

B-1-L-1	=	0.301	AC
L-2	=	0.314	AC
L-3	=	0.271	AC
B-2-L-1	=	0.866	AC
L-2	=	0.327	AC
L-3	=	0.719	AC
L-4	=	0.529	AC
L-5	=	0.448	AC
L-6	=	0.423	AC
L-7	=	0.257	AC
L-8	=	0.241	AC
L-9	=	0.246	AC
L-10	=	0.414	AC
L-11	=	0.629	AC
L-12	=	1.063	AC
L-13	=	1.106	AC
L-14	=	1.241	AC
L-15	=	1.435	AC
L-16	=	0.293	AC
L-17	=	0.285	AC
L-18	=	0.272	AC
L-19	=	1.017	AC
L-20	=	0.498	AC
L-21	=	0.461	AC
L-22	=	0.514	AC
L-23	=	0.280	AC
B-3-L-1	=	11.537	AC
L-2	=	1.326	AC
L-3	=	1.257	AC
L-4	=	1.130	AC
L-5	=	1.104	AC
L-6	=	1.213	AC
L-7	=	1.363	AC
L-8	=	1.171	AC
L-9	=	1.090	AC
L-10	=	1.106	AC
L-11	=	1.122	AC
L-12	=	1.162	AC
L-13	=	1.201	AC
L-14	=	1.157	AC
L-15	=	1.138	AC
L-16	=	0.914	AC
L-17	=	0.639	AC
L-18	=	1.113	AC
L-19	=	1.101	AC
L-20	=	1.076	AC
L-21	=	1.373	AC
L-22	=	1.004	AC
L-23	=	1.003	AC
L-24	=	1.106	AC
L-25	=	1.107	AC
L-26	=	0.862	AC
L-27	=	0.780	AC
L-28	=	1.076	AC
L-29	=	1.373	AC
L-30	=	1.004	AC
CP-1	=	17.825	AC
CP-2	=	0.268	AC
CP-3	=	12.792	AC
CP-4	=	0.928	AC
CP-5	=	0.304	AC
CP-6	=	0.029	AC
CP-7	=	0.029	AC
CP-8	=	0.101	AC
EMPINADO	=	0.286	AC
SITIO L	=	0.431	AC
SITIO DP	=	0.050	AC
SITIO DP-L	=	1.276	AC
EMPINADO-W	=	3.943	AC
BARCELONA	=	4.912	AC
SUBD.	=	76.155	AC

TOTAL AREAS

LOTS	=	50.17	AC.
COMMON PROPERTIES	=	14.89	AC.
STREETS	=	11.10	AC.
TOTAL	=	76.16	AC.

LENGTH OF STREETS

40' R/W	=	658.2'
50' R/W	=	4861.42'
100' R/W	=	2159.84'

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
- MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
- SANITARY SEWER EASEMENT.

NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEASUREMENT AT ELEVATION 640.0' M.G.L.

SW⁴SW⁴
SEC. 36

SECTION 36
SECTION 35

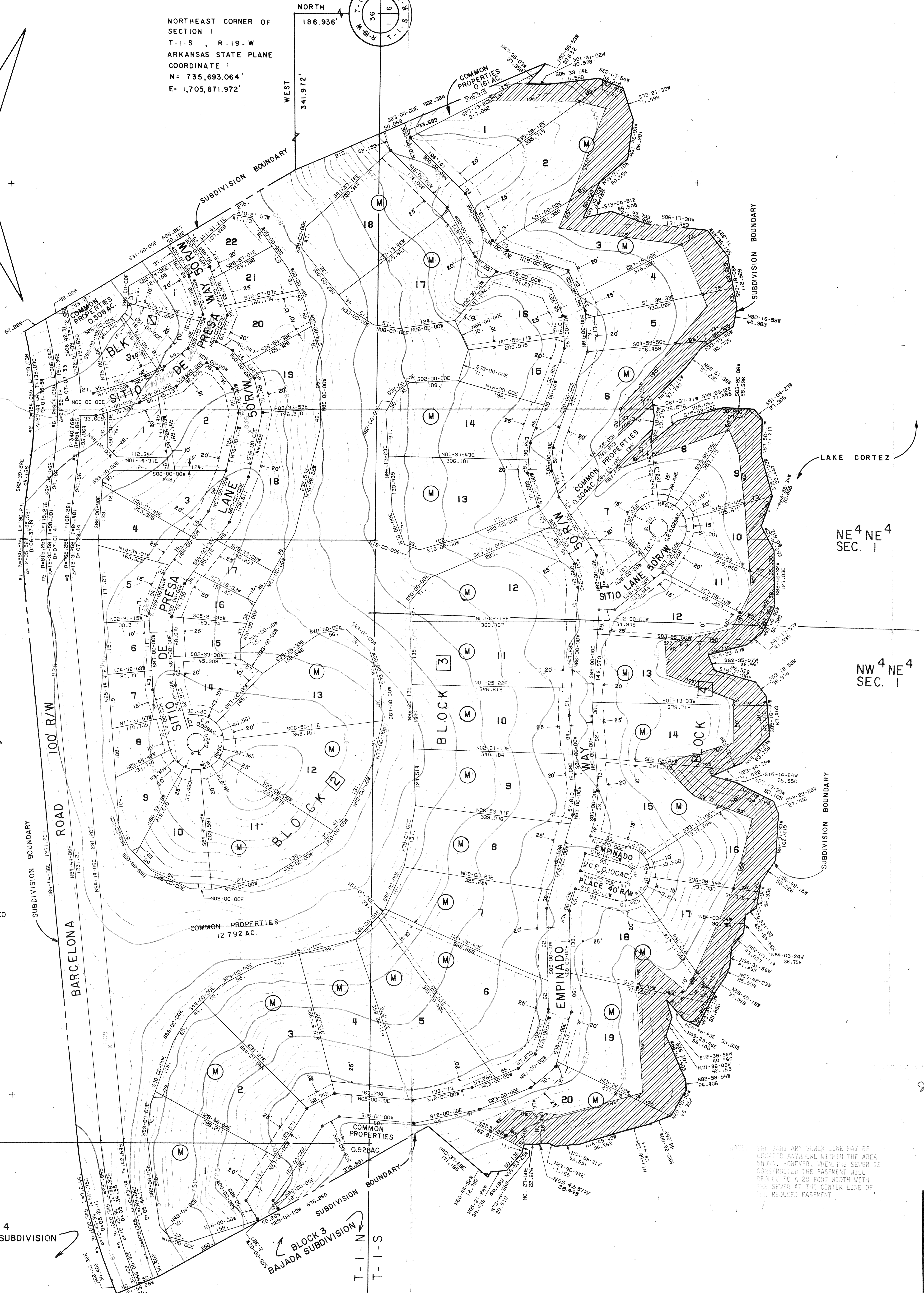
SE⁴SE⁴
SEC. 35

BLOCK 4
SUR DE CURSO SUBDIVISION

NORTHEAST CORNER OF
SECTION 1
T-1-S, R-19-W
ARKANSAS STATE PLANE
COORDINATE:
N = 735,693.064'
E = 1,705,871.972'

WEST
341.972'

T-1-N
T-1-S



DEED DESCRIPTION EMPINADO SUBDIVISION BLOCKS 1 THRU 4 INCLUSIVE

A PARCEL OF LAND LYING IN THE SE⁴SW⁴ CORNER OF SECTION 35, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS; AND THE SW⁴SW⁴ CORNER OF SECTION 36, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS; AND THE NW⁴NE⁴ CORNER OF SECTION 35, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 1, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN NORTH 186.936' TO A POINT THENCE WEST 341.972' TO THE POINT OF BEGINNING; THENCE S23-00-00E 592.384' THENCE N52-56-53W 20.632' THENCE N47-36-03W 37.958' THENCE S01-31-02W 40.979' THENCE S06-39-54E 119.590' THENCE S82-07-54W 59.318' THENCE S72-21-32W 71.499' THENCE N41-49-09W 66.981' THENCE S21-21-10W 80.557' THENCE N64-33-53W 86.435' THENCE S13-04-31E 64.505' THENCE S19-32-40W 83.755' THENCE S06-17-30W 131.983' THENCE S51-56-44W 71.923' THENCE S80-16-08W 112.929' THENCE N50-16-59W 44.383' THENCE N33-45-45W 85.705' THENCE N52-51-38W 57.235' THENCE N44-17-19W 97.740' THENCE S81-37-41W 32.576' THENCE N82-48-29W 60.315' THENCE S39-36-12E 74.668' THENCE S15-53-02E 104.064' THENCE S03-20-08W 65.996' THENCE S51-04-27W 27.906' THENCE S15-58-27W 77.217' THENCE S75-03-53W 93.967' THENCE N59-55-34W 70.565' THENCE N62-56-34W 60.612' THENCE S89-46-32W 123.030' THENCE N65-00-46W 64.789' THENCE N40-17-57W 41.539' THENCE N4-29-53W 86.348' THENCE S69-39-07W 36.461' THENCE S15-01-08W 92.926' THENCE S53-18-59W 58.544' THENCE S85-16-54W 87.459' THENCE N44-33-28W 83.758' THENCE N23-44-28W 71.428' THENCE S15-14-24W 55.550' THENCE S27-17-55W 90.105' THENCE S68-29-25W 27.755' THENCE N32-41-54W 59.225' THENCE N56-43-15W 59.225' THENCE N60-30-04W 56.336' THENCE N34-45-28W 28.282' THENCE N84-03-21W 36.758' THENCE N52-07-11W 43.097' THENCE N84-31-56W 41.455' THENCE N67-42-23W 25.554' THENCE N65-25-16W 37.569' THENCE N63-27-13W 85.850' THENCE N24-46-45E 18.10495' THENCE N59-55-34W 70.565' THENCE S72-39-56W 40.460' THENCE N71-56-06W 42.155' THENCE S66-17-29W 102.929' THENCE S82-59-54W 24.406' THENCE N60-00-58W 66.352' THENCE N20-26-00W 52.444' THENCE N4-56-13W 59.444' THENCE N16-45-49W 20.510' THENCE N48-53-25W 50.132' THENCE N05-21-24W 34.438' THENCE N50-44-52W 12.789' THENCE N24-04-03W 67.260' THENCE N21-59-28W 100.000' THENCE N68-00-32E 30.402' THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 312.461' SAID CURVE HAVING A RADIUS OF 1070.345' THENCE N84-44-05E 1231.207' THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 190.271' SAID CURVE HAVING A RADIUS OF 865.254' THENCE S82-39-56E 94.166' THENCE ALONG THE ARC OF A CURVE TO THE LEFT 273.038' SAID CURVE HAVING A RADIUS OF 754.065' THENCE S31-00-00E 8.567' TO THE POINT OF BEGINNING AND CONTAINING 76.16 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

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, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 053, AT PAGE 251, 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 WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID 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.
- THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND 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 NO MANNER 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 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 SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 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 MEASUREMENT 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 1003, U.S.C. & G.S., 1955.
- NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE SHORELINE OF THE LAKE 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 THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS 17 DAY OF JANUARY, 1972.

COOPER COMMUNITIES, INC.

BY *James F. Gore*

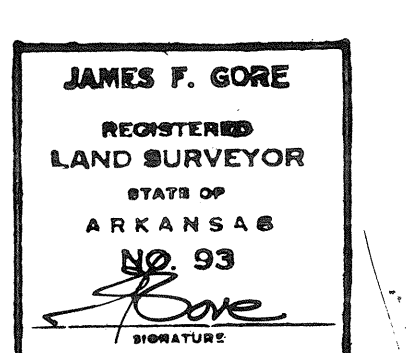
VICE PRESIDENT, DEVELOPER

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 17 DAY OF JANUARY, 1972.

James F. Gore

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



RECORDING CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
FILED FOR RECORD
Jan. 25, 1972 6733
10:45 a.m.
4 at page 55
688 Pages 500
James F. Gore, R.L.S., No. 93
Surveyor

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

REVISIONS	
DATE	DESCRIPTION
1-10-72	Check Survey Location/Notes/Plat
DRAWN T.A.	SHEET 1 OF 1
CHECKED B.B.	OWN. NO.
DATE: 1-15-72	1-16-R
JOB NO.	SCALE: 1" = 100'
<div> </div>	