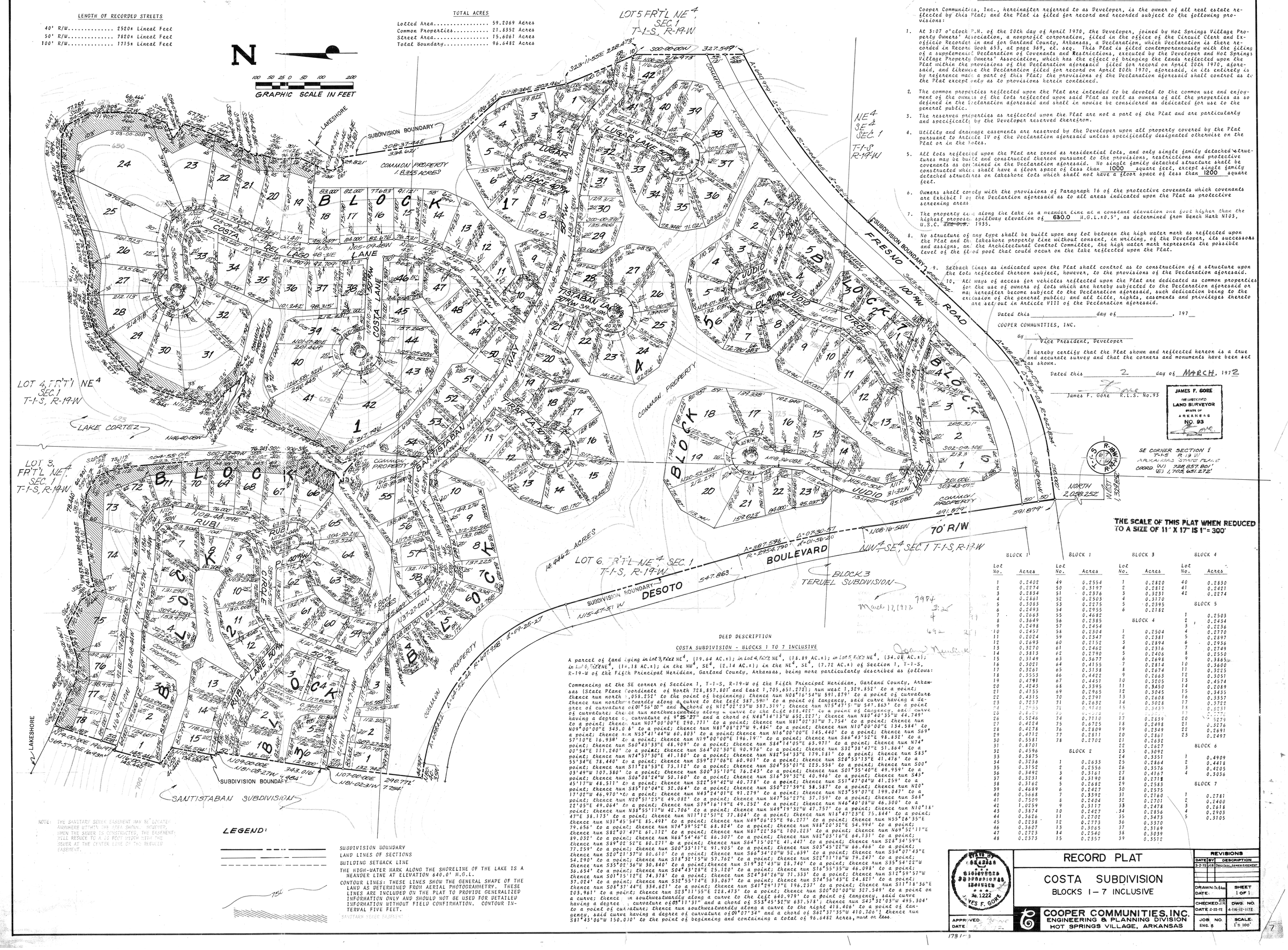
LENGTH OF RECORDED STREETS

40' R/W.....	2520± Lineal Feet
50' R/W.....	7820± Lineal Feet
100' R/W.....	1715± Lineal Feet

TOTAL ACRES

Lotted Area.....	59.2069 Acres
Common Properties.....	21.8352 Acres
Street Area.....	15.6061 Acres
Total Boundary.....	96.6482 Acres



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. of 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.

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 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, except single family detached structures on lakeshore lots which shall not have a floor space of less than 1200 square feet.

6. 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.

7. The property line along the lake is a meander line at a constant elevation one foot higher than the highest proposed spillway elevation of 630.0 M.G.L.±0.5', as determined from Bench Mark N103, U.S.C. and G.S. 1935.

8. No structure of any type shall be built upon any lot between the high water mark as reflected upon the Plat and the lakeshore property line without consent, in writing, of the Developer, its successors and assigns, and the Architectural Control Committee, the high water mark represents the possible level of the flood pool that could occur on the lake reflected upon the Plat.

9. 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.

10. 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 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 2 day of MARCH, 1972

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

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

DEED DESCRIPTION

COSTA SUBDIVISION - BLOCKS 1 TO 7 INCLUSIVE

A parcel of land lying in Lot 3, Fr'tl NE¼, (19.64 AC.±); in Lot 4, Fr'tl NE¼, (18.89 AC.±); in Lot 5, Fr'tl NE¼, (34.08 AC.±); in Lot 6, Fr'tl NE¼, (14.18 AC.±); in the NW¼, SE¼, (2.14 AC.±); in the NE¼, SE¼, (7.72 AC.±) of Section 1, 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 1, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas (State Plane Coordinate of North 728,857.801' and East 1,703,651.272'); run west 1,329.852' to a point; thence run north 2,028.252' to the point of beginning; thence run N08°16'54"W 591.879' to a point of curvature; thence run northwestwardly along a curve to the left 387.598' to a point of tangency, said curve having a degree of curvature of 01°56'20" and a chord of N12°02'23"W 387.319'; thence run N15°47'51"W 547.863' to a point of curvature; thence run northwestwardly along a curve to the left 688.422' to a point of tangency, said curve having a degree of curvature of 9°25'27" and a chord of N48°14'13"W 652.227'; thence run N80°40'35"W 44.749' to a point; thence run N07°00'00"E 290.771' to a point; thence run N81°02'31"W 7.754' to a point; thence run N09°00'00"E 343.0 6' to a point; thence run N81°08'27"W 9.486' to a point; thence run N10°00'00"E 134.584' to a point; thence run N53°41'44"W 60.803' to a point; thence run N16°00'00"E 145.440' to a point; thence run S69°57'10"E 16.938' to a point; thence run N19°00'00"E 196.19' to a point; thence run S66°43'52"E 98.832' to a point; thence run S60°43'33"E 48.909' to a point; thence run S84°14'05"E 63.971' to a point; thence run N74°00'54"E 111.240' to a point; thence run S64°02'30"E 90.976' to a point; thence run S32°38'47"E 51.664' to a point; thence run N74°57'50"E 41.180' to a point; thence run N82°54'55"E 179.181' to a point; thence run S83°55'34"E 78.440' to a point; thence run S59°27'06"E 60.901' to a point; thence run S20°53'13"E 41.476' to a point; thence run S11°28'53"E 73.112' to a point; thence run S04°55'01"E 223.558' to a point; thence run S00°03'49"W 107.380' to a point; thence run S00°55'10"E 76.243' to a point; thence run S01°35'40"E 49.959' to a point; thence run S06°08'24"W 50.160' to a point; thence run S16°39'32"E 40.946' to a point; thence run S43°45'17"W 48.511' to a point; thence run S22°59'42"W 40.778' to a point; thence run S51°47'04"W 41.259' to a point; thence run S85°10'04"E 32.064' to a point; thence run S50°27'39"E 58.587' to a point; thence run N20°17'02"W 46.970' to a point; thence run N43°24'01"E 91.279' to a point; thence run N23°59'07"E 199.047' to a point; thence run N20°51'25"E 49.082' to a point; thence run N47°56'27"E 37.159' to a point; thence run S68°22'05"E 49.064' to a point; thence run S79°16'19"E 49.252' to a point; thence run N46°40'03"W 46.300' to a point; thence run N38°55'11"W 42.706' to a point; thence run N49°19'32"W 47.757' to a point; thence run N10°18'47"E 38.173' to a point; thence run N11°12'59"E 77.804' to a point; thence run N13°47'23"E 75.844' to a point; thence run N31°45'54"E 85.491' to a point; thence run N49°06'25"E 96.277' to a point; thence run N55°26'35"E 79.656' to a point; thence run N74°39'52"E 68.824' to a point; thence run N88°20'32"E 54.994' to a point; thence run S82°07'47"E 61.112' to a point; thence run N81°22'36"E 100.223' to a point; thence run N69°52'11"E 89.032' to a point; thence run N68°54'46"E 86.307' to a point; thence run N82°03'16"E 64.131' to a point; thence run S89°02'52"E 80.271' to a point; thence run S64°15'02"E 41.447' to a point; thence run S28°34'59"E 77.259' to a point; thence run S00°33'11"E 91.905' to a point; thence run S03°45'22"W 66.466' to a point; thence run S20°21'37"W 80.610' to a point; thence run S66°34'20"W 52.639' to a point; thence run S54°07'43"E 54.290' to a point; thence run S18°32'15"W 57.762' to a point; thence run S22°11'16"W 79.247' to a point; thence run S35°02'36"W 30.840' to a point; thence run S19°32'43"W 28.740' to a point; thence run S35°54'22"W 36.654' to a point; thence run S04°43'28"E 25.120' to a point; thence run S14°55'35"W 46.098' to a point; thence run S01°15'12"E 74.374' to a point; thence run S24°34'26"W 71.533' to a point; thence run S12°59'57"W 37.024' to a point; thence run S32°55'14"E 33.067' to a point; thence run S74°56'43"E 24.821' to a point; thence run S08°37'44"E 334.621' to a point; thence run S41°29'17"E 196.237' to a point; thence run S11°18'36"E 203.961' to a point; thence run S23°11'55"E 228.473' to a point; thence run S00°00'00"W 327.549' to a point on a curve; thence run southwestwardly along a curve to the left 640.979' to a point of tangency, said curve having a degree of curvature of 09°11'31" and a chord of S53°45'52"W 637.578'; thence run S43°32'03"W 495.904' to a point of curvature; thence run southwestwardly along a curve to the right 418.406' to a point of tangency, said curve having a degree of curvature of 09°07'34" and a chord of S68°37'35"W 410.706'; thence run S81°43'06"W 150.030' to the point of beginning and containing a total of 96.6482 Acres, more or less.

NOTE: THE SANITARY SEWER EASEMENT MAY BE LOCATED ANYWHERE WITHIN THE AREA SHOWN. HOWEVER, WHEN THE SEWER IS CONSTRUCTED, THE EASEMENT WILL REDUCE TO A 12 FOOT WIDTH ONE FOOT FROM SEWER AT THE CENTER LINE OF THE REDUCED EASEMENT.

LEGEND:

SUBDIVISION BOUNDARY
LAND LINES OF SECTIONS
BUILDING SETBACK LINE
THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 640.0' M.G.L.
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.
SANITARY SEWER EASEMENT

BLOCK 1

Lot No.	Acres
1	0.2402
2	0.2274
3	0.2834
4	0.2361
5	0.3083
6	0.2493
7	0.2665
8	0.3649
9	0.2498
10	0.2457
11	0.2024
12	0.2693
13	0.3270
14	0.3813
15	0.3149
16	0.3021
17	0.3261
18	0.3553
19	0.4791
20	0.4243
21	0.4155
22	0.4315
23	0.7257
24	1.7955
25	0.6225
26	0.5246
27	0.4224
28	0.4278
29	0.4712
30	0.5581
31	0.8701
32	0.4596
33	0.3875
34	0.3256
35	0.3152
36	0.3492
37	0.3251
38	0.3162
39	0.4689
40	0.5668
41	0.7509
42	1.0259
43	0.3874
44	0.5626
45	0.2238
46	0.3607
47	0.2723
48	0.2373

BLOCK 1

Lot No.	Acres
49	0.2554
50	0.3197
51	0.2376
52	0.2503
53	0.2275
54	0.2955
55	0.4682
56	0.2385
57	0.2454
58	0.2304
59	0.2347
60	0.2152
61	0.2462
62	0.2790
63	0.3677
64	0.4155
65	0.3138
66	0.4422
67	0.4451
68	0.3395
69	0.2965
70	0.2791
71	0.2632
72	0.3148
73	0.5225
74	0.7110
75	0.6725
76	0.2809
77	0.2811
78	0.2702

BLOCK 2

Lot No.	Acres
1	0.2633
2	0.2556
3	0.3161
4	0.2718
5	0.2682
6	0.2427
7	0.3392
8	0.2404
9	0.3117
10	0.2427
11	0.2702
12	0.2773
13	0.3065
14	0.2540
15	0.2357

BLOCK 3

Lot No.	Acres
1	0.2820
2	0.2812
3	0.3231
4	0.3170
5	0.2395
6	0.2182

BLOCK 4

Lot No.	Acres
1	0.2504
2	0.2381
3	0.2894
4	0.2316
5	0.2406
6	0.2498
7	0.2814
8	0.2674
9	0.2663
10	0.3205
11	0.3450
12	0.3045
13	0.2608
14	0.3028
15	0.3439
16	0.2839
17	0.2349
18	0.2498
19	0.2349
20	0.2861
21	0.2632
22	0.2627
23	0.3092
24	0.3551
25	0.2864
26	0.3576
27	0.4167
28	0.4178
29	0.2583
30	0.2575
31	0.2760
32	0.2701
33	0.2478
34	0.2856
35	0.3473
36	0.3370
37	0.3169
38	0.3039
39	0.3512

BLOCK 4

Lot No.	Acres
40	0.2830
41	0.2421
42	0.2274

BLOCK 5

Lot No.	Acres
1	0.2503
2	0.2434
3	0.2236
4	0.2770
5	0.2897
6	0.2936
7	0.2749
8	0.2550
9	0.3865
10	0.3600
11	0.3225
12	0.3051
13	0.4574
14	0.2089
15	0.3435
16	0.3357
17	0.3722
18	0.6231
19	2.5776
20	1.5279
21	0.3276
22	0.2691
23	0.2497

BLOCK 6

Lot No.	Acres
1	0.4909
2	0.4418
3	0.4205
4	0.3036

BLOCK 7

Lot No.	Acres
1	0.2781
2	0.2400
3	0.2618
4	0.2903
5	0.3105

March 17, 1972
7984
3:25
4
672

STATE OF ARKANSAS
REGISTERED
LAND SURVEYOR
No. 1222
JAMES F. GORE

APPROVED: [illegible]
DATE: 3-17-72

RECORD PLAT

COSTA SUBDIVISION

BLOCKS 1 – 7 INCLUSIVE

REVISIONS		
DATE	BY	DESCRIPTION
3-2-72	JCB	DEED DESC., SEWER EASEMENT

DRAWN: Tk & Ass
DATE:
CHECKED: J.F.G.
DATE: 2-22-72
SHEET 1 OF 1
DWG. NO. 4-116-12-1172
JOB NO. ENG. 8
SCALE: 1" = 100'

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

173/-3