NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON BLOCKS 1 THRU 6 LEGAL DESCRIPTION COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NE 1/4 (2.235 ACRES ±) OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD OF SECTION 21: IN THE NW 1/4 OF THE NW 1/4 (11.076 ACRES \pm), IN THE NE AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS: 1/4 OF THE NW 1/4 (4.110 ACRES \pm), IN THE SE 1/4 OF THE NW 1/4 (13.631 ACRES \pm AND IN THE SW 1/4 OF THE NW 1/4 (20.313 ACRES \pm) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, 1. AT 3:07 O'CLOCK ON THE 20TH DAY OF APRIL, 1970, THE DEVELOPER, JOINED NORTHWEST CORNER SEC. 22 GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BY THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT T-1-S,R-18-W CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO ARKANSAS STATE PLANE BEGINNING AT A POINT 637.42 FEET EAST AND 482.12 FEET RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH COORDINATES: SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 22 (ARKANSAS STATE NORTH=717,814.556 DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 369, ET SEQ. PLANE COORDINATES OF NORTH 717,814.556 FEET AND EAST 1,721,005.482 EAST=1,721,005.482 FEET); THENCE, S 61° 06' 32" E 60.00 FEET; THENCE, N 28° 53' 28" E THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL 100.00 FEET; THENCE, S 61° 06' 32" E 722.89 FEET; THENCE, DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER. SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT 726.56 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET AND WITHIN THE PROVISIONS OF THE APRIL 20TH, 1970, DECLARATION AFORESAID, A DELTA ANGLE OF 55° 30' 19"; THENCE, S 84° 23' 47" W 100.00 FEET; THENCE, S 05° 36' 13" E 728.82 FEET; THENCE, SOUTHEASTWARDLY ALONG THE WHICH IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT; THE ARC OF A CURVE TO THE LEFT 118.84 FEET, SAID CURVE HAVING A RADIOUS OF PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT 750.00 FEET AND A DELTA ANGLE OF 09° 04' 45"; THENCE, N 89° 31' 12" W EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED. 636.55 FEET; THENCE, N 02° 16' 44" E 368.70 FEET; THENCE, N 85° 26' 24" W 1316.81 FEET; THENCE, S 02° 08' 42" W 660.85 FEET; THENCE, N 57° 16' 38" 2. THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE W 172.56 FEET; THENCE, N 14° 29' 30" E 221.36 FEET; THENCE, DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS. NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 406,66 FEET, SAID CURVE HAVING A RADIUS OF 1838.67 FEET AND A DELTA ANGLE OF 12° REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO 40' 20"; THENCE, N 01° 49' 10" E 475.43 FEET; THENCE, NORTHEASTWARDLY DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOVISE BE CONSIDERED ALONG THE ARC OF A CURVE TO THE RIGHT 248.87 FEET; SAID AS DEDICATED FOR USE TO THE GENERAL PUBLIC. CURVE HAVING A RADIUS OF 189.42 FEET AND A DELTA ANGLE OF 75° 16' 43"; THENCE, N 77° 05' 53" E 266.40; THENCE, NORTHEASTWARDLY ALONG THE 3. THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF · ARC OF A CURVE TO THE LEFT 422.72 FEET, SAID CURVE HAVING A RADIUS OF 502.42 FEET AND A DELTA ANGLE OF 48° 12' 24"; THENCE, N 28° 53' 28" E THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER 272.33 FEET TO THE POINT OF BEGINNING, CONTAINING 51.365 ACRES, MORE OR 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 PLAT NOTES. GRANDILLA SUBDIVISION 5. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND NW1/4 NW1/4 SEC. 22 ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED 100, NE1/4 NE1/4 SEC. 21 THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE T-1-S,R-18-W COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY T-1-S,R-18-W DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET. 6. SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO RESERVED PROPERTIES CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT. 7.039 AC. NE1/4 NW1/4 SEC. 22 HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID. T-1-S,R-18-W 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 FASTOTA SUBDIVISION SCREENING AREAS. CERTIFICATE OF RECORDING GARLAND COUNTY, ARK. 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 at 10 Clock .M. SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREAFTER BECOME SUBJECT Recorded in Plat Book at Page TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC, AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES Bill of Assurance, Deed Book Vol. Page Page 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, FILLING, 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. THE 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 THERETOFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, COMMON PROPERTIES 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 SE1/4 NW1/4 SEC. 22 T-1-5,R-18-W PANDILLA SUBDIVISION SUBDIVISION BOUNDARY & CCI PROPERTY LINE SE1/4 NE1/4 SEC. 21 RESERVED PROPERTIES SUBDIVISION BOUNDARY & 0.543 AC. CCI PROPERTY LINE \ T-1-S,R-18-W SW1/4 NW1/4 SEC. 22 T-1-S,R-18-W LAND SURVEYOR'S CERTIFICATION UNDER MY SUPERVISION ON THE 10 The DAY OF April AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY LOT 15 0.239 AC. LOT 15 0.243 AC. LOT 15 0.283 AC. LOT 15 0.261 AC. PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE LOT 16 0.243 AC. LOT 16 0.237 AC. TOTAL 3.809 AC. LOT 16 0.262 AC. THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE LOT 17 0.246 AC. LOT 17 0.249 AC. ACCURACY OF SAID SURVEY AND MAP. LOT 18 0.298 AC. LOT 18 0.248 AC. LOT 18 0.239 AC. LOT 19 0.317 AC. LOT 19 0.236 AC. LOT 19 0.247 AC. TOTAL 5.138 AC. LOT 20 0.237 AC. TOTAL 4.606 AC. JAMES F. GORE LOT 21 0.240 AC. REDISTERED 636.55' N 89°31'12" W LAND SURVEYOR 100' LOT 1 0.237 AC. STATE OF LOT 2 0.233 AC. UTILITY ARKANSAS LOT 3 0.270 AC. LOT 25 0.318 AC. LOT 3 0.240 AC. EASEMENT\ LOT 4 0.246 AC. LOT 26 0.247 AC. LOT 4 0.286 AC. LOT 5 0.287 AC. LOT 27 0.260 AC. TOTAL 1.026 AC. REMOLINO SUBDIVISION LOT 28 0.263 AC. LOT 6 0.252 AC. ---LOT 7 0.301 AC. LOT 29 0.258 AC. TOTAL 1.826 AC. LOT 30 0.238 AC. LOT 31 0.278 AC. TOTAL 7.819 AC. THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" X 17" IS 1" = 300" TOTAL AREAS LEGEND LOTTED AREA 24.224 AC. ± BOUNDARY OF SUBDIVISION COMMON PROPERTIES 9.953 AC. ± RESERVED PROPERTIES 7.582 AC. ± BY DATE BY DATE REVISION NUMBER REVISION DESCRIPTION DATE BY STREET AREA 9.606 AC. ± CHECKED APPROVED ---- BUILDING SETBACK LINE 51.365 AC. ± TOTAL AREA SCALE: 1'=100" RECORD PLAT CONTOUR LINES: THESE LINES SHOW THE ABRANSAS LENGTH OF RECORDED STREETS DRAWN: WRS DATE: 3/85 GENERAL SHAPE OF THE LAND AS DETERMINED CASINO SUBDIVISION 100' R/W 1401 LINEAL FEET ± FROM AERIAL PHOTOGRAMMETRY. THESE LINES 50' R/W 5427 LINEAL FEET ± RINCON SUBDIVISION REGISTERED CHECKED: W DATE: 3/85 ARE INCLUDED ON THE PLAT TO PROVIDE 40' R/W 175 LINEAL FEET ± APPROVED DATE: 4/0-8 PROFESSIONAL GENERALIZED INFORMATION ONLY AND SHOULD BLOCKS 1 THRU 6 No. 1222 NOT BE USED FOR DETAILED INFORMATION FILE NO: 4-116-SD WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET. HOT SPRINGS VILLAGE, ARKANSAS GRAPHIC SCALE IN FEE DWG. NO: 4-116-(12)-2040 JOB FILED SHEET COOPER CONSULTANTS, INC.

1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

95 LOTS