BALBOA SUBDIVISION
BLOCKS I THRU 6 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NW 1/4 (31.246 AC. +/-) W THE NE 1/4 OF THE NW 1/4 (15.259 AC. +/-), THE SE 1/4 OF THE NW 1/4 (10.598 AC. +/-), AND THE SW 1/4 OF THE NW 1/4 (3.510 AC. +/-) ALL OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NW CORNER OF SAID SECTION 21 (ARKANSAS STATE PLANE COORDINATES OF NORTH 718,042.618 FEET AND EAST 1,715,717.200 FEET) RUN SOUTH 5.28 FEET TO A POINT; THENCE EAST 122.53 FEET TO THE POINT OF BEGINNING; THENCE S87°31'30"E 1828.99 FEET, THENCE S0°46'03"W 30.00 FEET; THENCE S 47°W 00'W 303.00 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 130.47 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 101°00'00" AND A RADIUS OF 71.88 FEET; THENCE S 54°00'00"E 650 FEET, THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 775.11 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 151°28'33" AND A RADIUS OF 293.19 FEET; THENCE S12°10'37"E 235.20 FEET; THENCE S90°00'00"W 270.00 FEET; THENCE S47°58'08"W 552.27 FEET; THENCE N48°00'00"W 1333.69 FEET; THENCE N12°23'58"E 281.36 FEET; THENCE N77°36'02"W 340.00 FEET; THENCE N12°23'58" E 582.62 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 60.99 SAID CURVE HAVING A CENTRAL ANGLE OF 02°47'45" AND A RADIUS OF 1250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.613 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 RIGHT, 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 NON-PROFIT 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 THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID, FILED FOR RECORD ON THE 20th DAY OF APRIL 1970, AS AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON THE 20th DAY OF APRIL 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 PROPERTIES 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 ON 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 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 ON LOTS MARKED (G) MINIMUM SHALL BE 1600 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 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 TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
9. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER 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, FILLINGS, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS 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 TRANSPORTATION AND TRAVEL THROUGH WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE HERETOFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, 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 ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 17th DAY OF November, 1983.

COOPER COMMUNITIES, INC.

BY [signature]
PRESIDENT, DEVELOPER

CERTIFICATE OF RECORDING
This Document Number [redacted]
at [redacted]
Recorded in Plat Book [redacted]
Bill of Assurance, Deed Book [redacted]
Calvin Sanders, Circuit Clerk

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 14th DAY OF November, 1983, 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.

[signature]
JAMES F. GORE, R.L.S. NO. 93, ARKANSAS

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

BLOCK 1

LOT	ACREAGE
1	0.277
2	0.235
3	0.236
4	0.240
5	0.304
6	0.332
7	0.291
8	0.244
9	0.238
10	0.244
11	0.259
12	0.357
13	0.285
BLOCK-1	3.510

BLOCK 2

LOT	ACREAGE
1	0.303
2	0.241
3	0.235
4	0.295
5	0.240
6	0.240
7	0.236
8	0.323
9	0.268
10	0.295
11	0.248
12	0.245
13	0.230
14	0.223
15	0.833
16	0.281
BLOCK-2	4.134

BLOCK 3

LOT	ACREAGE
1	0.317
2	0.329
3	0.306
4	0.240
5	0.231
6	0.240
7	0.236
8	0.248
9	0.268
10	0.252
11	0.244
12	0.243
13	0.253
14	0.302
15	0.282
16	0.249
17	0.239
18	0.248
19	0.225
20	0.233
21	0.295
22	0.231
23	0.234
24	0.354
25	0.325
26	0.235
27	0.236
28	0.235
29	0.264
30	0.250
31	0.236
32	0.240
33	0.251
BLOCK-3	8.542

BLOCK 4

LOT	ACREAGE
1	0.305
2	0.254
BLOCK-4	0.559

BLOCK 5

LOT	ACREAGE
1	0.251
2	0.231
3	0.197
4	0.219
5	0.240
6	0.231
7	0.238
8	0.237
9	0.240
10	0.837
11	0.237
12	0.240
13	0.233
14	0.228
15	0.253
16	0.290
17	0.290
18	0.308
19	0.328
20	0.536
21	0.389
22	0.239
23	0.248
24	0.344
25	0.274
BLOCK-5	6.507

BLOCK 6

LOT	ACREAGE
1	0.301
2	0.241
3	0.235
4	0.364
5	0.306
6	0.243
7	0.237
8	0.240
9	0.240
10	0.233
11	0.240
12	0.237
13	0.292
14	0.459
15	0.410
16	0.309
17	0.318
18	0.307
19	0.296
20	0.297
21	0.357
22	0.485
BLOCK-6	6.647

LINEAL FEET OF STREET

75' RIGHT-OF-WAY 703 FT.
50' RIGHT-OF-WAY 7497 FT.
40' RIGHT-OF-WAY 240 FT.

ACREAGE CHART

LOTS	29.899	ACRES
COMMON PROPERTIES	6.953	ACRES
STREETS	10.035	ACRES
RESERVED PROPERTIES	3.826	ACRES
TOTAL	50.613	ACRES

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- G GOLF VIEW LOT SEE NOTE 5
- DRAINAGE AND UTILITY EASEMENT

GRAPHIC SCALE
100 50 0 100 200
SCALE 1" = 100'

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED		APPROVED	

RECORD PLAT

BALBOA SUBDIVISION
BLOCKS I THRU 6 INCLUSIVE
HOT SPRINGS VILLAGE, ARKANSAS

SCALE: AS SHOWN	
DRAWN: T.A.	DATE: 10/83
CHECKED: J.C.	DATE: 11/83
APPROVED: [signature]	DATE: 11/14/83
FILE NO: 4-116-SD	
DWG NO: 4-116-(12)-1924	

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 1222
JAMES R. GORE

Cooper Consultants, Inc.
P.O. BOX 80 BENTONVILLE, ARKANSAS 72712

JOB NO | FILED IN: | SHEET 1 OF 1

111 LOTS