

A parcel of land lying in the SW⁴, SE⁴, [11.30 AC.±]; SE⁴, SE⁴, [10.70 AC.±] of Section 35, T-1-N, R-19-W and in Lot 1, Fractional NE⁴, [0.20 AC.±] of Section 2, T-1-S, R-19-W and in Lot 2, Fractional NW⁴, [13.20 AC.±]; Lot 1, Fractional NW⁴, [26.81 AC.±]; Lot 2, Fractional NE⁴, [1.61 AC.±] of Section 1, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

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 28th 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 569, 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 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.
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.
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, except single family detached structures on lakeshore lots which shall not have a floor space of less than 1200 square feet.
6. 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.
7. The property line along the lake is a meander line at a constant elevation one foot higher than the highest proposed sillway elevation of 630.0' M.G.L.±0.5', as determined from Bench Mark N103, U.S.C. and G.S., 1955.
8. No structure of any type shall be built upon any lot between the high water mark as reflected upon the Plat and the lakeshore property line without 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.
9. 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.
10. 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 on 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 VIII of the Declaration aforesaid.

Dated this _____ day of _____, 197_____

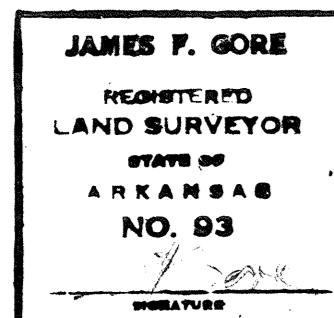
COOPER COMMUNITIES, INC.

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 14 day of Feb., 197

James F. Gore R.L.S. No. 93



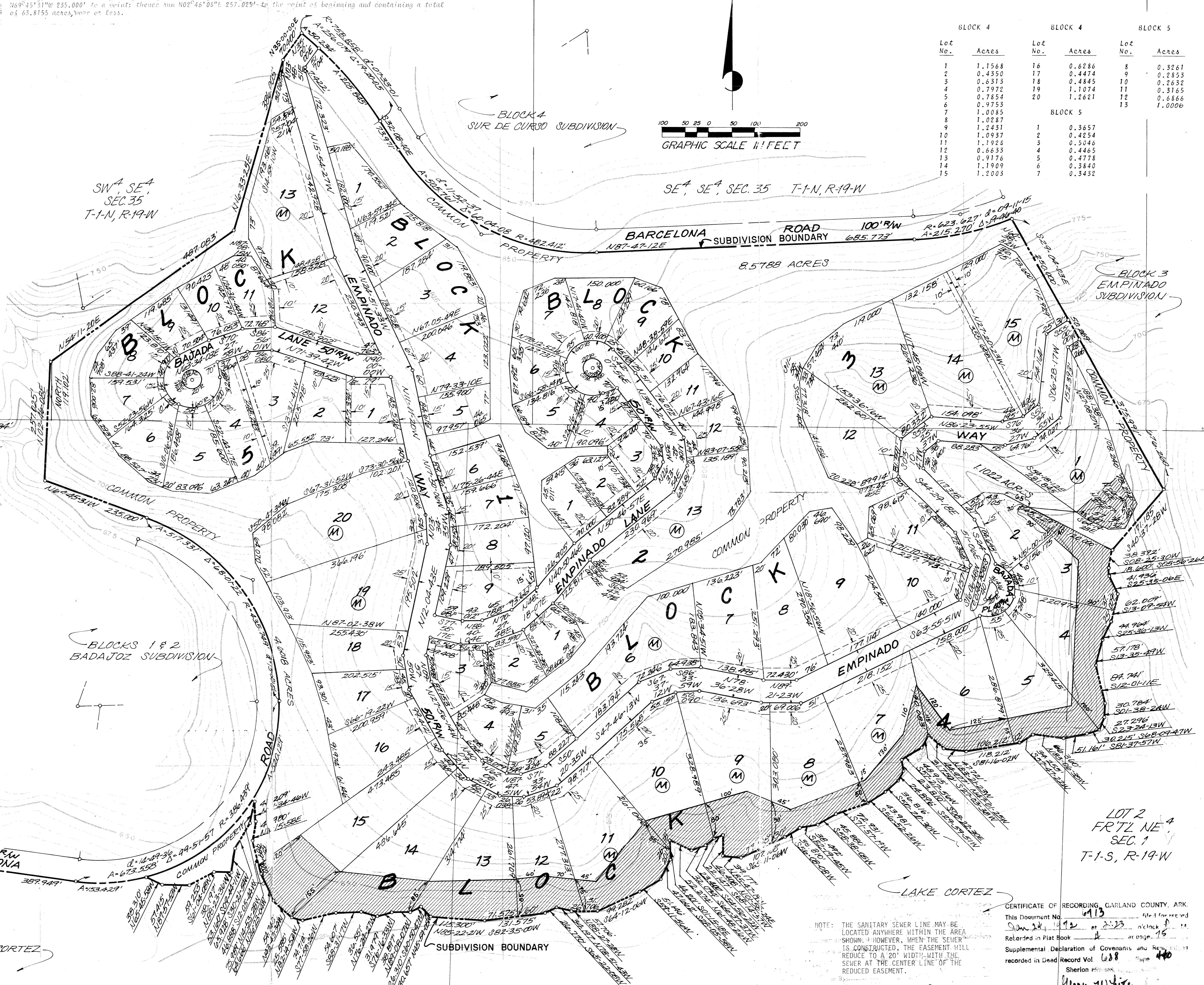
LOT 1, FR'T'L NE⁴, SEC. 2
T-1-S, R-19-W

LOT 2, FR'T'L NW 4 SEC. 1

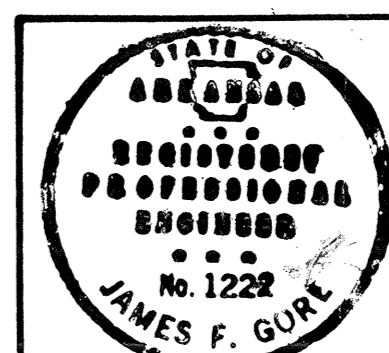
LEGEND:

SUBDIVISION BOUNDARY
LAND LINES OF SECTIONS
BUILDING SETBACK LINE
MOUNTAINOUS LOT WITH SLOPE EXCEEDING 55% AND AREA EXCEEDING ONE ACRE.
CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED
FROM AERIAL PHOTOGRAPHY. THESE LINES ARE INCLUDED ON THE PLAT TO PRO-
VIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED IN-
FORMATION WITHOUT FIELD CONFIRMATION. CONTIGUOUS INTERVAL FIVE FEET.
NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE
AT ELEVATION 840.0' M.G.L.L.

BLOCK 1		BLOCK 2		BLOCK 3	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.3321	4	0.2988	3	0.3866
2	0.4541	5	0.3253	4	0.3465
3	0.6896	6	0.2816	5	0.3400
4	0.5874	7	0.4196	6	1.0470
5	0.2010	8	0.084	7	0.6645
6	0.3270	9	0.3665	8	0.7715
7	0.3249	10	0.2510	9	1.0628
8	0.3687	11	0.3025	10	0.5644
9	0.4973	12	0.3319	11	0.4607
		13	1.0436	12	0.7486
BLOCK 2		BLOCK 3		13	1.0181
1	0.2882			14	1.1492
2	0.2509	1	0.2727	15	1.0238
3	0.2573	2	0.2732		
BLOCK 4		BLOCK 4		BLOCK 5	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	1.1568	16	0.6286	8	0.3261
2	0.4350	17	0.4474	9	0.2553
3	0.6313	18	0.4845	10	0.2632
4	0.7792	19	1.1074	11	0.3165
5	0.7854	20	1.2627	12	0.6666
6	0.9753			13	1.0006
7	1.0085	BLOCK 5			
8	1.0287				
9	1.2431	1	0.3657		
10	1.0937	2	0.4254		
11	1.1926	3	0.5046		
12	0.6633	4	0.4465		
13	0.9176	5	0.4778		
14	1.1909	6	0.3840		
15	1.2003	7	0.3432		



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



RECORD PLAT

BAJADA SUBDIVISION
BLOCKS 1-5 INCLUSIVE

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION
1-7-72	JCB	W. BNDY, DEED DESC. SET
DRAWN BY: BT		SHEET
DATE:		1 OF 1
CHECKED BY: BB		DWG. NO.
DATE: 1-3-72		4-116-RP-89
JOB NO.		SCALE:
ENG. 8		1"=100'