

LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
1	103488	25	12163.8
2	10971.4	26	12130.5
3	11750.8	27	11878.3
4	10535.4	28	11988.7
5	10568.1	29	11877.9
6	12945.3	30	13928.4
7	10887.3	31	9793.2
8	9792.6	32	10877.0
9	11752.2	33	11239.9
10	13772.9	34	10291.0
11	12448.7	35	10735.4
12	9928.7	36	9633.6
13	10657.3	37	11596.4
14	10293.3	38	11596.4
15	12249.6	39	11064.9
16	15967.7	40	10500.1
17	12707.5	41	11422.5
18	11488.8	42	10822.4
19	11728.4	43	12044.1
20	16436.6	44	11659.8
21	10458.5	45	12246.2
22	1601.6	46	12253.3
23	9986.0	47	11584.5
24	19053.9	48	11860.6
25	10374.4	49	1056.9
26	12311.5	50	11791.0
27	12078.6	51	10825.5
28	10490.3	52	10777.3
29	12380.0	53	10309.4
30	11625.4	54	10522.3
31	10073.7	55	11565.1
32	12273.0	56	11960.4
33	9875.4	57	13639.1
34	10813.4	58	9745.2
35	9675.1	59	10350.1
36	10651.1	60	
37	10936.1	61	
38	10513.8	62	
39	10870.0		
40	25590.0		
41	15964.4		
42	12033.9		
43	11064.9		
44	10587.7		
45	11896.5		
46	10693.5		
47	13688.8		
48	13744.1		

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

JOHN A. COOPER COMPANY, 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 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 IX 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 1,000 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 15 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 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 26 DAY OF AUG, 1970.

JOHN A. COOPER COMPANY  
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 26 DAY OF AUG, 1970.

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

DEED DESCRIPTION  
CORDOBA SUBDIVISION  
BLOCKS 1 AND 2

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (12.5432 ACRES), AND THE NW 1/4 OF THE SW 1/4 (7.8681 ACRES) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 19 WEST, AND LYING IN THE SE 1/4 OF THE SE 1/4 (38.3404 ACRES), THE NE 1/4 OF THE SE 1/4 (40.124 ACRES), THE SW 1/4 OF THE SE 1/4 (19.7807 ACRES), AND THE NW 1/4 OF THE SE 1/4 (12.3452 ACRES) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 19 WEST, SAID POINT BEING 1000.0 FT. NORTH & 0.490 FT. EAST OF THE SE CORNER OF SAID SEC. 8, TOWNSHIP 1 SOUTH, RANGE 19 WEST (ARKANSAS STATE PLANE COORDINATES NORTH 724,388.842; EAST 1,684,302.306); THENCE S89°22'54"W, PARALLEL WITH AND 10 FEET NORTH OF THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, 1272.442 FEET; THENCE N89°06'08"W, PARALLEL WITH AND 10 FEET NORTH OF THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, 571.001 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 7; THENCE N09°49'00"E, ALONG SAID RIGHT-OF-WAY, 297.897 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1001.531 FEET, AN ARC DISTANCE OF 1484.262 FEET; THENCE N04°12'12"E, PARALLEL WITH AND 10 FEET EAST OF THE NW 1/4 OF THE NW 1/4 OF SECTION 8, 316.872 FEET; THENCE N83°32'26"E, 868.837 FEET; THENCE S42°12'00"E, 334.906 FEET; THENCE N13°26'17"E, 65.000 FEET; THENCE S76°33'43"E, 170.000 FEET; THENCE S13°26'17"W, 157.350 FEET; THENCE S76°33'43"E, 261.459 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 761.760 FEET, AN ARC DISTANCE OF 327.617 FEET; THENCE N78°47'47"E, 1694.373 FEET; THENCE S09°43'31"E, 347.678 FEET; THENCE S44°38'55"E, 115.261 FEET; THENCE S50°42'38"W, 142.127 FEET; THENCE S51°20'25"W, 128.062 FEET; THENCE S55°10'32"W, 280.179 FEET; THENCE S13°14'26"W, 349.285 FEET; THENCE S59°25'15"W, 255.539 FEET; THENCE S63°59'43"W, 456.180 FEET; THENCE S04°26'51"W, 90.272 FEET; THENCE N90°00'00"E, 37.000 FEET; THENCE S19°00'00"E, 225.695 FEET; THENCE N87°52'41"W, PARALLEL WITH AND 10 FEET NORTH OF THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 9, 60.725 FEET TO THE POINT OF BEGINNING CONTAINING 94.9600 ACRES.

TOTAL AREAS

LOTS.....	28,957.4 ACRES
STREET R/W.....	11,743.3 ACRES
COMMON PROPERTY.....	28,146 ACRES
RESERVED PROPERTY.....	23,708 ACRES
ELECTRICAL EASEMENT.....	2,369.7 ACRES
SUBDIVISION BOUNDARY.....	94,960.0 ACRES

LEGEND

- LAND LINES OF SECTIONS
- BUILDING SETBACK LINES
- SUBDIVISION BOUNDARY
- 975' CONTOUR LINE: 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 FILED CONFORMATION. CONTOUR INTERVAL FIVE FEET.
- UTILITY & DRAINAGE EASEMENT
- HIGH WATER LINE OF KNOWN FLOOD.

RECORD PLAT		REVISIONS	
CORDOBA SUBDIVISION BLOCKS 1 AND 2		DATE	DESCRIPTION
JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS		DRAWN BY	SHEET 1 OF 1
APPROVED: DATE: 6/15/70		CHECKED BY	DWG NO.
DATE: 6/23/70		DATE: 6/23/70	6-HS-227
JOB NO. SCALE		1"=100'	