DEED DESCRIPTION
SALINE COUNTY
ESTANCIA SUBDIVISION - BLOCKS 1 TO 15 INCLUSIVE

A parcel of land lying in the NW¼ NW¼, (11.63 AC.±); the NE¼ NW¼, (20.12 AC.±); the NW¼ NE¼, (0.67 AC.±); the SW¼ NE¼, (9.58 AC.±); the SE¼ NW¼, (38.11 AC.±); the SW¼ NW¼, (37.23 AC.±); the NW¼ SW¼, (4.32 AC.±); NE¼ SW¼, (3.23 AC.±); the NW¼ SE¼, (0.47 AC.±) of Section 18, T-1-S, R-18-W of the Fifth Principal Meridian, Saline County, Arkansas, being more particularly described as follows:

Commencing at the SW corner of Section 18, T-1-S, R-18-W of the Fifth Principal Meridian, Saline County, Arkansas (State Plane Coordinate of North 718,376.878 and East 1,705,279.275); run north 2477.670' to a point; thence run east 83.555' to the point of beginning; thence run N00°00'00"W 1255.273' to a point; thence run N47°14'16"E 21.585' to a point; thence run N[illegible] to a point; thence run N24°39'59"E 28.075' to a point; thence run N50°57'54"E 38.123' to a point; thence run N45°13'27"E 58.390' to a point; thence run N43°59'46"E 78.732' to a point; thence run N[illegible]°55'55"E 60.085' to a point; thence run S45°09'48"E 45.783' to a point; thence run S86°56'[illegible] to a point; thence run N10°52'[illegible] to a point; thence run N63°42'05"E 77.791' to a point; thence run N62°23'44"E 111.534' to a point; thence run N07°39'20"E 36.576' to a point; thence run N[illegible]°54'28"E [illegible].705' to a point; thence run N58°42'40"E 0.121' to a point; thence run N06°59'47"E 53.215' to a point; thence run N13°20'09"E 92.868' to a point; thence run N38°56'49"W 59.131' to a point; thence run N25°38'49"E 82.216' to a point; thence run N33°51'43"E 80.695' to a point; thence run N08°20'47"E 81.251' to a point; thence run N57°49'21"E 59.925' to a point; thence run N26°07'04"E 38.430' to a point; thence run N56°20'57"E 125.458' to a point; thence run S18°55'13"E 60.800' to a point; thence run S53°23'45"E 85.641' to a point; thence run N02°09'12"E 71.914' to a point; thence run N40°22'19"E 64.714' to a point; thence run S80°15'12"E 83.631' to a point; thence run N86°50'39"E 84.610' to a point; thence run S73°53'30"E 53.751' to a point; thence run S05°43'38"E 45.971' to a point; thence run N88°40'26"E 57.635' to a point; thence run N45°07'57"E 77.422' to a point; thence run N69°05'52"E 136.246' to a point; thence run S68°14'00"E 73.149' to a point; thence run S24°33'02"E 109.464' to a point; thence run S32°08'32"E 91.891' to a point; thence run S12°09'10"E 55.783' to a point; thence run S85°06'40"E 40.010' to a point; thence run N25°52'25"E 102.201' to a point; thence run N50°06'15"E 79.430' to a point; thence run N21°44'22"E 53.984' to a point; thence run N21°44'31"E 86.056' to a point; thence run N61°30'40"E 82.158' to a point; thence run S39°48'34"E 65.241' to a point; thence run S37°17'28"E 88.193' to a point; thence run S43°05'41"E 127.984' to a point; thence run S84°31'45"E 76.099' to a point; thence run S63°53'20"E 86.340' to a point; thence run S51°36'52"E 62.179' to a point; thence run S81°40'46"E 42.707' to a point; thence run S58°36'31"E 121.191' to a point; thence run S52°42'25"E 76.322' to a point; thence run S39°30'46"E 89.697' to a point; thence run S09°18'36"E 92.926' to a point; thence run S15°20'08"E 98.317' to a point; thence run S12°42'24"E 108.725' to a point; thence run S24°56'32"E 373.531' to a point; thence run S58°34'14"E 105.475' to a point; thence run S59°25'15"E 127.769' to a point; thence run S10°14'39"E 421.725' to a point; thence run S24°46'31"W 429.535' to a point; thence run S00°00'00"E 315.452' to a point; thence run N90°00'00"W 2737.170' to the point of beginning and containing a total of 120.0642 Acres, more or less

GARLAND COUNTY
ESTANCIA SUBDIVISION - PARTIAL BLOCKS 1 & 9

A parcel of land lying in the SE¼, NE¼, (1.22 AC.±) of Section 13, T-1-S, R-19-W, of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the SE corner of Section 13, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas (State Plane Coordinate of North 718,376.878 and East 1,705,279.275) run north 3466.790' to a point; thence run west 69.275' to the point of beginning; thence run N76°52'52"E 20.443' to a point; thence run N48°17'18"E 61.478' to a point; thence run N31°49'16"E 42.316' to a point; thence run N15°57'57"E 24.958' to a point; thence run N37°04'17"E 33.433' to a point; thence run N11°38'04"E 65.142' to a point; thence run N63°21'38"E 33.114' to a point; thence run N07°57'32"E 22.008' to a point; thence run N47°14'16"E 47.954' to a point; thence run S01°55'53"W 599.44' to a point; thence run N27°40'01"W 576.744' to the point of beginning and containing a total of 1.2185 Acres, more or less.

TOTAL ACRES

Lotted Area.....	84.0910 Acres
Common Properties.....	21.4063 Acres
Street Area.....	21.7854 Acres
Total Boundary.....	127.2827 Acres

LENGTH OF RECORDED STREETS

40' R/W.....	1257±	Lineal Feet
50' R/W.....	13031±	Lineal Feet
100' R/W.....	2735±	Lineal Feet

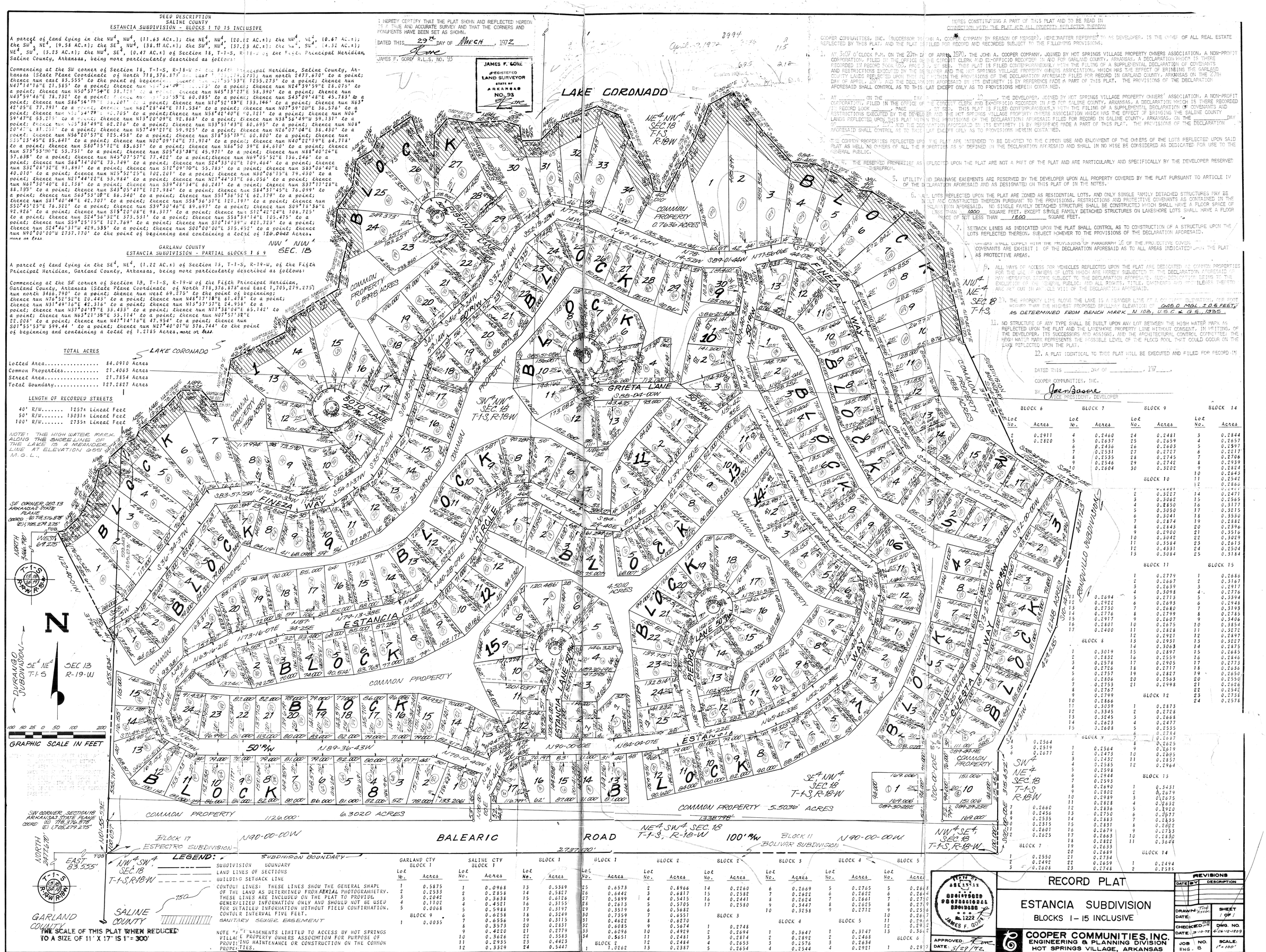
NOTE: THE HIGH WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 665 M.G.L.

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 29th DAY OF March, 1972

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

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



LEGEND:
SUBDIVISION BOUNDARY
SUBDIVISION BOUNDARY
LAND LINES OF SECTIONS
BUILDING SETBACK LINE
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.
SANITARY SEWER EASEMENT

NOTE "A" EASEMENTS LIMITED TO ACCESS BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION FOR PURPOSE OF PROVIDING MAINTENANCE OR CONSTRUCTION ON THE COMMON PROPERTIES.

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

GARLAND CTY BLOCK 1 Lot No.	Acres	SALINE CTY BLOCK 1 Lot No.	Acres	BLOCK 1 Lot No.	Acres
1	0.5875	1	0.0968	13	0.5389
2	0.2533	2	0.2858	14	0.5827
3	0.2042	3	0.3638	15	0.6126
4	0.1102	4	0.4521	16	0.3155
5	0.0068	5	0.5988	17	0.3197
BLOCK 9		6	0.6258	18	0.3249
1	0.0035	7	0.6556	19	0.3115
		8	0.3573	20	0.2831
		9	0.4220	21	0.2779
		10	0.3626	22	0.3583
		11	0.2935	23	0.4423
		12	0.3329	24	0.5447

BLOCK 1 Lot No.	Acres	BLOCK 2 Lot No.	Acres	BLOCK 2 Lot No.	Acres	BLOCK 3 Lot No.	Acres	BLOCK 4 Lot No.	Acres	BLOCK 5 Lot No.	Acres
25	0.6573	2	0.8966	14	0.2260	6	0.2669	5	0.2765	5	0.2668
26	0.6442	3	0.6817	15	0.2582	7	0.2622	6	0.2622	6	0.2644
27	0.5899	4	0.5415	16	0.2441	8	0.2624	7	0.2681	7	0.2770
28	0.2613	5	0.5705	17	0.2580	9	0.3447	8	0.2625	8	0.2719
29	0.3519	6	0.5682			10	0.3258	9	0.2712	9	0.2556
30	0.7359	7	0.6551	BLOCK 3						10	0.2669
31	0.4622	8	0.6270			BLOCK 4		BLOCK 5		11	0.2966
32	0.6085	9	0.5674	1	0.2748					12	0.2922
33	0.6096	10	0.4929	2	0.2694	1	0.3647	1	0.3147	13	0.3662
34	0.5651	11	0.2481	3	0.2814	2	0.2892	2	0.2468		
BLOCK 2		12	0.2484	4	0.2653	3	0.2576	3	0.2634	BLOCK 6	
1	1.0262	13	0.2387	5	0.2654	4	0.2544	4	0.2921	1	0.297

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONJUNCTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC. (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF MERGER), 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 JOHN A. COOPER COMPANY, 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 IS THERE RECORDED IN RECORD BOOK 500, PAGE 3, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE GARLAND COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS ON THE 20TH DAY OF APRIL, 1970, AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.

AT _____ O'CLOCK P.M. ON THE _____ DAY OF _____, 19__, 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 SALINE COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK _____, PAGE _____, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE SALINE COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID FILED FOR RECORD IN SALINE COUNTY, ARKANSAS, ON THE _____ DAY OF _____, 19__, AND THE DECLARATIONS AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.

2. THE COMMON PROPERTIES REFLECTED UPON THIS 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 NO WISE 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 IV OF THE DECLARATION AFORESAID AND AS DESIGNATED ON THIS PLAT OF IN THE NOTES.

6. 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 SHALL HAVE A FLOOR SPACE OF NOT LESS THAN 1200 SQUARE FEET.

7. 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.

8. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROJECTIVE COVENANTS AS CONTAINED IN EXHIBIT I OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED ON THIS PLAT AS PROTECTIVE AREAS.

9. 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 AND MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC, AND ALL RIGHTS, TITLE, EASEMENTS AND RIGHTS THEREIN ARE SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

10. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A COMPUTED ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 665.0 MGL ± 0.5 FEET, AS DETERMINED FROM BENCH MARK N 103, U.S.C. & G.S., 1935.

11. 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.

12. A PLAT IDENTICAL TO THIS PLAT WILL BE EXECUTED AND FILED FOR RECORD IN _____

DATED THIS _____ DAY OF _____, 197__.

COOPER COMMUNITIES, INC.
BY Joan Boone
VICE PRESIDENT, DEVELOPER

BLOCK 6 Lot No.	Acres	BLOCK 7 Lot No.	Acres	BLOCK 9 Lot No.	Acres	BLOCK 14 Lot No.	Acres
2	0.2911	4	0.2460	24	0.2481	3	0.2844
3	0.2820	5	0.2637	25	0.2659	4	0.2657
		6	0.2436	26	0.2603	5	0.2597
		7	0.2531	27	0.2727	6	0.2217
		8	0.2535	28	0.2745	7	0.2706
		9	0.2546	29	0.2742	8	0.2939
		10	0.2604	30	0.3202	9	0.2824
						10	0.2643
						11	0.2542
						12	0.2866
						13	0.2861
						14	0.2471
						15	0.2566
						16	0.3177
						17	0.3215
						18	0.3530
						19	0.2882
						20	0.2396
						21	0.3516
						22	0.3029
						23	0.2613
						24	0.2504
						25	0.3184

BLOCK 10 Lot No.	Acres	BLOCK 11 Lot No.	Acres	BLOCK 15 Lot No.	Acres
1	0.2861	1	0.2779	1	0.2686
2	0.3227	2	0.2667	2	0.3167
3	0.3062	3	0.2639	3	0.2917
4	0.2850	4	0.3098	4	0.2776
5	0.3050	5	0.2713	5	0.3394
6	0.3041	6	0.2922	6	0.2948
7	0.2874	7	0.2680	7	0.3193
8	0.2843	8	0.2799	8	0.2785
9	0.2900	9	0.2607	9	0.3406
10	0.3042	10	0.2675	10	0.3854
11	0.3564	11	0.2828	11	0.3272
12	0.4331	12	0.2921	12	0.2897
13	0.3084	13	0.2931	13	0.3223
		14	0.3083	14	0.2875
		15	0.2897	15	0.2685
		16	0.2559	16	0.2846
		17	0.2905	17	0.2773
		18	0.2717	18	0.2636
		19	0.2827	19	0.2650
		20	0.2563	20	0.2550
		21	0.2998	21	0.2626
				22	0.2542
				23	0.2736
				24	0.2578

BLOCK 8 Lot No.	Acres	BLOCK 9 Lot No.	Acres	BLOCK 12 Lot No.	Acres
1	0.3019	1	0.2873	1	0.2564
2	0.2832	2	0.2728	2	0.2519
3	0.2576	3	0.2668	3	0.2677
4	0.2726	4	0.2477	4	
5	0.2757	5	0.2535	5	
6	0.2806	6	0.2784	6	
7	0.2758	7	0.2687	7	
8	0.2767	8	0.2625	8	
9	0.2799	9	0.3619	9	
10	0.2866	10	0.2895	10	
11	0.3039	11	0.2857	11	
12	0.3345	12	0.2964	12	
13	0.3245				
14	0.2623				
15	0.2608				

BLOCK 13 Lot No.	Acres	BLOCK 7 Lot No.	Acres	BLOCK 14 Lot No.	Acres
1	0.3431	1	0.2550	1	0.2494
2	0.2679	2	0.2492	2	0.2586
3	0.2675	3	0.2608		
4	0.2632				
5	0.2920				
6	0.2677				
7	0.2635				
8	0.2902				
9	0.2753				
10	0.2830				
11	0.3644				

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 1222
JAMES F. GORE

APPROVED: Rone
DATE: 5/29/72

263 Lots

RECORD PLAT

ESTANCIA SUBDIVISION

BLOCKS 1 - 15 INCLUSIVE

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: J.T.H. / J.S.C.
DATE: 4-24-72
SHEET: 1 OF 1
CHECKED: B.W.
DATE: 3-10-72
DWG. NO.: 4-24-12-1209
JOB NO.:
ENG.: S
SCALE: 1" = 100'