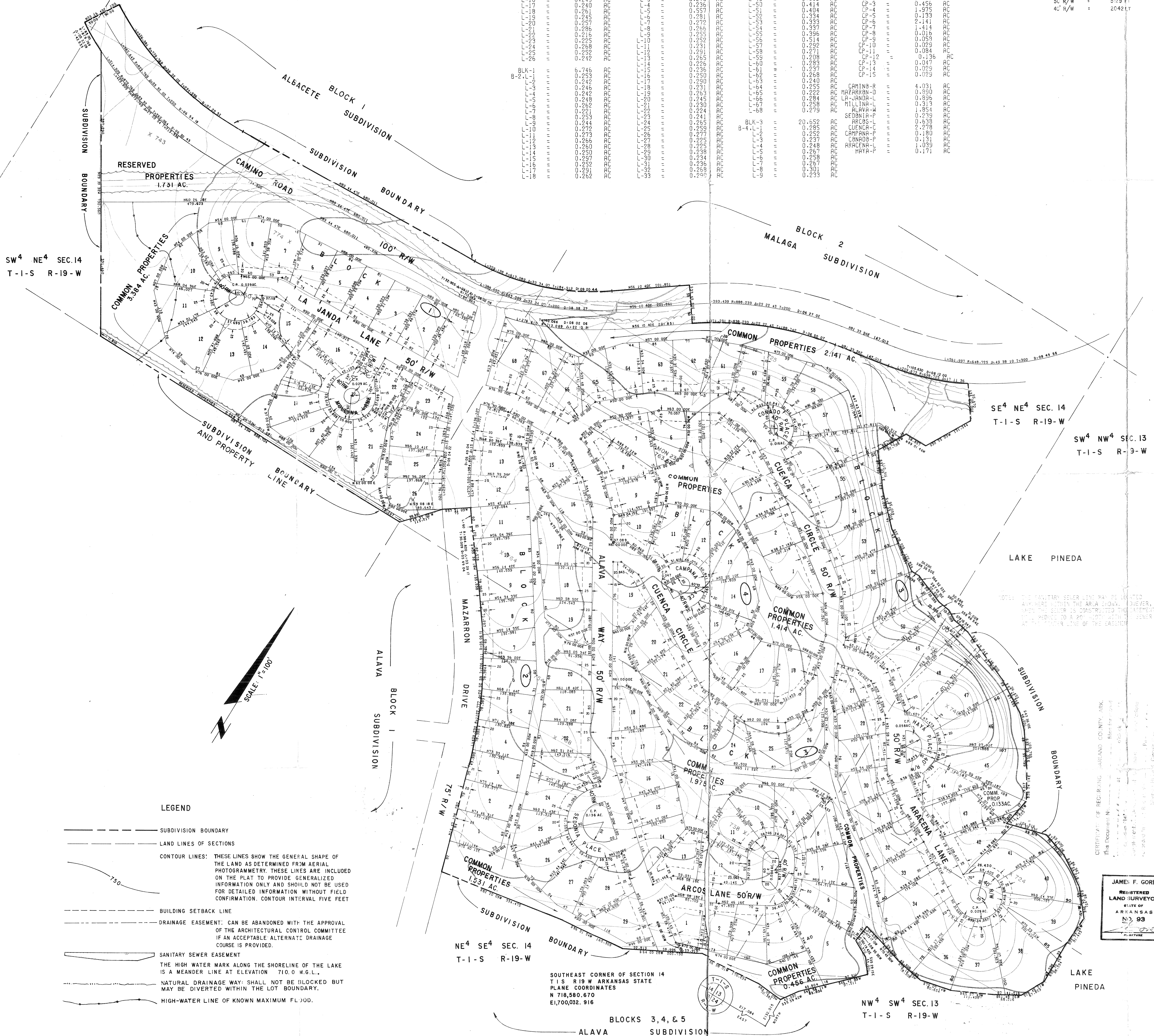


SE<sup>4</sup> NW<sup>4</sup> SEC.14  
T-1-S R-19-W



TOTAL LINEAR LENGTH OF STREETS IN FEET	
100' R/W	1756.7
75' R/W	517.1
50' R/W	519.6
40' R/W	2042.1

TOTAL AREAS	
LOTS	39,655 AC.
COMMON PROP.	11,460 AC.
RESERVED PROP.	1,939 AC.
STREETS	12,660 AC.
BOUNDARY	65,714 AC.

DEED DESCRIPTION  
CUECA SUBDIVISION  
B. 2000 THRU 4 INCLUSIVE  
A PARCEL OF LAND LYING IN THE NW<sup>4</sup> SEC. 14, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, ARKANSAS COUNTY, ARKANSAS, AND THE SE<sup>4</sup> SEC. 14, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, ARKANSAS COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER SECTION 14, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, ARKANSAS COUNTY, ARKANSAS, RUN EAST 217.084', TO A POINT, THENCE NORTH 232.015', TO THE POINT OF BEGINNING, THENCE N84-02-03W 70.391', THENCE S86-38-01W 170.254', THENCE S84-03-20W 205.790', THENCE S86-31-54W 165.309', THENCE S82-20-01W 334.475', THENCE N14-45-19W 280.000', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 409.230', SAID CURVE HAVING A RADIUS OF 1227.777', THENCE S85-38-18W 155.599', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 60.000', SAID CURVE HAVING A RADIUS OF 584.820', THENCE S57-51-09W 75.000', THENCE S43-37-02W 113.217', THENCE N07-24-53W 89.898', THENCE S43-37-02W 113.217', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 85.000', SAID CURVE HAVING A RADIUS OF 475.769', THENCE S43-37-02W 113.217', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 456.381', SAID CURVE HAVING A RADIUS OF 779.769', THENCE N89-44-47E 580.011', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 559.991', SAID CURVE HAVING A RADIUS OF 193.089', THENCE N56-10-40E 201.851', THENCE S39-49-20E 100.000', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 371.291', SAID CURVE HAVING A RADIUS OF 838.233', THENCE N01-39-24E 147.012', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 209.673', SAID CURVE HAVING A RADIUS OF 698.725', THENCE S34-00-00E 95.670', THENCE S30-55-03W 131.544', THENCE N89-01-46W 58.957', THENCE S30-57-34E 158.158', THENCE S37-08-41E 110.995', THENCE S42-54-00E 95.033', THENCE S55-08-55E 122.854', THENCE S86-36-50E 24.295', THENCE S64-52-33E 26.198', THENCE S67-45-55E 55.555', THENCE S80-41-48E 30.588', THENCE S38-46-54E 31.010', THENCE S18-16-24E 43.617', THENCE S65-19-54E 146.809', THENCE S57-45-33E 96.455', THENCE S43-36-10E 46.212', THENCE S39-29-35E 103.769', THENCE S28-14E 79.317', THENCE S11-35E 74.423', THENCE S75-56-53E 104.516', THENCE S71-41-10E 69.600', THENCE S55-54-21E 86.967', THENCE S39-04-36E 69.479', THENCE S05-33-16W 41.433', THENCE S05-56-53W 50.555', THENCE S28-48-21W 67.829', THENCE S61-49-26W 58.216', THENCE S65-27-43W 111.498', THENCE S79-07-14W 80.654', THENCE N78-16-39W 78.308', THENCE N44-45-16W 85.858', THENCE N73-17-13W 52.691', THENCE S08-14E 46.181', THENCE S61-19-42E 50.370', THENCE S35-29-15E 44.601', THENCE S46-45-03W 97.511', THENCE S45-56-11W 83.804', THENCE S35-39-42W 49.992', TO THE POINT OF BEGINNING AND CONTAINING 65.71 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

- 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 ARKANSAS COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 369, ET. SEQ. THIS PLAT IS FILED FOR RECORD 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, AS RECORDED 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 DECLARATION AFORESAID, AND 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1400 SQUARE FEET.
  - 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.
  - THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 700.0 M.G.L.  $\pm$  0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.
  - 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.
  - 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.
  - 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 \_\_\_\_\_, 1971.  
JOHN A. COOPER COMPANY  
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 30 DAY OF JUNE, 1971.  
JAMES F. GORE R.L.S. NO. 93

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

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

RECORD PLAT	
CUECA SUBDIVISION BLOCKS 1 THRU 4	
DATE: 6/30/71	REVISIONS
DRAWN: T.A.	SHEET 1 OF 1
CHECKED: J.F.G.	DATE: 6/30/71
DATE: 6/30/71	ENG. 8
JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS	