T-I-N R-19-W
T-I-S R-19-W
35536

SOUTHWEST CORNER SECTION 36, TOWNSHIP I NORTH, RANGE 19 WEST, ARKANSAS STATE PLANE COORDINATE: NORTH=735,722.701' EAST=1,703,392.097'

DEED DESCRIPTION
"CIENTO SUBDIVISION"
BLOCKS I THRU 7

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (16.2236 ACRES), THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (11.9468 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (16.9848 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (13.4602 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (.9696 ACRES), THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (2.4464 ACRES) OF SECTION 36, TOWNSHIP I NORTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1142.299 FEET NORTH AND 7.903 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP I NORTH, RANGE 19 WEST (ARKANSAS STATE PLANE COORDINATE: NORTH=735,722.701' EAST=1,703,392.097'); THENCE N70°08'31"E, 574.129 FEET; THENCE N43°40'04"E, 304.138 FEET; THENCE N10°29'29"W, 274.590 FEET; THENCE N32°06'23"E, 301.040 FEET; THENCE N36°39'22"E, 268.002 FEET; THENCE S48°14'23"E, 375.367 FEET; THENCE S34°59'31"E, 61.033 FEET; THENCE S64°21'32"E, 128.654 FEET; THENCE DUE EAST 110.000 FEET; THENCE S81°15'14"E, 723.412 FEET; THENCE N56°18'36"E, 126.194 FEET; THENCE S15°49'09"E, 311.809 FEET; THENCE S83°25'05"E, 130.862 FEET; THENCE N84°22'57"E, 306.471 FEET; THENCE S20°58'52"E, 287.383 FEET; THENCE S21°54'54"E, 100.000 FEET; THENCE S68°05'06"W, 527.763 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1879.179 FEET, AN ARC DISTANCE OF 484.342 FEET; THENCE S53°19'04"W, 36.003 FEET; THENCE N36°40'56"W, 100.000 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 754.065 FEET, AN ARC DISTANCE OF 579.300 FEET; THENCE N82°39'56"W, 94.166 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 865.253 FEET, AN ARC DISTANCE OF 190.271 FEET; THENCE S84°44'06"W, 1031.207 FEET; THENCE N06°24'31"W, 214.434 FEET; THENCE N45°00'00"W, 127.279 FEET; THENCE N23°23'07"W, 201.556 FEET TO THE POINT OF BEGINNING. CONTAINING 62.0314 ACRES, MORE OR LESS.

LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY	402 FEET
50 FEET RIGHT-OF-WAY	7073 FEET
100 FEET RIGHT-OF-WAY	1025 FEET

LOT AREAS

LOT NO.	AREA SQ.FT.
BLOCK 1	
1	10748.7
2	12577.8
3	12115.4
4	11814.9
5	11300.1
6	11332.6
7	14523.3
8	15667.9
BLOCK 2	
1	12094.5
2	16223.6
3	13123.5
4	43615.3
BLOCK 3	
1	11757.6
2	13609.4
3	12552.0
4	11493.5
5	11772.4
6	11892.5
7	13643.0
8	47062.6
9	47315.1
BLOCK 4	
1	12209.1
2	11096.5
3	13045.2
4	46521.7
5	14434.8
6	12122.9
7	12253.1
8	12272.5
9	12833.0
10	16130.8
11	10851.9
12	10904.2
13	11488.5
14	11551.2
15	11037.4
16	11862.6
17	11564.0
18	11264.7

LOT NO.	AREA SQ.FT.
BLOCK 5	
1	11238.0
2	11500.0
3	12270.9
4	12170.1
5	15431.9
6	12793.5
7	15124.0
8	12566.1
9	11968.6
10	11758.3
11	11500.1
12	14333.8
13	13616.5
14	12812.1
15	13198.4
16	13558.5
17	13117.5
18	13770.2
19	13260.9
20	43574.7
21	48997.8
BLOCK 6	
1	14630.1
2	15076.4
3	14897.2
4	13790.8
5	24160.0
6	26772.8
7	16560.6
8	11643.5
9	13350.1
10	13568.5
11	11140.6
12	10811.0
13	10800.4
14	11183.0
15	11854.9
16	13367.4
17	14603.9
18	16243.7
19	14804.5
20	15960.2

LOT NO.	AREA SQ.FT.
21	12245.1
22	13069.1
23	11636.1
24	9554.8
25	9785.8
BLOCK 7	
1	12621.7
2	14143.6
3	10982.0
4	10543.5
5	10974.5
6	10991.8
7	12062.2
8	10548.1
9	10777.4
10	10523.2
11	11454.3
12	10597.1
13	10118.4
14	11367.4
15	11934.1
16	14793.2
17	15799.0
18	27589.9
19	14592.6
20	12413.4
21	11490.6
22	12435.6
23	12343.1
24	12430.5
25	13293.1
26	10971.5
27	12594.6
28	13745.7
29	12197.1
30	11323.2
31	12202.5
32	12613.7
33	13175.8
34	12633.0

TOTAL AREAS

LOTS	39.8217 ACRES
STREET RIGHT-OF-WAY	11.2942 ACRES
COMMON PROPERTY	10.7602 ACRES
COMMON PROPERTY IN STREETS	0.1553 ACRES
SUBDIVISION BOUNDARY	62.0314 ACRES

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- 775 CONTOUR LINES. THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAMMETRY. 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.
- BUILDING SETBACK LINE
- (M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
- (G) GOLF VIEW LOTS. SEE NOTE 5.

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

1593
March 2, 1972 at 3:46 P
69 127

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 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 20, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20, 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 IX 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 ON LOTS MARKED (G), MINIMUM SHALL BE 1200 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 I 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.

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 _____ DAY OF _____, 197__.

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

_____
JAMES F. GORE R.L.S. NO. 93

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

APPROVED:
DATE:

RECORD PLAT

CIENTO SUBDIVISION
BLOCKS I THRU 7

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: DATE:
SHEET 1 OF 1
CHECKED BY: GG
DWG. NO.
DATE REV.: 4-16-12-1159
JOB NO. ENG. 8
SCALE: 1" = 100'