

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

John A. Cooper Company, 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:

- 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 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.
- 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 no wise be considered as dedicated for use to the general public.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 public; and all title, rights, easements and privileges thereto are as set out in Article VIII of the Declaration aforesaid.

Dated this _____ day of _____, 1971.

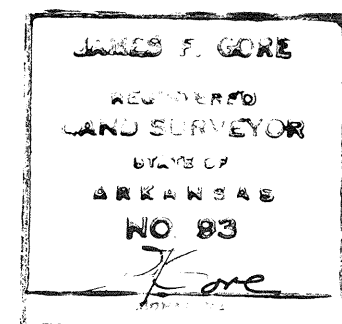
JOHN A. COOPER COMPANY

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 May, 1971.

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



BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.2054	8	0.2356	1	0.2554	1	0.2554	1	0.2245
2	0.2312	9	0.2215	2	0.2352	2	0.2352	2	0.2412
3	0.2455	10	0.2610	3	0.2591	3	0.2591	3	0.2487
4	0.2223	11	0.2738	4	0.2582	4	0.2582	4	0.2052
5	0.2646	12	0.2659	5	0.2608	5	0.2608	5	0.2074
6	0.2402	13	0.2281	6	0.2608	6	0.2608	6	0.2191
7	0.2557	14	0.2285	7	0.2608	7	0.2608	7	0.2289
8	0.2376	15	0.2342	8	0.2608	8	0.2608	8	0.2513
9	0.2673	16	0.2310	9	0.2608	9	0.2608	9	0.2423
10	0.2420	17	0.2456	10	0.2608	10	0.2608	10	0.2724
11	0.2221	18	0.2456	11	0.2608	11	0.2608	11	0.3032
12	0.2712	19	0.2928	12	0.2608	12	0.2608	12	0.3279
13	0.2536	20	0.2735	13	0.2608	13	0.2608	13	0.2910
14	0.2519	21	0.2492	14	0.2608	14	0.2608	14	0.2860
15	0.2700	22	0.2313	15	0.2608	15	0.2608	15	0.2760
16	0.2359	23	0.2313	16	0.2608	16	0.2608	16	0.2743
17	0.2364	24	0.1984	17	0.2608	17	0.2608	17	0.2637
18	0.2716	25	0.2442	18	0.2608	18	0.2608	18	0.2671
19	0.2471	26	0.2333	19	0.2608	19	0.2608	19	0.3130
20	0.2736	27	0.2674	20	0.2608	20	0.2608	20	0.2443
21	0.2674	28	0.2674	21	0.2608	21	0.2608	21	0.2570
22	0.2885	29	0.2882	22	0.2608	22	0.2608	22	0.2784
23	0.2556	30	0.2475	23	0.2608	23	0.2608	23	0.2767
24	0.2485	31	0.2150	24	0.2608	24	0.2608	24	0.2759
25	0.2497	32	0.2226	25	0.2608	25	0.2608	25	0.2735
26	0.2142	33	0.2292	26	0.2608	26	0.2608	26	0.2931
27	0.2445	34	0.2398	27	0.2608	27	0.2608		
28	0.2686	35	0.2455	28	0.2608	28	0.2608		
29	0.2689	36	0.2608	29	0.2608	29	0.2608		
30	0.2610	37	0.2823	30	0.2608	30	0.2608		
31	0.2680	38	0.2455	31	0.2608	31	0.2608		
32	0.2681	39	0.2608	32	0.2608	32	0.2608		
33	0.3121	40	0.2508	33	0.2608	33	0.2608		
34	0.2561	41	0.2829	34	0.2608	34	0.2608		
35	0.2652	42	0.2410	35	0.2608	35	0.2608		
36	0.2464	43	0.2813	36	0.2608	36	0.2608		
37	0.2127	44	0.2639	37	0.2608	37	0.2608		
38	0.2645	45	0.2732	38	0.2608	38	0.2608		
39	0.2328	46	0.2703	39	0.2608	39	0.2608		
40	0.2597	47	0.2475	40	0.2608	40	0.2608		
41	0.2184			41	0.2608	41	0.2608		
42	0.2513			42	0.2608	42	0.2608		
43	0.2681			43	0.2608	43	0.2608		
44	0.2335			44	0.2608	44	0.2608		
45	0.2391			45	0.2608	45	0.2608		
46	0.2658			46	0.2608	46	0.2608		
47	0.2353			47	0.2608	47	0.2608		
48	0.2330			48	0.2608	48	0.2608		
49	0.2189			49	0.2608	49	0.2608		
50	0.2502			50	0.2608	50	0.2608		
51	0.2290			51	0.2608	51	0.2608		
52	0.2347			52	0.2608	52	0.2608		
53	0.2466			53	0.2608	53	0.2608		
54	0.2195			54	0.2608	54	0.2608		
55	0.2817			55	0.2608	55	0.2608		
56	0.3022			56	0.2608	56	0.2608		
57	0.2689			57	0.2608	57	0.2608		
58	0.2328			58	0.2608	58	0.2608		
59	0.3343			59	0.2608	59	0.2608		
60	0.2591			60	0.2608	60	0.2608		
61	0.2307			61	0.2608	61	0.2608		
62	0.2359			62	0.2608	62	0.2608		
63	0.2338			63	0.2608	63	0.2608		
64	0.2187			64	0.2608	64	0.2608		
65	0.2396			65	0.2608	65	0.2608		
66	0.2368			66	0.2608	66	0.2608		
67	0.2883			67	0.2608	67	0.2608		
BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5		BLOCK 6	
1	0.2609	1	0.2534	1	0.2534	1	0.2534	1	0.2534
2	0.2422	2	0.2458	2	0.2458	2	0.2458	2	0.2458
3	0.2438								
4	0.2446								
5	0.2544								
6	0.2551								
7	0.2493								

SW CORNER, SECTION 12
ARIZONA STATE PLANE
COORDS: (N) 723,174.905
(E) 1,700,196.123

SW 1/4 SEC. 12
T-1-S, R-19-W

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8

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