

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:

1. 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.

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 IX 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 LAKE SHORE 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 I 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 645.0 M.G.L.±0.5 FEET, AS DETERMINED FROM BENCH MARK N103, U.S.C. & 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 AS SET OUT IN ARTICLE XIII OF THE DECLARATION AFORESAID.

DATED THIS _____ DAY OF _____, 197__

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 _____ DAY OF _____, 197__

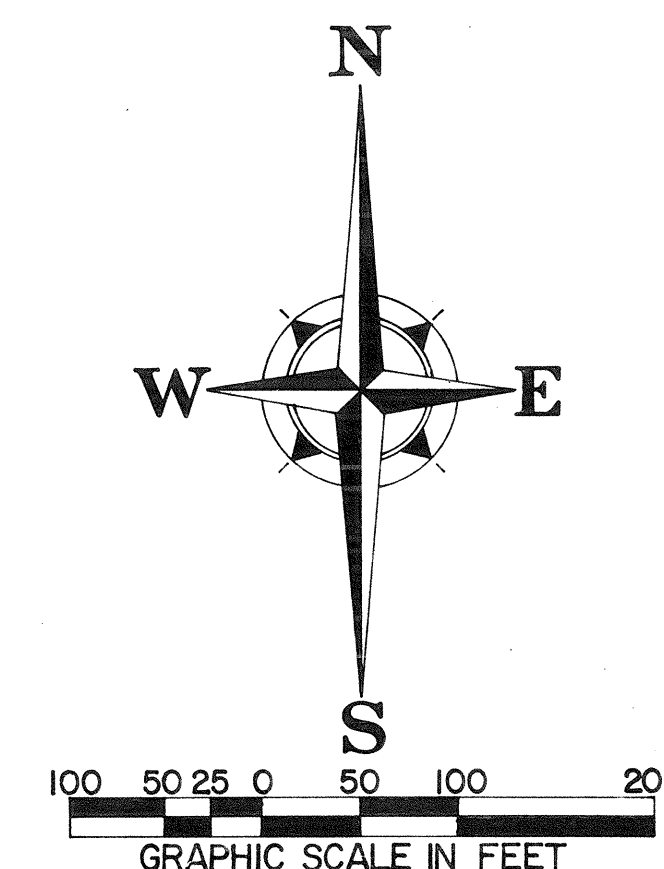
JAMES F. GORE R.L.S. NO. 93

DEED DESCRIPTION
"DURANGO SUBDIVISION"
BLOCKS 1 THRU 5

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (2.3544 ACRES), THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (0.7738 ACRES), THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (0.6684 ACRES), THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (0.7600 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (2.5077 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (0.2406 ACRES) OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2646.842 FEET NORTH AND 89.260 FEET EAST OF THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 19 WEST (ARKANSAS STATE PLANE COORDINATE: NORTH 718,376.878; EAST 1,705,279.275); THENCE S01°55'53"W, 1049.659 FEET; THENCE S71°45'15"W, 1719.015 FEET; THENCE N18°14'45"W, 100.000 FEET; THENCE N19°02'04"W, 580.315 FEET; THENCE N02°25'40"W, 775.244 FEET; THENCE DUE NORTH, 100.000 FEET; THENCE N49°18'21"E, 996.484 FEET; THENCE S50°43'46"E, 59.993 FEET; THENCE N60°32'40"E, 86.227 FEET; THENCE N58°06'18"E, 113.434 FEET; THENCE N82°28'24"E, 67.516 FEET; THENCE S78°28'10"E, 84.957 FEET; THENCE S81°28'04"E, 86.278 FEET; THENCE S52°10'49"W, 77.845 FEET; THENCE S86°00'28"W, 122.547 FEET; THENCE S69°15'50"W, 86.430 FEET; THENCE N89°26'52"E, 95.351 FEET; THENCE N87°58'23"E, 139.124 FEET; THENCE N82°32'03"E, 99.788 FEET; THENCE N73°04'05"E, 184.599 FEET; THENCE N57°36'16"E, 75.661 FEET; THENCE S65°24'38"E, 54.775 FEET; THENCE N01°33'22"W, 37.706 FEET; THENCE N07°13'56"E, 66.495 FEET; THENCE N45°41'48"E, 68.509 FEET; THENCE S87°06'03"E, 54.760 FEET; THENCE N64°50'12"E, 42.671 FEET; THENCE N35°06'06"E, 45.005 FEET; THENCE N76°52'52"E, 23.594 FEET; THENCE S27°40'01"E, 376.744 FEET; THENCE S01°55'53"W, 486.556 FEET TO THE POINT OF BEGINNING. CONTAINING 78.1220 ACRES.

SOUTHEAST CORNER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 19 WEST
ARKANSAS STATE PLANE
COORDINATE: NORTH=718,376.878'
EAST=1,705,279.275'



CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Declaration of Subdivision was filed for record
in the Office of the Circuit Clerk and Ex-Officio Recorder
of Garland County, Arkansas, on the _____ day of _____, 197__
at _____ o'clock _____ M., and was duly recorded
in Record Book _____, at Page _____, and the
recording fee of _____ was paid.
Sherron Hillard, Circuit Clerk

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- 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.
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED.
- NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.
- NOTE: THE HIGH-WATER MARK ALONG THE SHORE LINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 655 M.G.L.
- SANITARY SEWER EASEMENT.

TOTAL AREAS

LOTS 42.7615 ACRES
STREET RIGHT-OF-WAY 17.1144 ACRES
COMMON PROPERTY IN STREETS 0.1357 ACRES
COMMON PROPERTY 18.1104 ACRES
SUBDIVISION BOUNDARY 78.1220 ACRES

LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY 1068 FEET
50 FEET RIGHT-OF-WAY 6785 FEET
100 FEET RIGHT-OF-WAY 3655 FEET

LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
BLOCK 1							
1	12104.9	10	10399.7	19	10167.3	28	12995.1
2	10576.8	11	10399.9	20	10399.9	29	11786.3
3	10303.5	12	10399.9	21	10399.9	30	11400.5
4	9924.3	13	10399.9	22	10399.9	31	10774.3
5	17728.6	14	10399.9	23	10399.9	32	11370.1
6	10260.3	15	10399.9	24	10399.9	33	12043.4
7	15180.0	16	10399.9	25	10399.9	34	10591.0
8	12410.6	17	10399.9	26	10399.9	35	14937.7
9	24387.2	18	10399.9	27	10399.9	36	11430.2
10	19871.5	19	10399.9	28	10399.9	37	11077.2
11	21522.8	20	10399.9	29	10399.9	38	11077.2
12	20616.6	21	10399.9	30	10399.9	39	10840.3
13	20976.9	22	10399.9	31	10399.9	40	11737.8
14	18869.3	23	10399.9	32	10399.9	41	9038.0
15	23883.6	24	10399.9	33	10399.9	42	10292.7
16	23883.6	25	10399.9	34	10399.9	43	14139.0
17	12605.9	26	10399.9	35	10399.9	44	11077.2
18	23562.3	27	10399.9	36	10399.9	45	11077.2
BLOCK 2							
1	9507.7	10	12554.0	19	10167.3	28	12995.1
2	10420.8	11	10399.9	20	10399.9	29	11786.3
3	10321.0	12	10399.9	21	10399.9	30	11400.5
4	1818.9	13	10399.9	22	10399.9	31	10774.3
5	10354.9	14	10399.9	23	10399.9	32	11370.1
6	9316.4	15	10399.9	24	10399.9	33	12043.4
7	8999.3	16	10399.9	25	10399.9	34	10591.0
8	4837.3	17	10399.9	26	10399.9	35	14937.7
9	12888.8	18	10399.9	27	10399.9	36	11430.2
10	10301.1	19	10399.9	28	10399.9	37	11077.2
11	10082.1	20	10399.9	29	10399.9	38	11077.2
12	10709.8	21	10399.9	30	10399.9	39	10840.3
13	14961.1	22	10399.9	31	10399.9	40	11737.8
14	15476.0	23	10399.9	32	10399.9	41	9038.0
15	4758.0	24	10399.9	33	10399.9	42	10292.7
16	13551.6	25	10399.9	34	10399.9	43	14139.0
17	12295.0	26	10399.9	35	10399.9	44	11077.2
18	10890.0	27	10399.9	36	10399.9	45	11077.2
19	9728.9	28	10399.9	37	10399.9	46	10228.4
20	11247.3	29	10399.9	38	10399.9	47	10451.2
21	10707.9	30	10399.9	39	10399.9	48	10451.2
22	10707.9	31	10399.9	40	10399.9	49	10533.7
23	11707.4	32	10399.9	41	10399.9	50	16164.6
24	9225.9	33	10399.9	42	10399.9		
25		34	10399.9	43	10399.9		

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1222 JAMES F. GORE APPROVED: DATE: _____	RECORD PLAT		REVISIONS	
	DURANGO SUBDIVISION BLOCKS 1 THRU 5		DATE: _____	DESCRIPTION: _____
	CHECKED BY: _____	DWG. NO. _____	SHEET: _____	OF _____
	DATE: 8-5-71	ENG. 8	SCALE: 1"=100'	