYING IN LOT NO. 2 OF FRACTIONAL NE 1/4 (5.0963 ACRES), LOT NO. 1 OF FRACTIONAL NE 1/4 (3.2402 ACRES), LOT NO. 4 OF FRACTIONAL NE 1/4 (6.094 ACRES) IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND LYING IN LOT NO. 2 OF FRACTIONAL NW 1/4 (6.5231 ACRES) IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 195.704 FEET NORTH AND 819.021 FEET EAST OF THE SOUTHWEST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=735,809.296; EAST=1,698,145.979) OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 19 WEST; THENCE N30°48'46"E, 244.387 FEET; THENCE N41°23'29"E, 393.224 FEET; THENCE N15°35'34"E, 223.215 FEET; THENCE N05°10'46"W, 225.897 FEET; THENCE N07°00'00"W, 262.854 FEET; THENCE S74°45'00"E, 784.532 FEET; THENCE SOUTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 511.503 FEET, AN ARC DISTANCE OF 182.516 FEET; THENCE S05°11'40"E, 90.559 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 415.102 FEET, AN ARC DISTANCE OF 498.463 FEET; THENCE S63°36'27"W, 59.756 FEET; THENCE SOUTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 266.345 FEET, AN ARC DISTANCE OF 696.653 FEET; THENCE S86°15'20"E, 539.085 FEET; THENCE EASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1429.624 FEET, AN ARC DISTANCE OF 411.629 FEET; THENCE S65°45'31"E, 392.354 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.748 FEET, AN ARC DISTANCE OF 517.331 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 386.439 FEET, AN ARC DISTANCE OF 673.557 FEET; THENCE N81°52'12"W, 389.949 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 822.834 FEET, AN ARC DISTANCE OF 370.687 FEET; THENCE S72°19'06"W, 125.605 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 314.752 FEET, AN ARC DISTANCE OF 433.285 FEET; THENCE S06°33'17"E, 170.000 FEET; THENCE WESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1180.916 FEET, AN ARC DISTANCE OF 49.836 FEET; THENCE S63°19'41"W, 50.175 FEET; THENCE N06°33'17"W, 169.153 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 414.752 FEET, AN ARC DISTANCE OF 224.884 FEET; THENCE N65°29'16"W, 56.260 FEET; THENCE S84°35'17"W, 95.425 FEET; THENCE S68°11'55"W, 53.851 FEET; THENCE WEST, 57.000 FEET; THENCE N66°56'55"W, 102.156 FEET; THENCE N50°23'21"W, 150.572 FEET; THENCE N31°36'27"W, 61.057 FEET; THENCE S69°58'40"W, 125.590 FEET; THENCE N24°40'03"W, 742.782 FEET; THENCE WEST, 93.000 FEET; THENCE N17°49'17"W, 170.000 FEET; THENCE N28°45'28"E, 197.519 FEET; THENCE N03°26'01"E, 250.449 FEET TO THE POINT OF BEGINNING. CONTAINING 76.8908 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:

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 LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20, 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.
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 IX 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 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 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.
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 THERETO ARE AS SET OUT IN ARTICLE XIII OF THE DECLARATION AFORESAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 197\_\_.

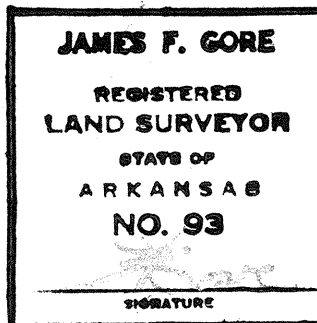
COOPER COMMUNITIES, INC.

BY \_\_\_\_\_  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 197\_\_.

JAMES F. GORE R.L.S. NO. 93



LOT AREAS					
LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
BLOCK 1		BLOCK 2		BLOCK 3	
1	12325.3	1	22238.8	1	856258
2	9970.2	2	18054.0	2	10893.3
3	9430.0	3	16397.4	3	11032.3
4	10864.3	4	58029.2	4	115406
5	10602.4	5	17427.4	5	11895.1
6	11097.9	6	16741.1	6	10864.3
7	10586.9	7	53673.3	7	11511.4
8	9759.8	8	16278.7	8	11888.0
9	10882.2	9	16916.1	9	54774.5
10	10265.4	10	9267.9	10	48553.8
11	12383.3	11	3780.0	11	16711.0
12	10818.2	12	9676.6		
13	45510.3	13	9976.6		
14	33118.3	14	10569.0		
15	84716.4	15	10856.7		
16	69902.0	16	10450.2		
17	32708.5	17	12129.8		
18	26084.5	18	11368.3		
19	18662.3	19	17350.8		
20	54377.5	20	42909.2		
21	19030.7	21	52206.9		
22	50261.8	22	16380.9		
23	25570.0	23	11811.9		
24	21504.0				

TOTAL AREAS

LOTS ..... 41,9710 ACRES  
STREET RIGHT-OF-WAY ..... 19,8669 ACRES  
COMMON PROPERTY ..... 1,6259 ACRES  
RESERVED PROPERTY ..... 0,4270 ACRES  
SUBDIVISION BOUNDARY ..... 76,8908 ACRES  
LINEAR FEET OF STREETS  
50 FEET RIGHT-OF-WAY ..... 6200 FEET  
100 FEET RIGHT-OF-WAY ..... 5570 FEET

VALLADOLID SUBDIVISION  
BLOCK 4

NE 1/4 SW 1/4  
SEC. 35, T-1-N, R-19-W

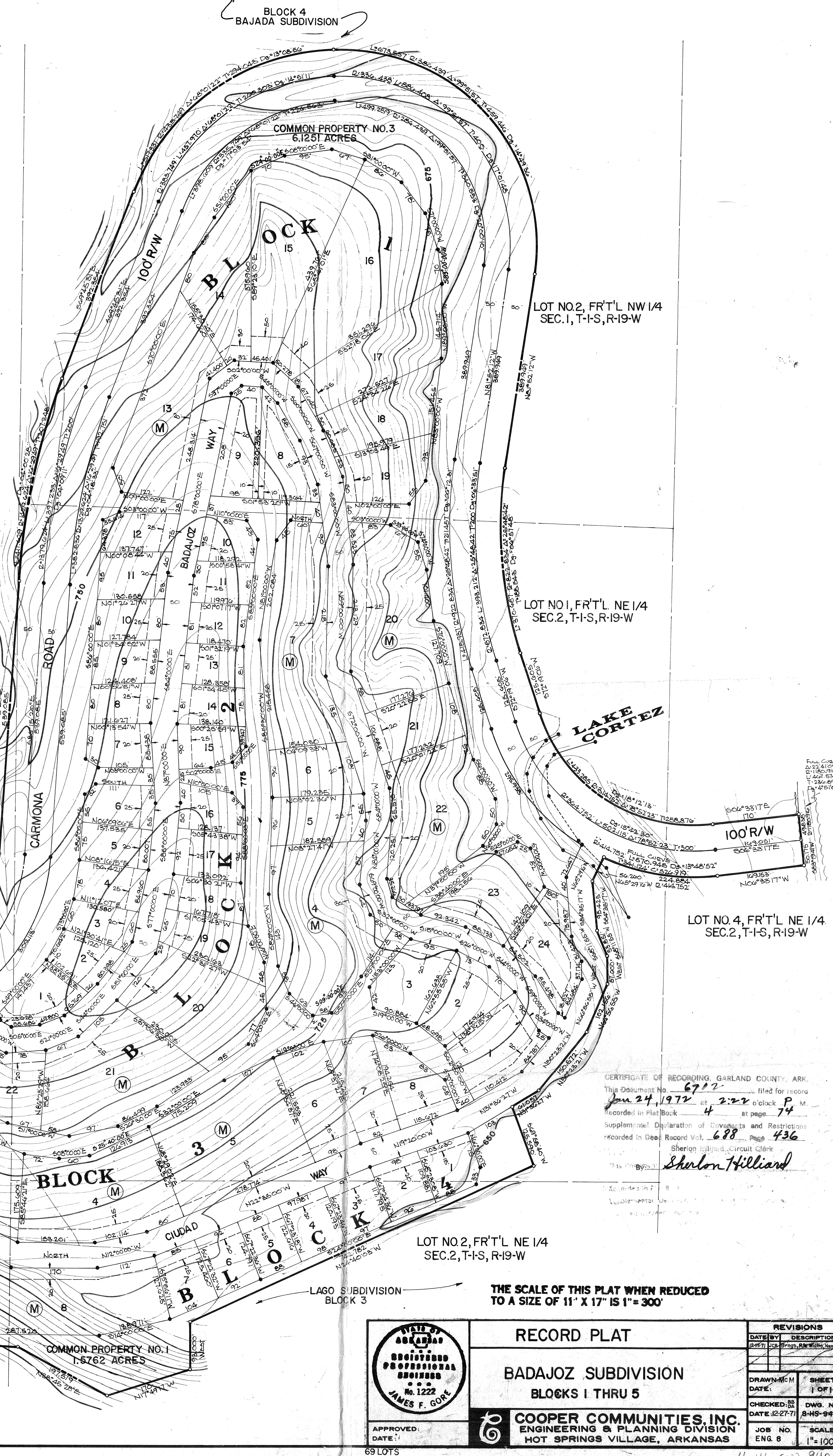
NW 1/4 SW 1/4  
SEC. 35, T-1-N, R-19-W

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
- MOUNTAINOUS LOT WITH SLOPE EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.

NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 640 M.G.L. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND LAKESHORE PROPERTY LINE WITHOUT THE CONSENT IN WRITING OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.

SOUTHWEST CORNER SECTION 35, TOWNSHIP 1 NORTH, RANGE 19 WEST, ARKANSAS STATE PLANE COORDINATE: NORTH=735,809.296 EAST=1,698,145.979



CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.  
This Document No. 6712 was filed for record on 24, 1972 at 2:22 o'clock P.M.  
Recorded in Plat Book 4 at page 74  
Supplemental Declaration of Covenants and Restrictions recorded in Deed Record Vol. 688 Page 436  
Sharon Hilliard, Circuit Clerk

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

RECORD PLAT		REVISIONS	
BADAJOZ SUBDIVISION BLOCKS 1 THRU 5		DATE: 12-27-71	DESCRIPTION: 1 OF 1
COOPER COMMUNITIES, INC. ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS		DRAWN BY: JFG	SHEET: 1 OF 1
APPROVED: DATE: 12-27-71	ENG. NO. 8	CHECKED: JFG	DWG. NO. 8-48-940
		DATE: 12-27-71	SCALE: 1"= 100'