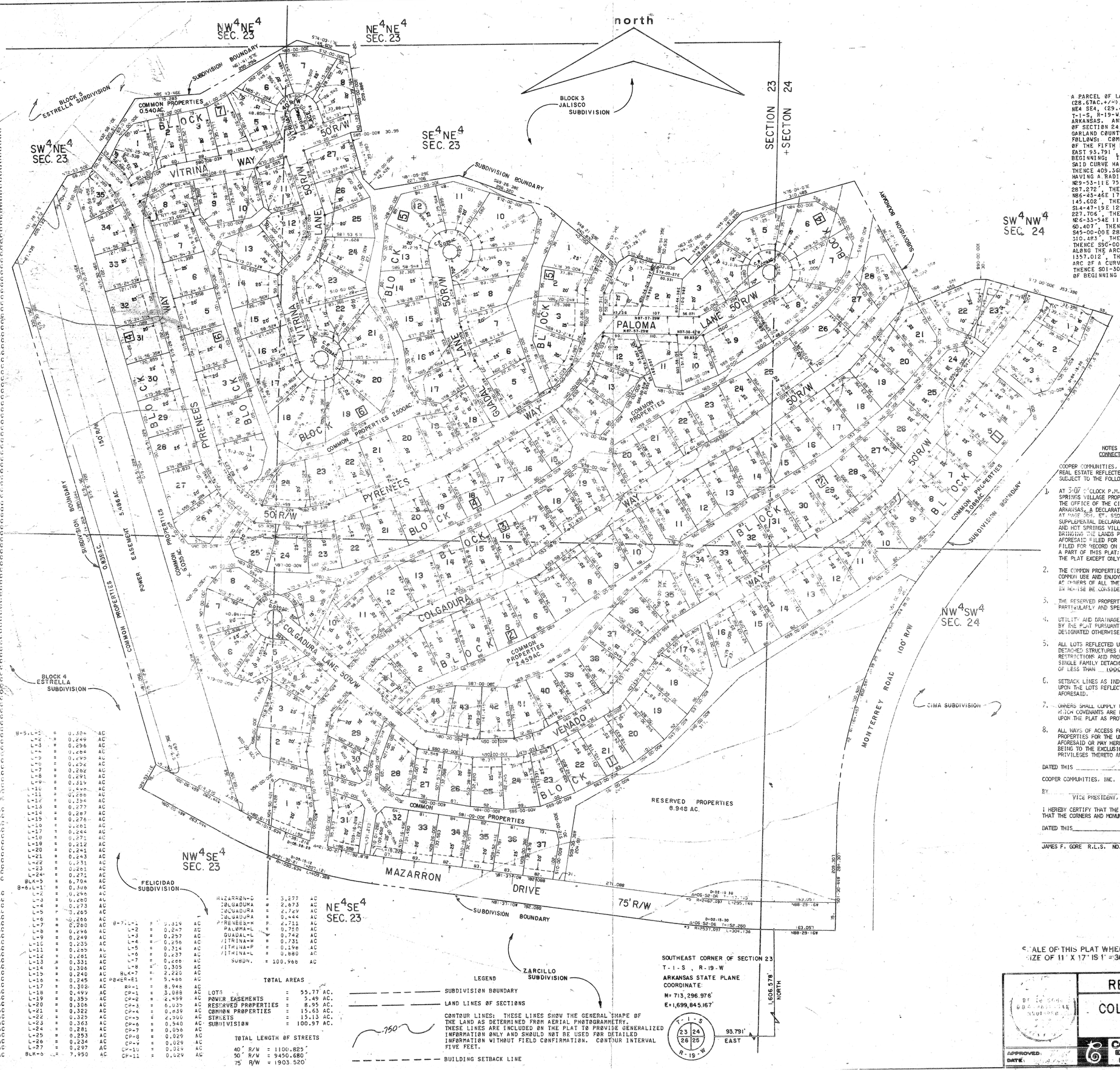

8-1.L-1	=	0.263	AC
L-2	=	0.266	AC
L-3	=	0.268	AC
L-4	=	0.271	AC
L-5	=	0.277	AC
L-6	=	0.269	AC
L-7	=	0.262	AC
L-8	=	0.267	AC
L-9	=	0.268	AC
L-10	=	0.257	AC
L-11	=	0.257	AC
L-12	=	0.260	AC
L-13	=	0.262	AC
L-14	=	0.268	AC
L-15	=	0.263	AC
L-16	=	0.276	AC
L-17	=	0.252	AC
L-18	=	0.319	AC
L-19	=	0.296	AC
L-20	=	0.295	AC
L-21	=	0.275	AC
L-22	=	0.282	AC
L-23	=	0.272	AC
L-24	=	0.267	AC
L-25	=	0.268	AC
L-26	=	0.268	AC
L-27	=	0.268	AC
L-28	=	0.293	AC
L-29	=	0.350	AC
L-30	=	0.239	AC
L-31	=	0.285	AC
L-32	=	0.250	AC
L-33	=	0.252	AC
L-34	=	0.254	AC
L-35	=	0.250	AC
L-36	=	0.247	AC
L-37	=	0.245	AC
BLK-1	=	9.945	AC
8-2.L-1	=	0.235	AC
L-2	=	0.276	AC
L-3	=	0.262	AC
L-4	=	0.276	AC
L-5	=	0.265	AC
L-6	=	0.263	AC
L-7	=	0.261	AC
L-8	=	0.248	AC
L-9	=	0.271	AC
L-10	=	0.238	AC
L-11	=	0.282	AC
L-12	=	0.288	AC
L-13	=	0.264	AC
L-14	=	0.295	AC
L-15	=	0.295	AC
L-16	=	0.288	AC
L-17	=	0.261	AC
L-18	=	0.273	AC
L-19	=	0.271	AC
L-20	=	0.351	AC
L-21	=	0.249	AC
L-22	=	0.314	AC
L-23	=	0.327	AC
L-24	=	0.196	AC
L-25	=	0.221	AC
L-26	=	0.268	AC
L-27	=	0.224	AC
L-28	=	0.268	AC
L-29	=	0.293	AC
L-30	=	0.294	AC
L-31	=	0.290	AC
L-32	=	0.244	AC
L-33	=	0.230	AC
L-34	=	0.233	AC
L-35	=	0.275	AC
L-36	=	0.291	AC
L-37	=	0.239	AC
L-38	=	0.241	AC
L-39	=	0.244	AC
L-40	=	0.238	AC
L-41	=	0.248	AC
L-42	=	0.297	AC
L-43	=	0.297	AC
L-44	=	0.296	AC
BLK-2	=	11.216	AC
8-3.L-1	=	0.346	AC
L-2	=	0.278	AC
L-3	=	0.309	AC
L-4	=	0.305	AC
L-5	=	0.295	AC
L-6	=	0.290	AC
L-7	=	0.280	AC
L-8	=	0.264	AC
L-9	=	0.276	AC
L-10	=	0.281	AC
L-11	=	0.278	AC
L-12	=	0.284	AC
L-13	=	0.282	AC
L-14	=	0.297	AC
L-15	=	0.257	AC
L-16	=	0.269	AC
L-17	=	0.290	AC
L-18	=	0.238	AC
L-19	=	0.237	AC
L-20	=	0.228	AC
L-21	=	0.245	AC
L-22	=	0.227	AC
L-23	=	0.288	AC
L-24	=	0.239	AC
L-25	=	0.382	AC
L-26	=	0.540	AC
L-27	=	0.292	AC
L-28	=	0.244	AC
BLK-3	=	7.982	AC
8-4.L-1	=	0.362	AC
L-2	=	0.232	AC
L-3	=	0.282	AC
L-4	=	0.285	AC
L-5	=	0.311	AC
L-6	=	0.430	AC
L-7	=	0.380	AC
L-8	=	0.400	AC
L-9	=	0.408	AC
L-10	=	0.262	AC
L-11	=	0.301	AC
L-12	=	0.282	AC
L-13	=	0.261	AC
L-14	=	0.271	AC
L-15	=	0.246	AC
L-16	=	0.272	AC
L-17	=	0.265	AC
L-18	=	0.258	AC
L-19	=	0.245	AC
L-20	=	0.257	AC
L-21	=	0.277	AC
L-22	=	0.258	AC
L-23	=	0.246	AC
L-24	=	0.272	AC
L-25	=	0.272	AC
L-26	=	0.320	AC
L-27	=	0.319	AC
L-28	=	0.272	AC
L-29	=	0.286	AC
L-30	=	0.285	AC
L-31	=	0.285	AC
L-32	=	0.284	AC
L-33	=	0.285	AC
L-34	=	0.278	AC
L-35	=	0.215	AC
BLK-4	=	10.169	AC
8-5.L-1	=	0.304	AC
L-2	=	0.249	AC
L-3	=	0.296	AC
L-4	=	0.284	AC
L-5	=	0.293	AC
L-6	=	0.296	AC
L-7	=	0.282	AC
L-8	=	0.291	AC
L-9	=	0.319	AC
L-10	=	0.496	AC
L-11	=	0.286	AC
L-12	=	0.334	AC
L-13	=	0.277	AC
L-14	=	0.287	AC
L-15	=	0.276	AC
L-16	=	0.261	AC
L-17	=	0.244	AC
L-18	=	0.271	AC
L-19	=	0.212	AC
L-20	=	0.241	AC
L-21	=	0.243	AC
L-22	=	0.231	AC
L-23	=	0.261	AC
L-24	=	0.271	AC
BLK-5	=	8.704	AC
8-6.L-1	=	0.348	AC
L-2	=	0.296	AC
L-3	=	0.280	AC
L-4	=	0.273	AC
L-5	=	0.265	AC
L-6	=	0.266	AC
L-7	=	0.260	AC
L-8	=	0.296	AC
L-9	=	0.249	AC
L-10	=	0.235	AC
L-11	=	0.285	AC
L-12	=	0.281	AC
L-13	=	0.331	AC
L-14	=	0.306	AC
L-15	=	0.240	AC
L-16	=	0.245	AC
L-17	=	0.302	AC
L-18	=	0.499	AC
L-19	=	0.353	AC
L-20	=	0.306	AC
L-21	=	0.322	AC
L-22	=	0.325	AC
L-23	=	0.363	AC
L-24	=	0.281	AC
L-25	=	0.253	AC
L-26	=	0.204	AC
L-27	=	0.297	AC
BLK-6	=	7.950	AC
8-7.L-1	=	0.319	AC
L-2	=	0.247	AC
L-3	=	0.257	AC
L-4	=	0.256	AC
L-5	=	0.314	AC
L-6	=	0.237	AC
L-7	=	0.266	AC
L-8	=	0.305	AC
BLK-7	=	2.220	AC
POWER-E1	=	5.466	AC
RR-1	=	8.948	AC
CP-1	=	3.088	AC
CP-2	=	2.459	AC
CP-3	=	6.035	AC
CP-4	=	0.839	AC
CP-5	=	2.900	AC
CP-6	=	0.540	AC
CP-7	=	0.056	AC
CP-8	=	0.029	AC
CP-9	=	0.029	AC
CP-10	=	0.029	AC
CP-11	=	0.029	AC

MAZARRON-D	=	3.277	AC
COLGADURA	=	2.673	AC
COLGADURA	=	2.729	AC
COLGADURA	=	0.444	AC
PYRENEES-W	=	2.711	AC
PALOMA-L	=	0.750	AC
GUADAL-L	=	0.742	AC
VITRINA-W	=	0.731	AC
VITRINA-P	=	0.196	AC
VITRINA-L	=	0.880	AC
SUBDN.	=	100.966	AC

TOTAL AREAS

LOTS	=	55.77	AC.
POWER EASEMENTS	=	5.49	AC.
RESERVED PROPERTIES	=	8.95	AC.
COMMON PROPERTIES	=	15.63	AC.
STREETS	=	13.13	AC.
SUBDIVISION	=	100.97	AC.

TOTAL LENGTH OF STREETS

40' R/W	=	1100.825'
50' R/W	=	9450.680'
75' R/W	=	1903.520'

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- 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.
- 750
- BUILDING SETBACK LINE

DEED DESCRIPTION

COLGADURA SUBDIVISION

BLOCKS 1 THRU 7 INCLUSIVE

A PARCEL OF LAND LYING IN THE NW4 NE4, (0.01AC.+/-), SE4 NE4, (28.67AC.+/-), SW4 NE4, (16.48AC.+/-), NE4 NE4, (0.02AC.+/-), NE4 SE4, (29.49AC.+/-), NW4 SE4, (6.90AC.+/-), OF SECTION 23, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS. AND THE SW4 NW4, (13.28AC.+/-), NW4 SW4, (6.12AC.+/-), 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 SE CORNER OF SECTION 23, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN EAST 93.791', TO THE POINT, THENCE NORTH 1606.578', TO THE POINT OF BEGINNING; THENCE 304.136' ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2537.097', THENCE N81-37-10W 782.088', THENCE 409.368' ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1090.634', THENCE N60-06-49W 263.444', THENCE N29-53-11E 75.000', THENCE N15-14-26W 1395.644', THENCE N31-22-57E 287.272', THENCE N72-53-50E 68.007', THENCE N32-58-10E 220.511', THENCE N86-43-46E 175.285', THENCE N61-41-57E 295.296', THENCE S74-03-17E 145.602', THENCE S09-00-00E 209.886', THENCE S85-00-00W 30.951', THENCE S14-47-19E 129.283', THENCE S45-00-00E 42.426', THENCE N81-09-23E 227.706', THENCE S69-26-38E 256.320', THENCE S46-21-59E 240.832', THENCE N26-33-54E 11.180', THENCE N57-15-53E 33.287', THENCE S70-39-55E 60.407', THENCE S80-54-35E 50.636', THENCE S63-26-05E 44.721', THENCE S45-00-00E 28.284', THENCE N45-00-00E 197.990', THENCE N75-04-07E 310.483', THENCE S7-15-19E 371.214', THENCE N58-11-55E 161.955', THENCE S90-00-00E 30.000', THENCE S73-00-00E 553.396', THENCE 391.675' ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1357.012', THENCE S41-00-00W 399.691', THENCE 802.341', ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1154.467', THENCE S01-30-44W 284.307', THENCE N88-29-16W 163.057', TO THE POINT OF BEGINNING AND CONTAINING 100.97 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 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 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 652, AT PAGE 583, 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.
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 NO WISE 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 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.
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.

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 R.L.S. NO. 93

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

APPROVED:
DATE:

RECORD PLAT

COLGADURA SUBDIVISION

BLOCKS 1 thru 7

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

REVISIONS	
DATE	DESCRIPTION

DRAWN:	SHEET 1 OF 1
DATE:	
CHECKED:	DWG. NO.
DATE:	
JOB NO. ENG.8	SCALE 1"=100'