

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 COVENANTS 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 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 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 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 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 THEREIN 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, GRADINGS, LEVELING, FILLING, DRAINING, 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 ALLOCATING 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

NE 1/4 NE 1/4 SEC. 21
T-1-S, R-18-W

BALBOA GOLF COURSE

NW 1/4 NE 1/4 SEC. 21
T-1-S, R-18-W

BALBOA GOLF COURSE

SW 1/4 NE 1/4 SEC. 21
T-1-S, R-18-W

SE 1/4 NE 1/4 SEC. 21
T-1-S, R-18-W

NE 1/4 SE 1/4 SEC. 21
T-1-S, R-18-W

LEGEND

BOUNDARY OF SUBDIVISION
LAND LINES OF SECTIONS

BUILDING SETBACK LINE

UTILITY AND DRAINAGE EASEMENT

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.

GOLF VIEW LOT, SEE NOTE 9.

BLOCK 1
LOT 1 0.309 AC.
LOT 2 0.247 AC.
LOT 3 0.278 AC.
LOT 4 0.381 AC.
TOTAL 1.215 AC.

BLOCK 2
LOT 1 0.408 AC.
LOT 2 0.306 AC.
LOT 3 0.311 AC.
LOT 4 0.323 AC.
LOT 5 0.362 AC.
LOT 6 0.292 AC.
LOT 7 0.326 AC.
TOTAL 2.328 AC.

BLOCK 3
LOT 1 0.338 AC.
LOT 2 0.362 AC.
LOT 3 0.241 AC.
LOT 4 0.225 AC.
LOT 5 0.220 AC.
LOT 6 0.206 AC.
LOT 7 0.217 AC.
TOTAL 1.809 AC.

BLOCK 4
LOT 1 0.303 AC.
LOT 2 0.248 AC.
LOT 3 0.236 AC.
LOT 4 0.221 AC.
LOT 5 0.234 AC.
LOT 6 0.237 AC.
LOT 7 0.263 AC.
TOTAL 1.742 AC.

BLOCK 5
LOT 1 0.260 AC.
LOT 2 0.400 AC.
LOT 3 0.230 AC.
LOT 4 0.227 AC.
LOT 5 0.264 AC.
LOT 6 0.378 AC.
LOT 7 0.371 AC.
LOT 8 0.255 AC.
LOT 9 0.260 AC.
LOT 10 0.430 AC.
LOT 11 0.249 AC.
LOT 12 0.252 AC.
LOT 13 0.297 AC.
LOT 14 0.224 AC.
LOT 15 0.264 AC.
LOT 16 0.293 AC.
LOT 17 0.334 AC.
LOT 18 0.336 AC.
LOT 19 0.301 AC.
TOTAL 5.715 AC.

BLOCK 6
LOT 1 0.246 AC.
LOT 2 0.273 AC.
LOT 3 0.274 AC.
LOT 4 0.255 AC.
TOTAL 1.048 AC.

BLOCK 7
LOT 1 0.229 AC.
LOT 2 0.283 AC.
LOT 3 0.231 AC.
LOT 4 0.228 AC.
LOT 5 0.247 AC.
LOT 6 0.292 AC.
LOT 7 0.411 AC.
LOT 8 0.520 AC.
LOT 9 0.290 AC.
LOT 10 0.272 AC.
LOT 11 0.234 AC.
LOT 12 0.223 AC.
LOT 13 0.220 AC.
LOT 14 0.284 AC.
LOT 15 0.296 AC.
LOT 16 0.306 AC.
LOT 17 0.334 AC.
LOT 18 0.336 AC.
LOT 19 0.301 AC.
TOTAL 5.715 AC.

BLOCK 8
LOT 1 0.299 AC.
LOT 2 0.368 AC.
LOT 3 0.476 AC.
LOT 4 0.407 AC.
LOT 5 0.410 AC.
LOT 6 0.297 AC.
LOT 7 0.256 AC.
LOT 8 0.237 AC.
LOT 9 0.266 AC.
TOTAL 3.016 AC.

TOTAL AREAS
LOTTED AREA 28.469 AC. ±
COMMON PROPERTIES 9.533 AC. ±
RESERVED PROPERTIES 11.752 AC. ±
STREET AREA 14.728 AC. ±
TOTAL 64.482 AC. ±

LENGTH OF RECORDED STREETS
100' R/W 1,247 LINEAL FEET ±
75' R/W 2,822 LINEAL FEET ±
50' R/W 5,544 LINEAL FEET ±
40' R/W 700 LINEAL FEET ±

NORTHEAST CORNER SEC. 21
T-1-S, R-18-W
ARKANSAS STATE PLANE
COORDINATES:
NORTH=717,814.56
EAST=721,005.48

FASTOTA SUBDIVISION
BLOCKS 1 THRU 10
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NW 1/4 (31.035 AC. ±) OF SECTION 22; IN THE NE 1/4 OF THE SE 1/4 (35.609 AC. ±), IN THE SW 1/4 OF THE NE 1/4 (7.039 AC. ±), IN THE NW 1/4 OF THE NE 1/4 (0.279 AC. ±), AND IN THE NE 1/4 OF THE NE 1/4 (6.361 AC. ±) OF SECTION 21, ALL LYING 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 7.03 FEET NORTH AND 163.02 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 21 (ARKANSAS STATE PLANE COORDINATES: NORTH 717,814.56 FEET AND EAST 1,721,005.48 FEET); THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 466.30 FEET, SAID CURVE HAVING A RADIUS OF 1850.00 FEET AND A DELTA ANGLE OF 14° 26' 30"; THENCE, S 61° 06' 32" E 335.77 FEET; THENCE, S 28° 53' 28" W 100.00 FEET; THENCE, N 61° 06' 32" W 60.00 FEET; THENCE, S 28° 53' 28" W 272.33 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 422.72 FEET, SAID CURVE HAVING A RADIUS OF 502.42 FEET AND A DELTA ANGLE OF 48° 12' 24"; THENCE, S 77° 05' 53" W 266.40 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 248.87 FEET, SAID CURVE HAVING A RADIUS OF 189.42 FEET AND A DELTA ANGLE OF 75° 16' 43"; THENCE, S 01° 49' 10" W 475.45 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 404.66 FEET, SAID CURVE HAVING A RADIUS OF 1838.67 FEET AND A DELTA ANGLE OF 12° 40' 20"; THENCE, S 14° 29' 30" W 221.56 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 454.68 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 20.00 FEET, SAID CURVE HAVING A RADIUS OF 404.04 FEET AND A DELTA ANGLE OF 00° 17' 00"; THENCE, N 34° 04' 43" W 148.88 FEET; THENCE, N 82° 52' 30" W 322.49 FEET; THENCE, N 52° 33' 23" W 699.03 FEET; THENCE, N 00° 00' 00" E 200.00 FEET; THENCE, N 35° 48' 12" W 376.07 FEET; THENCE, N 49° 36' 38" W 439.85 FEET; THENCE, N 21° 22' 14" E 246.98 FEET; THENCE, N 84° 12' 26" E 346.77 FEET; THENCE, N 35° 21' 45" E 190.07 FEET; THENCE, S 73° 23' 35" E 297.41 FEET; THENCE, N 85° 24' 00" E 456.41 FEET; THENCE, S 86° 22' 01" E 315.65 FEET; THENCE, N 75° 40' 05" E 364.07 FEET; THENCE, N 45° 10' 59" W 365.99 FEET; THENCE, N 13° 19' 03" E 611.39 FEET; THENCE, N 76° 40' 57" W 483.41 FEET; THENCE, S 87° 31' 50" E 529.41 FEET TO THE POINT OF BEGINNING, CONTAINING 64.482 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 26 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 THE TITLE THEREIN, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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

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

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"x17" IS 1"=300'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	CHECKED	APPROVED
RECORD PLAT				SCALE: 1"= 100'			
FASTOTA SUBDIVISION				DRAWN: P.P.L. DATE: 8/84			
BLOCKS 1 THRU 10				CHECKED: J.F.C. DATE: 9/84			
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: J.F.C. DATE: 9/84			
COOPER CONSULTANTS, INC.				FILE NO. 4-116-SD			
1 CARLSLE DRIVE BELLA VISTA, ARKANSAS 72714				DWG NO. 4-116-(12)-1978			
				JOB NO. 72			
				SHEET 1 OF 1			