

North

NE⁴SW⁴
SEC. 36

SE⁴NW⁴
SEC. 36

GOLF COURSE #2

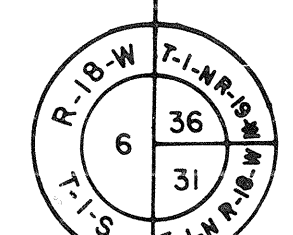
NE⁴NW⁴
SEC. 36

NW⁴NE⁴
SEC. 36

NW⁴SE⁴
SEC. 36

SW⁴NE⁴
SEC. 36

SOUTHEAST CORNER OF SECTION 36
T-1-N, R-19-W
ARKANSAS STATE PLANE
COORDINATE:
N= 735,600.636'
E= 1,708,700.577'



B-1, L-1	0.377	AC	B-4, L-1	0.270	AC	B-5, L-1	0.287	AC
L-2	0.387	AC	L-2	0.277	AC	L-2	0.299	AC
L-3	0.317	AC	L-3	0.227	AC	L-3	0.344	AC
L-4	0.376	AC	L-4	0.271	AC	L-4	0.264	AC
L-5	0.381	AC	L-5	0.261	AC	L-5	0.241	AC
L-6	0.563	AC	L-6	0.250	AC	L-6	0.238	AC
L-7	0.509	AC	L-7	0.250	AC	L-7	0.248	AC
L-8	0.298	AC	L-8	0.255	AC	L-8	0.243	AC
L-9	0.426	AC	L-9	0.328	AC	L-9	0.244	AC
L-10	0.349	AC	L-10	0.323	AC	L-10	0.255	AC
L-11	0.307	AC	L-11	0.330	AC	L-11	0.365	AC
L-12	0.319	AC	L-12	0.276	AC	L-12	0.319	AC
L-13	0.466	AC	L-13	0.265	AC	L-13	0.372	AC
BLK-1	4.999	AC	L-14	0.250	AC	L-14	0.306	AC
B-2, L-1	0.334	AC	L-15	0.244	AC	L-15	0.290	AC
L-2	0.312	AC	L-16	0.246	AC	L-16	0.294	AC
L-3	0.308	AC	L-17	0.239	AC	L-17	0.344	AC
L-4	0.325	AC	L-18	0.248	AC	L-18	0.261	AC
L-5	0.330	AC	L-19	0.229	AC	L-19	0.270	AC
L-6	0.331	AC	L-20	0.284	AC	L-20	0.284	AC
L-7	0.335	AC	L-21	0.267	AC	L-21	0.266	AC
L-8	0.333	AC	L-22	0.263	AC	BLK-5	6.044	AC
L-9	0.348	AC	L-23	0.265	AC	CP-1	0.444	AC
L-10	0.311	AC	L-24	0.293	AC	CP-2	0.055	AC
L-11	0.331	AC	L-25	0.278	AC	CP-3	0.120	AC
L-12	0.298	AC	L-26	0.258	AC	CP-4	0.086	AC
L-13	0.321	AC	L-27	0.237	AC	CP-5	2.460	AC
L-14	0.334	AC	L-28	0.277	AC	CP-6	1.029	AC
L-15	0.355	AC	L-29	0.252	AC	CP-7	0.028	AC
L-16	0.383	AC	L-30	0.381	AC	CP-8	0.029	AC
L-17	0.368	AC	L-31	0.289	AC	CP-9	0.029	AC
L-18	0.377	AC	L-32	0.267	AC	CP-10	0.029	AC
L-19	0.361	AC	L-33	0.328	AC	GANCHOW	3.110	AC
L-20	0.287	AC	L-34	0.368	AC	LIGERO-L	0.390	AC
L-21	0.283	AC	L-35	0.282	AC	GANCHOW-C	0.143	AC
L-22	0.264	AC	L-36	0.263	AC	GANCHOW-L	1.650	AC
L-23	0.411	AC	L-37	0.262	AC	GANCHOW-L	0.366	AC
BLK-2	7.647	AC	L-38	0.380	AC	PASILLON	1.101	AC
B-3, L-1	0.417	AC	L-39	0.251	AC	DELGADO-W	2.675	AC
L-2	0.345	AC	L-40	0.294	AC	PASILLON	1.101	AC
L-3	0.300	AC	L-41	0.286	AC	SUBDIV.	55.542	AC
L-4	0.289	AC	L-42	0.369	AC			
L-5	0.290	AC	L-43	0.402	AC			
L-6	0.303	AC	L-44	0.363	AC			
L-7	0.293	AC	L-45	0.279	AC			
L-8	0.300	AC	L-46	0.267	AC			
L-9	0.389	AC	L-47	0.278	AC			
L-10	0.375	AC	L-48	0.268	AC			
L-11	0.531	AC	L-49	0.288	AC			
L-12	1.186	AC	L-50	0.273	AC			
L-13	0.434	AC	L-51	0.293	AC			
L-14	0.295	AC	L-52	0.292	AC			
L-15	0.359	AC	L-53	0.262	AC			
L-16	0.354	AC	L-54	0.269	AC			
BLK-3	6.461	AC	L-55	0.362	AC			
			L-56	0.328	AC			
			L-57	0.382	AC			
BLK-4	16.277	AC						

TOTAL AREAS
BLOCKS = 41.43AC.
COMMON PROPERTIES = 4.30AC.
STREETS = 2.81AC.
SUBDIVISION = 55.54AC.

TOTAL LENGTH OF STREETS

40' R/W = 836,150'

50' R/W = 7872,800'

LEGEND

SUBDIVISION BOUNDARY

LAND LINES OF SECTIONS

CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. 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.

GOLF VIEW LOTS, SEE NOTE 5.

DEED DESCRIPTION

GANCHO SUBDIVISION

BLOCKS 1 THRU 5 INCLUSIVE

A PARCEL OF LAND LYING IN THE NW 1/4 SE 1/4, (3.13 AC. +), SE 1/4 NW 1/4, (18.34 AC. +), SW 1/4 NE 1/4 (14.39 AC. +), NW 1/4 NE 1/4, (3.42 AC. +), NE 1/4 SW 1/4, (5.10 AC. +), NE 1/4 NW 1/4, (11.16 AC. +), OF SECTION 36, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SECTION 36, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN WEST 2120.577' TO A POINT, THENCE NORTH 2739.364' TO THE POINT OF BEGINNING; THENCE S45° 00' 00" W, 607.405'; THENCE N90° 00' 00" W, 50.000'; THENCE N00° 00' 00" E, 95.125'; THENCE N50° 45' 15" W, 219.514'; THENCE S81° 28' 09" W, 101.119'; THENCE S35° 10' 20" W, 364.660'; THENCE N85° 48' 19" W, 234.002'; THENCE N18° 03' 20" E, 238.757'; THENCE N07° 18' 21" E, 589.788'; THENCE N37° 18' 14" W, 52.802'; THENCE S61° 08' 40" W, 55.946'; THENCE S88° 00' 01" W, 83.745'; THENCE N32° 00' 00" W, 50.000'; THENCE N58° 00' 01" E, 67.240'; THENCE N28° 36' 38" W, 38.691'; THENCE N16° 48' 16" E, 304.972'; THENCE N07° 57' 23" W, 608.882'; THENCE N09° 27' 44" E, 145.986'; THENCE N02° 56' 08" W, 350.513'; THENCE N45° 36' 10" E, 29.000'; THENCE N14° 25' 15" E, 180.683'; THENCE N45° 28' 22" E, 335.483'; THENCE S67° 35' 02" E, 173.078'; THENCE S80° 24' 21" E, 522.257'; THENCE S23° 00' 00" W, 86.870'; THENCE S34° 00' 00" W, 58.274'; THENCE S45° 00' 00" W, 151.000'; THENCE S38° 00' 00" W, 82.000'; THENCE S15° 00' 00" W, 79.000'; THENCE S07° 00' 00" E, 71.000'; THENCE S26° 00' 00" E, 222.000'; THENCE S30° 00' 00" E, 172.000'; THENCE S18° 00' 00" E, 140.000'; THENCE S09° 00' 00" E, 49.000'; THENCE N78° 36' 38" W, 159.471'; THENCE S23° 11' 55" E, 76.158'; THENCE S17° 33' 34" W, 145.798'; THENCE S06° 08' 42" W, 55.157'; THENCE S11° 0' 54" W, 37.664'; THENCE S16° 26' 25" E, 127.201'; THENCE S00° 12' 03" E, 88.284'; THENCE N77° 15' 11" E, 172.244'; THENCE S27° 48' 11" E, 323° 42' 57" W, 106.599'; TO THE POINT OF BEGINNING AND CONTAINING 55.54 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 035, AT PAGE 203, 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, 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 1000 SQUARE FEET, EXCEPT ON LOTS MARKED (C), MINIMUM SHALL BE 1200 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 FOR THE PURPOSE OF PROVIDING ACCESS TO THE PROPERTIES REFLECTED UPON THE PLAT, AND ALL TITLES, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS 21st DAY OF March, 1970.

COOPER COMMUNITIES, INC.

BY VICE PRESIDENT, DEVELOPER

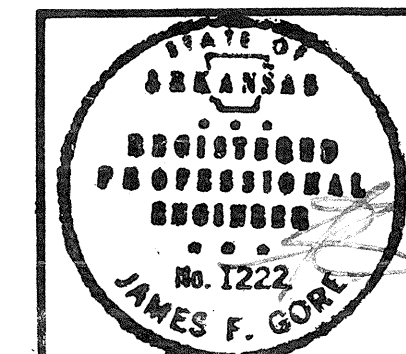
I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

DATED THIS 21st DAY OF March, 1970.

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

JAMES F. GORE
REGISTERED
LAND SURVEYOR
Arkansas
No. 93

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



RECORD PLAT	
GANCHO SUBDIVISION	
BLOCKS 1 thru 5	
DATE: 3-20-70	BY: J.F.G.
CHECKED BY: J.F.G.	DATE: 3-20-70
APPROVED: J.F.G.	DATE: 3-20-70
COOPER COMMUNITIES, INC. ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS	
JOB NO. ENG. 8	SCALE: 1"=100'