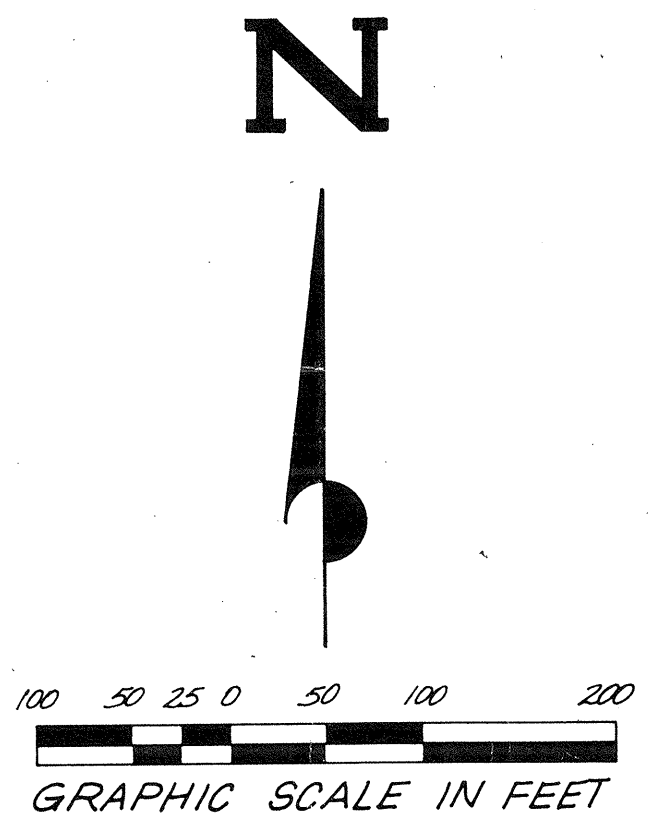




LENGTH OF RECORDED STREETS

75' R/W.....	3217.545 lineal feet
50' R/W.....	4566.294 lineal feet
40' R/W.....	1421.659 lineal feet

TOTAL ACRES

Lotted Area.....	41.1834 Acres
Common Properties.....	20.5908 Acres
Reserved Properties.....	0.5208 Acres
Street Area.....	11.7543 Acres
Total Boundary.....	74.0493 Acres

NE⁴, NE⁴, SEC. 24
T-1-S, R-19-W

NE CORNER, SECTION 24
T-1-S, R-19-W
ARKANSAS STATE PLANE
COORD: 118,376.875
Easting: 118,376.875
Northing: 2,272,272

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:
- At 3:07 o'clock P.M. on the 10th 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 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 10th 1970, aforesaid, and 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 nowise 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 exclusion of the general public; and all egress, rights, easements and privileges thereto are as set out in Article VIII of the Declaration aforesaid.

Dated this _____ day of _____, 1971.

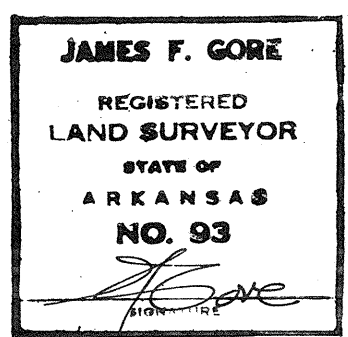
COOPER COMMUNITIES, INC.

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 8th day of October, 1971.

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



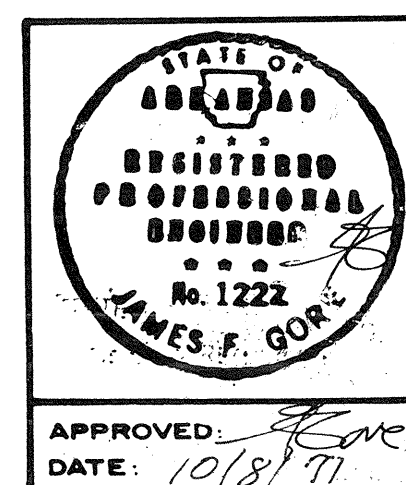
DEED DESCRIPTION
CANTABRIAN SUBDIVISION - BLOCKS 1 to 4 INCLUSIVE

A parcel of land lying in the NW⁴, NE⁴, (13.68 AC.), in the NE⁴, NE⁴, (128.85 AC.), in the SW⁴, NE⁴, (18.55 AC.), in the SE⁴, NE⁴, (114.97 AC.) of Section 24, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the NE corner of Section 24, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas (State Plane Coordinate of North 718,376.875 and East 1,705,279.275); run south 23°18' to a point; thence run west 6.889' to the point of beginning; thence run S01°42'00"W 1034.866' to a point; thence run S00°48'17"W 484.720' to a point; thence run N80°00'00"W 543.128' to a point; thence run S70°59'38"W 1903.786' to a point; thence run N41°37'52"W 229.662' to a point; thence run N24°59'52"W 75.000' to a point; thence run N65°00'08"E 499.235' to a point of curvature; thence run northeasterly along a curve to the right 180.049' to a point, said curve having a degree of curvature of 37°41'00" and a chord of N67°41'32"E 159.990'; thence run N21°00'00"W 162.461' to a point; thence run N04°20'36"W 237.663' to a point; thence run N14°38'55"W 521.966' to a point; thence run N05°59'30"E 64.968' to a point; thence run N07°00'00"W 121.290' to a point; thence run N71°33'54"E 126.491' to a point; thence run N35°45'14"E 308.058' to a point; thence run S65°25'58"E 384.638' to a point; thence run N62°59'45"E 583.631' to a point; thence run N79°38'01"E 416.603' to a point; thence run S88°31'38"E 592.583' to the point of beginning and containing a total of 74.0493 Acres, more or less.

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document No. _____ is hereby recorded for record in Book _____ of the Public Records of Garland County, Arkansas, this 10th day of October, 1971, at 10:47 AM. The recording of this document is subject to the provisions of the Arkansas Constitution and the Arkansas Statutes relating to the recording of documents. The recording of this document is subject to the provisions of the Arkansas Constitution and the Arkansas Statutes relating to the recording of documents. The recording of this document is subject to the provisions of the Arkansas Constitution and the Arkansas Statutes relating to the recording of documents.

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



RECORD PLAT	
CANTABRIAN SUBDIVISION	
BLOCKS 1-4 INCLUSIVE	
DRAWN BY: J.A.C.	
DATE: 10-17-71	SHEET 1 OF 1
CHECKED BY: J.A.C.	DWG. NO. 8-HS-817
DATE: 10-17-71	SCALE: 1"=300'
JOHN A. COOPER COMPANY	
ENGINEERING & PLANNING DIVISION	
HOT SPRINGS VILLAGE, ARKANSAS	

NW⁴, NE⁴ SEC. 24
T-1-S, R-19-W

SW⁴, NE⁴ SEC. 24
T-1-S, R-19-W

SE⁴, NE⁴ SEC. 24
T-1-S, R-19-W

LEGEND:

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. 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.

BLOCK 1		BLOCK 2		BLOCK 2		BLOCK 2		BLOCK 3	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.2753	3	0.2326	37	0.2611	71	0.2659	22	0.2682
2	0.2348	4	0.2637	38	0.2637	72	0.2538	23	0.2389
3	0.2342	5	0.2446	39	0.2660	73	0.2543	24	0.3465
4	0.2573	6	0.2386	40	0.2570	74	0.2465	25	0.2389
5	0.2295	7	0.2495	41	0.2556	75	0.2511		
6	0.2427	8	0.2518	42	0.2510	76	0.2755		
7	0.2342	9	0.2518	43	0.2688	77	0.2811		
8	0.2384	10	0.2484	44	0.2686	78	0.2763	1	0.2602
9	0.2315	11	0.2519	45	0.2668	79	0.2647	2	0.2691
10	0.2405	12	0.2617	46	0.2647	80	0.2516	3	0.2872
11	0.2489	13	0.3043	47	0.2395			4	0.3208
12	0.2222	14	0.2447	48	0.2731			5	0.3150
13	0.2429	15	0.2459	49	0.2514			6	0.2934
14	0.2651	16	0.2706	50	0.2382	1	0.2667	7	0.2792
15	0.2658	17	0.2858	51	0.2472	2	0.2881	8	0.2837
16	0.2550	18	0.2480	52	0.2588	3	0.2948	9	0.2639
17	0.2578	19	0.2898	53	0.2759	4	0.2737	10	0.2884
18	0.2485	20	0.2492	54	0.2709	5	0.2837	11	0.3187
19	0.2766	21	0.2425	55	0.2654	6	0.2452	12	0.3073
20	0.2697	22	0.2471	56	0.2370	7	0.2737	13	0.2748
21	0.3466	23	0.2398	57	0.2915	8	0.2613	14	0.3308
22	0.2477	24	0.2663	58	0.2568	9	0.2751	15	0.2508
23	0.3143	25	0.2368	59	0.2540	10	0.2918	16	0.2453
24	0.2908	26	0.2366	60	0.2475	11	0.2851	17	0.2432
25	0.2945	27	0.2404	61	0.2628	12	0.2952	18	0.2456
26	0.2845	28	0.2384	62	0.2755	13	0.2966	19	0.2450
27	0.2420	29	0.2559	63	0.2750	14	0.3008	20	0.2473
28	0.2550	30	0.2457	64	0.2711	15	0.3140	21	0.2375
29	0.2678	31	0.2631	65	0.2655	16	0.2734		
		32	0.2539	66	0.2612	17	0.2792		
		33	0.2754	67	0.2965	18	0.2965		
		34	0.3064	68	0.2579	19	0.2799		
		35	0.2536	69	0.2671	20	0.2735		
		36	0.2855	70	0.2354	21	0.2611		