

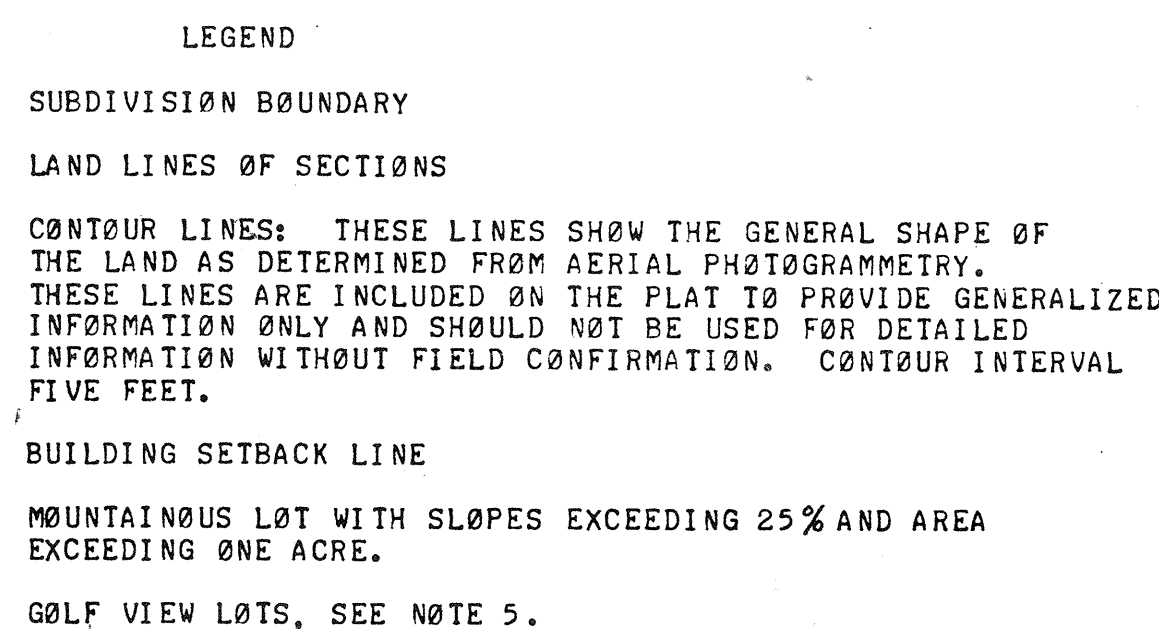
TOTAL AREAS

| | | |
|--------------|---|-----------|
| LOTS | = | 21.19 AC. |
| COMMON PROP. | = | 2.57 AC. |
| STREETS | = | 4.64 AC. |
| SUBDIVISION | = | 28.40 AC. |

TOTAL LENGTH OF STREET

| | | |
|---------|---|----------|
| 40' R/W | = | 650.00' |
| 50' R/W | = | 3406.22' |

The diagram shows a traverse starting from a point, going North for 2,222.299', then turning East for 672.903'. Below the traverse is a circular magnetic declination table. The table is divided into four quadrants by a vertical line (labeled 'I' in the center) and a horizontal line. The quadrants are labeled as follows: Top-Left (T-I-N), Top-Right (R-I-W), Bottom-Left (T-I-S), and Bottom-Right (R-I-W). The values in the quadrants are 35 and 36 in the top-left, and 19 and 19 in the top-right and bottom-right respectively. The bottom-left quadrant is empty.



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 NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN RECORD BOOK 155, 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 JOINTLY DECLARED BY THE OWNERS OF THE ASSOCIATION, WHEREIN THE DECLARATION AFORESAID 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 IN RECORD BOOK 155, AT PAGE 370, 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 THE 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 TO ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOISE 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 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 THEREUPON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO OTHER SINGLE DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET, EXCEPT ON LOTS MARKED 00, MINIMUM SHALL BE 1200 SQUARE FEET.

SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LANDS 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 1 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. THEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF ALL OTHERS, AND ALL RIGHTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 93
[Signature]
GORE & SONS

CERTIFICATE OF RECORDING GARLAND COUNTY, ARK.
This Document No. 1894 filed for record
on March 2, 1972 at 5:47 o'clock P. M.
Recorded in Plat Book _____ at page 90
Supplemental Ordination of Colleges and Institutions
recorded in these record Vol. 641, Page 130

Sheldon Hilliard, Circuit Clerk
By: Joann Newbark

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

|  <p> APPROVED: DATE: 5/22/72 50 LOTS </p> | RECORD PLAT | | REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | DATE | BY | DESCRIPTION | | | |
|---|--|--|--|--|-----------------------------|----|-------------|--|--|--|
| | DATE | BY | DESCRIPTION | | | | | | | |
| | | | | | | | | | | |
| | DELGADO SUBDIVISION BLOCKS 1 thru 4 | | DRAWN: TA DATE: | | SHEET OF 1 | | | | | |
|  COOPER COMMUNITIES, INC. ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS | | CHECKED: JH DATE: FEB 13 4-16-12-1161 | DWG. NO. SCALE: 1" = 100' | | | | | | | |
| | | JOB NO. ENG. 8 | | | | | | | | |

59 LOTS