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:

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 etc. 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 IV 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.

6. 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.

7. 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.

8. 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 VIII of the Declaration aforesaid.

Dated this _____ day of _____, 197__.

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 31 day of December, 1971.

James F. Gore R.L.S. No.93

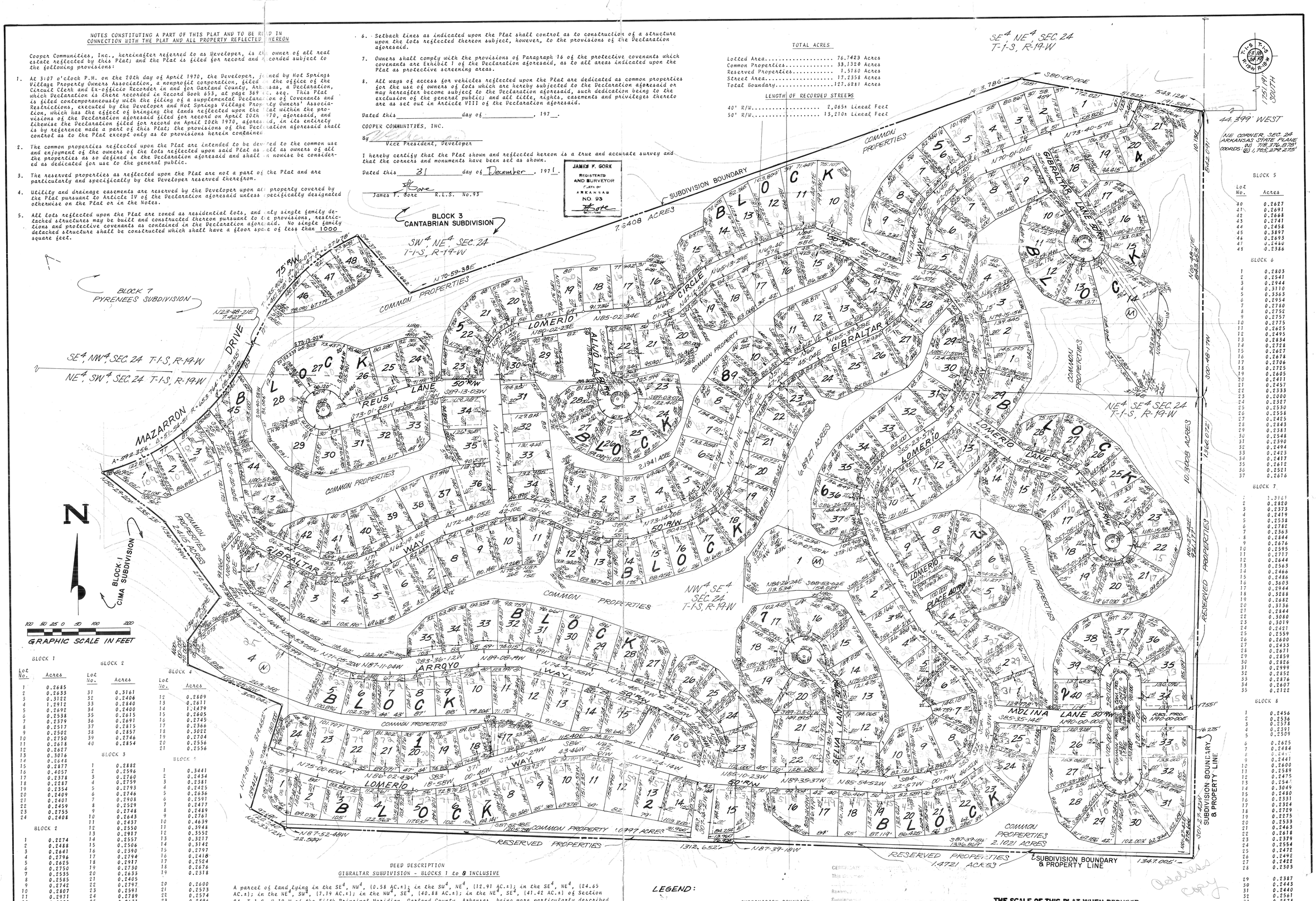
JAMES F. GORE
REGISTERED AND SURVEYOR
STATE OF ARKANSAS
NO. 93

TOTAL ACRES

Lotted Area	76.7423 Acres
Common Properties	33.1320 Acres
Reserved Properties	1.5180 Acres
Street Area	17.2558 Acres
Total Boundary	127.6281 Acres

LENGTH OF RECORDED STREETS

40' R/W	2,065± Lineal Feet
50' R/W	13,210± Lineal Feet



BLOCK 1

Lot No.	Acres
1	0.2685
2	0.2633
3	0.3122
4	1.2912
5	0.2692
6	0.2538
7	0.2379
8	0.2517
9	0.2502
10	0.2750
11	0.2618
12	0.2627
13	0.3016
14	0.2646
15	0.2877
16	0.4057
17	0.2378
18	0.2287
19	0.2354
20	0.2409
21	0.2401
22	0.2459
23	0.2755
24	0.2408

BLOCK 2

Lot No.	Acres
1	0.2274
2	0.2488
3	0.2641
4	0.2796
5	0.2625
6	0.2750
7	0.2535
8	0.2585
9	0.2742
10	0.2807
11	0.2971
12	0.2951
13	0.2743
14	0.2950
15	0.3606
16	0.2946
17	0.2613
18	0.2644
19	0.2459
20	0.2593
21	0.2570
22	0.2595
23	0.2548
24	0.2421
25	0.2874
26	0.3129
27	0.2617
28	0.3357
29	0.3361
30	0.3834
31	0.3161
32	0.2406
33	0.2840
34	0.2400
35	0.2615
36	0.2691
37	0.2815
38	0.2857
39	0.2746
40	0.2854

BLOCK 3

Lot No.	Acres
1	0.2882
2	0.2596
3	0.2760
4	0.2759
5	0.2793
6	0.2746
7	0.2908
8	0.2529
9	0.2748
10	0.2643
11	0.2437
12	0.2550
13	0.2917
14	0.2557
15	0.2506
16	0.2390
17	0.2794
18	0.2917
19	0.2730
20	0.2633
21	0.2405
22	0.2797
23	0.2591
24	0.2789
25	0.2631
26	0.2549
27	0.2637
28	0.2837
29	0.4134

BLOCK 4

Lot No.	Acres
1	0.2479
2	0.2761
3	0.2692
4	0.2501
5	0.2721
6	0.2745
7	0.2711
8	0.2587
9	0.2968
10	0.2859
11	0.2779
12	0.2809
13	0.2611
14	1.1479
15	0.2605
16	0.2745
17	0.2366
18	0.3022
19	0.2704
20	0.2556
21	0.2556

BLOCK 5

Lot No.	Acres
1	0.3441
2	0.2434
3	0.2381
4	0.2425
5	0.2636
6	0.2591
7	0.2477
8	0.2489
9	0.2761
10	0.4639
11	0.3948
12	0.3552
13	0.3217
14	0.3142
15	0.2797
16	0.2418
17	0.2524
18	0.2676
19	0.2318
20	0.2600
21	0.2573
22	0.2574
23	0.2496
24	0.2690
25	0.2621
26	0.347
27	0.496
28	0.456
29	0.381
30	0.2645
31	0.2703
32	0.2588
33	0.2972
34	0.2747
35	0.2646
36	0.2930
37	0.2677
38	0.2607
39	0.2916
40	0.2627
41	0.2691
42	0.2668
43	0.2741
44	0.2458
45	0.3897
46	0.2693
47	0.2460
48	0.2386

BLOCK 6

Lot No.	Acres
1	0.2803
2	0.2541
3	0.2944
4	0.3110
5	0.3363
6	0.2954
7	0.2780
8	0.2752
9	0.2757
10	0.2775
11	0.2625
12	0.2495
13	0.2834
14	0.2728
15	0.2627
16	0.2678
17	0.2706
18	0.2725
19	0.2605
20	0.2411
21	0.2457
22	0.2333
23	0.2000
24	0.2327
25	0.2530
26	0.2558
27	0.2425
28	0.2443
29	0.2381
30	0.2548
31	0.2390
32	0.2494
33	0.2423
34	0.2417
35	0.2612
36	0.2521
37	0.2616

BLOCK 7

Lot No.	Acres
1	1.3161
2	0.2820
3	0.2373
4	0.2419
5	0.2538
6	0.2782
7	0.2363
8	0.2844
9	0.2676
10	0.2595
11	0.2717
12	0.2644
13	0.2563
14	0.2466
15	0.2486
16	0.3603
17	0.2944
18	0.3288
19	0.2682
20	0.3136
21	0.2844
22	0.3080
23	0.3019
24	0.2421
25	0.2559
26	0.2600
27	0.2433
28	0.2671
29	0.2859
30	0.2826
31	0.2999
32	0.2852
33	0.2876
34	0.2607
35	0.2122

BLOCK 8

Lot No.	Acres
1	0.2456
2	0.2536
3	0.2578
4	0.2391
5	0.2509
6	0.2625
7	0.2484
8	0.2477
9	0.2441
10	0.2600
11	0.2589
12	0.2475
13	0.2541
14	0.3049
15	0.2480
16	0.2331
17	0.2324
18	0.2729
19	0.2275
20	0.2533
21	0.2463
22	0.2618
23	0.2379
24	0.2554
25	0.2472
26	0.2492
27	0.2422
28	0.2303
29	0.2387
30	0.2443
31	0.2440
32	0.2561
33	0.2578
34	0.2761

DEED DESCRIPTION

GIBRALTAR SUBDIVISION - BLOCKS 1 to 8 INCLUSIVE

A parcel of land lying in the SE¼, NW¼, (0.58 AC.±); in the SW¼, NE¼, (12.91 AC.±); in the SE¼, NE¼, (24.65 AC.±); in the NE¼, SW¼, (7.19 AC.±); in the NW¼, SE¼, (40.88 AC.±); in the NE¼, SE¼, (41.42 AC.±) of Section 24, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the NE corner of Section 24, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, (State Plane Coordinates of North 718,376.87' and East 1,705,279.275'); run south 1,751.191' to a point; thence run west 44.399' to the point of beginning; thence run S00°48'17"W 842.091' to a point; thence run S01° 27'42"W 1350.072' to a point; thence run N87°39'18"W 1347.005' to a point; thence run N87°52'48"W 1312.652' to a point; thence run N61°33'12"W 120.240' to a point; thence run N17°18'02"E 319.452' to a point; thence run N66°25'31"W 300.042' to a point; thence run N00°00'00"E 70.000' to a point; thence run N36°09'29"E 161.012' to a point; thence run N36°01'39"W 272.029' to a point; thence run N50°29'20"W 235.231' to a point on a curve; thence run northeastwardly along a curve to the left 592.356' to a point of tangency, said curve having a degree of curvature of 8°45'50" and a chord of N49°45'47"E 572.301'; thence run N83°48'21"E 7.427' to a point of curvature; thence run northeastwardly along a curve to the right 451.308' to a point, said curve having a degree of curvature of 9°07'41" and a chord of N44°24'15"E 441.649'; thence run S41°37'52"E 229.602' to a point; thence run N70°59'38"E 1903.786' to a point; thence run S80°00'00"E 543.128' to the point of beginning and containing a total of 127.6281 Acres.

LEGEND:

SUBDIVISION BOUNDARY
LAND LINES OF SECTION
BUILDING SETBACK LINE

(M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE

HIGH-WATER LINE OF KNOWN MAXIMUM FLOOD

DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED

850 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.

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1222 JAMES F. GORE
APPROVED DATE: 12/ Gore

RECORD PLAT

GIBRALTAR SUBDIVISION

BLOCKS 1 - 8 INCLUSIVE

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

REVISIONS		
DATE	BY	DESCRIPTION
11-29-71	JCB	Change Set Back Dwgs.
1-5-72	JCP	Lots & Bldg. Sites Rd

DRAWN: BRSTH SHE
DATE: 1 C
CHECKED: BB DW
DATE: 11-23-71 8-HS
JOB NO. ENG. 8