

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 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 10 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\_\_

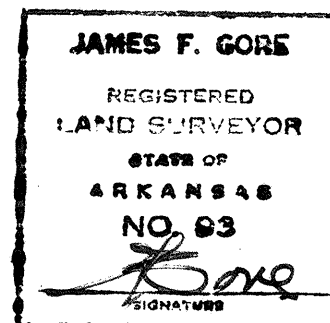
COOPER COMMUNITIES, INC.

By \_\_\_\_\_  
Vice President, Developer

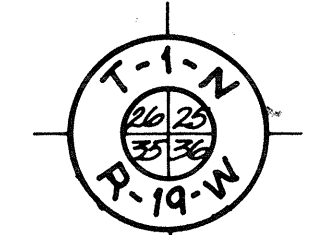
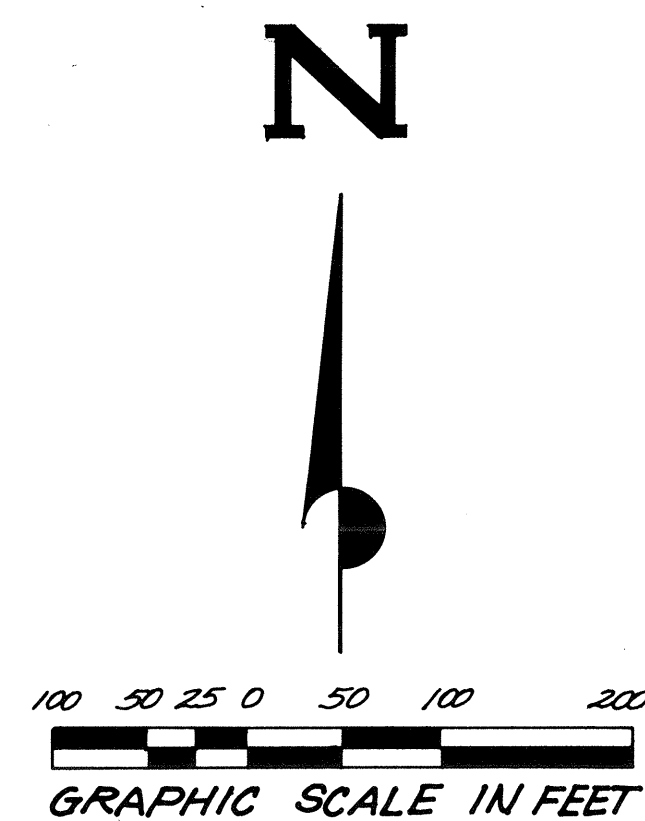
I hereby certify that the Plat shown and reflected herein is a true and accurate survey and that the corners and monuments have been set as shown.

Dated this 21<sup>st</sup> day of MARCH 1972

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



SUBDIVISION AND PROPERTY BOUNDARY



NE CORNER SECTION 35  
AR 100-1345-10  
PLANE COORD.  
NAD 83  
E 1702 426.138

VUESTA SUBDIVISION  
BLOCK 2

TOTAL ACRES

Lotted Area.....	39.3717 Acres
Common Properties.....	13.6891 Acres
Reserved Properties.....	16.5154 Acres
Street Area.....	9.4165 Acres
Total Boundary.....	78.9927 Acres

LENGTH OF RECORDED STREETS

40' R/W.....	1718± Lineal Feet
50' R/W.....	7108± Lineal Feet

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.  
This Document No. 9218 filed for record  
on MARCH 20, 1972 at 2:51 o'clock P. M.  
Recorded in First Book 4 at page 123  
Supplemental Declaration of Covenants and Restrictions  
Recorded in Deed Record Vol. 492, Page 247  
Sharon Hilliard, Circuit Clerk

DEED DESCRIPTION  
COMBRE SUBDIVISION - BLOCKS 1 TO 7 INCLUSIVE

A parcel of land lying in the SW<sup>4</sup>, SE<sup>4</sup>, (10.07 AC.) of Section 26, T-1-N, R-19-W and in the NE<sup>4</sup>, NW<sup>4</sup>, (38.44 AC.); in the NW<sup>4</sup>, NE<sup>4</sup>, (29.41 AC.); in the SE<sup>4</sup>, NW<sup>4</sup>, (0.87 AC.); in the SW<sup>4</sup>, NE<sup>4</sup>, (0.20 AC.) of Section 35, T-1-N, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the NE corner of Section 35, T-1-N, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas (State Plane Coordinates of North 740,990.871 and East 1,703,426.158); run south 150.871' to a point; thence run west 1496.158' to the point of beginning; thence run S 18° 26' 20" W 200.832' to a point; thence run S 0° 00' 00" E 110.000' to a point; thence run S 45° 00' 00" E 42.426' to a point; thence run S 30° 15' 23" E 138.924' to a point; thence run S 25° 39' 30" E 230.710' to a point; thence run S 57° 43' 09" W 464.272' to a point of curvature; thence run southwestwardly along a curve to the left 220.136' to a point; said curve having a degree of curvature of 16° 24' 57" and a chord of S 39° 39' 01" W 216.507'; thence run N 79° 00' 00" W 223.335' to a point; thence run N 14° 44' 37" W 196.469' to a point; thence run N 40° 36' 05" W 184.391' to a point; thence run N 75° 57' 50" W 123.693' to a point; thence run S 59° 19' 22" W 686.003' to a point; thence run S 74° 44' 42" W 342.052' to a point; thence run N 75° 22' 45" W 356.546' to a point; thence run N 44° 48' 20" W 165.680' to a point; thence run N 74° 00' 00" W 140.905' to a point; thence run N 01° 05' 39" E 1270.033' to a point; thence run S 88° 54' 56" E 1305.238' to a point; thence run N 01° 24' 33" E 440.748' to a point; thence run S 87° 13' 24" E 660.000' to a point; thence run N 59° 02' 22" E 185.271' to a point; thence run S 30° 00' 00" E 534.503' to a point; thence run S 15° 15' 18" E 228.035' to the point of beginning and containing a total of 78.9927 Acres, more or less.

BLOCK 1		BLOCK 2		BLOCK 4		BLOCK 6	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.2991	11	0.2690	2	0.4080	1	0.4089
2	0.2817	12	0.4049	3	0.4510	2	0.3644
3	0.3009	13	0.2527	4	0.3533	3	0.3018
4	0.3049	14	0.2558	5	0.4220	4	0.3089
5	0.2680	15	0.2735	6	1.2735	5	0.3593
6	0.3042	16	0.2541	7	1.0052	6	0.2487
7	0.2842	17	0.2874	8	1.0082	7	0.2869
8	0.4290	18	0.2615	9	0.2804	8	0.2467
9	0.3042	19	0.2643	10	0.3098	9	0.2513
10	0.3294	20	1.0012	11	0.2795	10	0.2807
11	0.3282	21	0.2591	12	0.2765	11	0.2349
12	0.2600	22	0.2615	13	0.2452	12	0.2603
13	0.2448	23	0.2674	14	0.2676	13	0.2385
14	0.2395	24	0.2593	15	0.2497	14	0.2497
15	0.2467	25	0.3046	16	0.2486	15	0.2486
16	0.2591	26	0.2741	17	0.2585	16	0.2585
17	0.2567	27	0.3024	18	0.2898	17	0.2898
18	0.2523			19	0.3133	18	0.3133
19	0.2607			20	0.2705	19	0.2981
20	1.0234			21	0.2982	20	0.2633

BLOCK 3		BLOCK 5		BLOCK 7	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.2943	1	0.2876	1	0.4294
2	0.3024	2	0.2417	2	0.4264
3	0.2523	3	0.2662	3	0.3766
4	0.3009	4	0.3511	4	0.3632
5	0.2723	5	0.2748	5	0.3246
6	0.2778	6	0.2645	6	0.3627
7	0.3113	7	0.2837	7	0.3596
8	0.2486	8	0.2884	8	0.3439
9	0.2759				
10	0.2790				

LEGEND:

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE
- 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.

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

APPROVED  
DATE: 3/21/72

RECORD PLAT

COMBRE SUBDIVISION  
BLOCKS 1-7 INCLUSIVE

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

REVISIONS

DATE	BY	DESCRIPTION

DRAWN: THW SHEET 1 OF 1

CHECKED: JB DATE: 3/21/72 DWN. NO. 4-110-1102100

JOB NO. ENG 25 SCALE: 1" = 100'

Address Copy