

DEBUTAR SUBDIVISION  
BLOCKS 1 THRU 5  
LEGAL DESCRIPTION

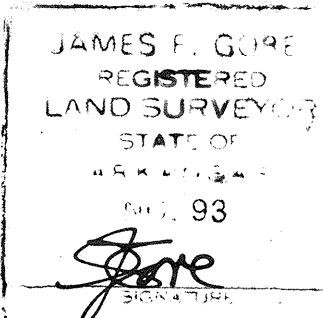
A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NW 1/4 (5,620 AC. ±), IN THE SW 1/4 OF THE NW 1/4 (24,906 AC. ±) AND IN THE NW 1/4 OF THE SW 1/4 (3,149 AC. ±) OF SECTION 21, IN THE NE 1/4 OF THE NE 1/4 (31,701 AC. ±), IN THE NE 1/4 OF THE NE 1/4 (1,758 AC. ±) OF SECTION 20, ALL IN TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 633.15 FEET SOUTH AND 17.04 FEET WEST OF THE NORTHWEST CORNER OF SAID SECTION 21 (ARKANSAS STATE PLANE COORDINATES OF NORTH 718,042.62 FEET AND EAST 1,715,717.20 FEET); THENCE, S 77° 36' 02" E 340.00 FEET; THENCE, S 12° 23' 58" W 281.35 FEET; THENCE, S 48° 00' 00" E 1035.69 FEET; THENCE, S 28° 53' 12" W 351.21 FEET; THENCE, S 74° 21' 28" W 129.81 FEET; THENCE, S 36° 24' 18" W 692.49 FEET; THENCE, S 31° 54' 00" E 80.53 FEET; THENCE, S 07° 26' 28" E 96.22 FEET; THENCE, S 79° 59' 27" W 232.07 FEET; THENCE, S 01° 23' 36" E 190.58 FEET; THENCE, S 78° 55' 46" W 356.26 FEET; THENCE, N 05° 11' 30" E 380.30 FEET; THENCE, N 88° 55' 38" W 1260.77 FEET; THENCE, N 01° 55' 24" E 539.31 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 514.51 FEET, SAID CURVE HAVING A RADIUS OF 1,250.00 FEET AND A DELTA ANGLE OF 23° 35' 01"; THENCE, N 55° 37' 32" E 709.61 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 792.16 FEET, SAID CURVE HAVING A RADIUS OF 1050.00 FEET AND A DELTA ANGLE OF 43° 13' 34" TO THE POINT OF BEGINNING, CONTAINING 67.134 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 26th DAY OF SEPT, 1984, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THIS TITLE THEREON, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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



SE 1/4 NE 1/4 SECTION 20  
T-1-S, R-18-W

NE 1/4 NE 1/4 SECTION 20  
T-1-S, R-18-W

NW 1/4 NW 1/4 SECTION 21  
T-1-S, R-18-W

SW 1/4 NW 1/4 SECTION 21  
T-1-S, R-18-W

NW 1/4 SW 1/4 SECTION 21  
T-1-S, R-18-W

BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 5
LOT 1 0.252 AC.	LOT 1 0.277 AC.	LOT 1 0.266 AC.	LOT 1 0.295 AC.
LOT 2 0.269 AC.	LOT 2 0.248 AC.	LOT 2 0.304 AC.	LOT 2 0.240 AC.
LOT 3 0.277 AC.	LOT 3 0.241 AC.	LOT 3 0.263 AC.	LOT 3 0.238 AC.
LOT 4 0.233 AC.	LOT 4 0.243 AC.	LOT 4 0.231 AC.	LOT 4 0.245 AC.
LOT 5 0.229 AC.	LOT 5 0.259 AC.	LOT 5 0.244 AC.	LOT 5 0.234 AC.
LOT 6 0.237 AC.	LOT 6 0.224 AC.	LOT 6 0.239 AC.	LOT 6 0.240 AC.
LOT 7 0.241 AC.	LOT 7 0.265 AC.	LOT 7 0.256 AC.	LOT 7 0.244 AC.
LOT 8 0.299 AC.	LOT 8 0.276 AC.	LOT 8 0.242 AC.	LOT 8 0.242 AC.
LOT 9 0.284 AC.	LOT 9 0.249 AC.	LOT 9 0.271 AC.	LOT 9 0.314 AC.
LOT 10 0.290 AC.	LOT 10 0.224 AC.	TOTAL 2.316 AC.	LOT 10 0.368 AC.
LOT 11 0.280 AC.	LOT 11 0.270 AC.	LOT 11 0.270 AC.	LOT 11 0.270 AC.
LOT 12 0.296 AC.	LOT 12 0.291 AC.	LOT 12 0.291 AC.	LOT 12 0.291 AC.
LOT 13 0.272 AC.	LOT 13 0.271 AC.	LOT 13 0.271 AC.	LOT 13 0.271 AC.
LOT 14 0.257 AC.	LOT 14 0.258 AC.	LOT 14 0.258 AC.	LOT 14 0.258 AC.
LOT 15 0.275 AC.	LOT 15 0.314 AC.	LOT 15 0.276 AC.	LOT 15 0.395 AC.
LOT 16 0.302 AC.	LOT 16 0.318 AC.	LOT 16 0.254 AC.	LOT 16 0.327 AC.
LOT 17 0.354 AC.	LOT 17 0.345 AC.	LOT 17 0.246 AC.	LOT 17 0.306 AC.
LOT 18 0.576 AC.	LOT 18 0.269 AC.	LOT 18 0.347 AC.	LOT 18 0.361 AC.
LOT 19 0.362 AC.	LOT 19 0.325 AC.	LOT 19 0.325 AC.	TOTAL 5.887 AC.
LOT 20 0.325 AC.	LOT 20 0.272 AC.	LOT 20 0.272 AC.	
LOT 21 0.274 AC.	LOT 21 0.242 AC.	LOT 21 0.242 AC.	
LOT 22 0.271 AC.	LOT 22 0.239 AC.	LOT 22 0.239 AC.	
LOT 23 0.251 AC.	LOT 23 0.240 AC.	LOT 23 0.240 AC.	
LOT 24 0.349 AC.	LOT 24 0.249 AC.	LOT 24 0.249 AC.	
LOT 25 0.257 AC.	LOT 25 0.222 AC.	LOT 25 0.222 AC.	
LOT 26 0.254 AC.	TOTAL 6.631 AC.	LOT 26 0.254 AC.	
LOT 27 0.337 AC.		LOT 27 0.337 AC.	
LOT 28 0.266 AC.		LOT 28 0.266 AC.	
LOT 29 0.253 AC.		LOT 29 0.253 AC.	
LOT 30 0.279 AC.		LOT 30 0.279 AC.	
TOTAL 8.877 AC.		TOTAL 4.744 AC.	

LINEAL FEET OF STREET  
75' R/W 2463 LINEAL FEET  
50' R/W 4690 LINEAL FEET  
40' R/W 175 LINEAL FEET

ACREAGE CHART	AC.
LOTS	28.455
COMMON PROPERTIES	16.563
RESERVED PROPERTIES	12.532
STREETS	9.784
TOTAL	67.134

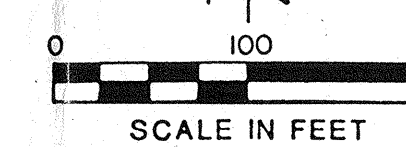
NORTHWEST CORNER SECTION 21  
T-1-S, R-18-W  
ARKANSAS STATE PLANE  
COORDINATES  
NORTH = 718,042.62  
EAST = 1,715,717.20

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 ON THE 20TH DAY OF APRIL, 1970, THE DEVELOPER, JOINED BY THE 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 653, AT PAGE 369, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF CONVEYANCES AND RESTRICTIONS EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE APRIL 20TH, 1970 DECLARATION AFORESAID, WHICH 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 THEREFOR.
- 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 1,000 SQUARE FEET, EXCEPT ON LOTS MARKED (C) MINIMUM SHALL BE 1,200 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 16 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 24 DAY OF SEPT, 1984.  
COOPER COMMUNITIES, INC.,  
BY John A. Cooper Jr.  
PRESIDENT, DEVELOPER



THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'

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