

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

JOHN A. COOPER COMPANY, 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 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, 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.
- 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 I 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 TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS 26 DAY OF FEB, 1971

JOHN A. COOPER COMPANY

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 29 DAY OF MAR, 1971

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

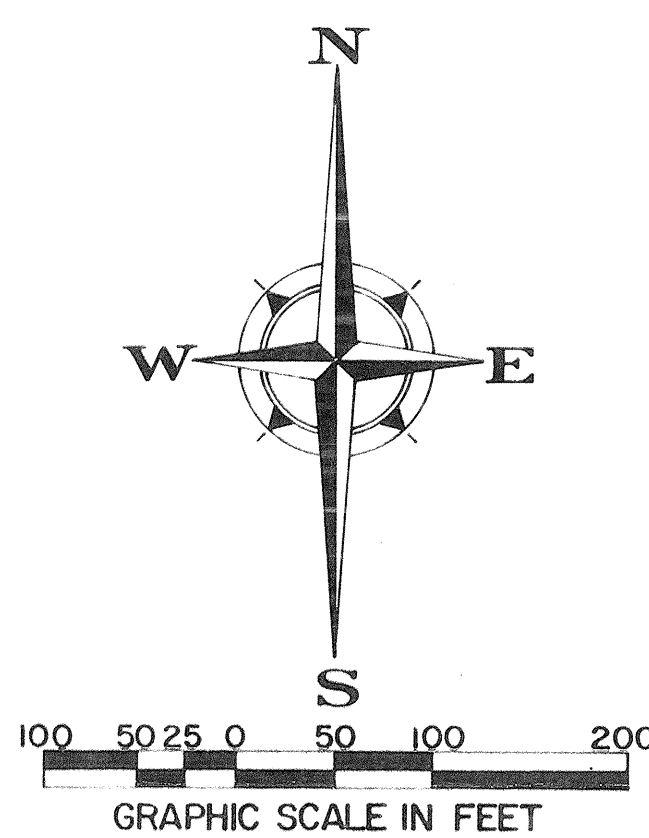
DEED DESCRIPTION  
GRANADA SUBDIVISION  
BLOCKS 1 THRU 6

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 (2688 ACRES), THE NE 1/4 OF THE SE 1/4 (29,804.3 ACRES), THE SE 1/4 OF THE NE 1/4 (7062.2 ACRES) (1/2 SECTION 8, TOWNSHIP 1 SOUTH, RANGE 19 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, ALSO LYING IN THE NW 1/4 OF THE SW 1/4 (17,234.9 ACRES), THE SW 1/4 OF THE NW 1/4 (10,269 ACRES), OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 19 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1735.840 FEET NORTH AND 967.962 FEET EAST OF THE SW CORNER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 19 WEST (ARKANSAS STATE PLANE COORDINATE NORTH 724,388.842, EAST 1,684,302.306); THENCE S78°47'47"W, 1694.373 FEET; THENCE WESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 761.760 FEET, AN ARC DISTANCE OF 327.617 FEET; THENCE N76°33'43"W, 261.459 FEET; THENCE N13°26'17"E, 157.350 FEET; THENCE N76°33'43"W, 170.000 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 658.170 FEET, AN ARC DISTANCE OF 534.401 FEET; THENCE N59°57'34"E, 160.296 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 488.165 FEET, AN ARC DISTANCE OF 390.820 FEET; THENCE N14°05'21"E, 106.917 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 657.985 FEET, AN ARC DISTANCE OF 392.956 FEET; THENCE N48°18'24"E, 370.452 FEET; THENCE S41°41'36"E, 170.000 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1826.034 FEET, AN ARC DISTANCE OF 167.157 FEET; THENCE S34°52'45"E, 590.042 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 351.156 FEET, AN ARC DISTANCE OF 225.160 FEET; THENCE EASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1376.519 FEET, AN ARC DISTANCE OF 207.148 FEET; THENCE S80°14'26"E, 53.671 FEET; THENCE EASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1567.645 FEET, AN ARC DISTANCE OF 206.291 FEET; THENCE S87°46'49"E, 58.193 FEET; THENCE S18°44'47"W, 87.555 FEET; THENCE S26°05'44"W, 272.909 FEET; THENCE S09°43'31"E 368.615 FEET TO THE POINT OF BEGINNING, CONTAINING 56.3971 ACRES.

BLOCK 1		BLOCK 3		BLOCK 6	
LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
1	12719.3	1	11667.3	1	12334.3
2	11990.2	2	10993.0	2	10142.0
3	10216.0	3	11395.0	3	11901.0
4	10324.9	4	10603.0	4	10091.3
5	10433.7	5	11149.4	5	10759.3
6	10542.5	6	11387.9	6	13721.9
7	11397.5	7	11734.3	7	15652.4
8	11412.7	8	12527.2	8	11495.2
9	10868.3	9	12907.7	9	10965.6
10	10847.9	10	10777.9	10	10692.5
11	10827.1	11	11120.8	11	13126.0
12	1312.8	12	11706.0	12	10501.1
13	10908.7	13	9365.9	13	13687.5
BLOCK 2		BLOCK 4		BLOCK 5	
1	13173.5	1	12683.8	1	12541.6
2	11653.6	2	10698.5	2	10789.3
3	9928.9	3	11750.0	3	11217.5
4	11235.2	4	11537.9	4	12087.5
5	12396.0	5	9114.9	5	11923.0
6	13955.7	6	11857.2	6	11536.7
7	57785.2	7	11383.9	7	10617.7
8	54351.0	8		8	9944.7
9	53186.5	9		9	10663.5
		10		10	11491.1
		11		11	12199.4
		12		12	12966.4
		13		13	12832.7

23181  
3 05  
198  
659 118



SE 1/4, NE 1/4  
SEC. 8, T-1-S, R-19-W

SW 1/4, NW 1/4  
SEC. 9, T-1-S, R-19-W

NE 1/4, SE 1/4  
SEC. 8, T-1-S, R-19-W

NW 1/4, SW 1/4  
SEC. 9, T-1-S, R-19-W

LEGEND  
UTILITY & DRAINAGE EASEMENT  
LAND LINES OF SECTIONS  
BUILDING SETBACK LINES  
SUBDIVISION BOUNDARY  
(M) MOUNTAINOUS LOT WITH SLOPE MORE THAN 25% & AREA EXCEEDING ONE ACRE  
900 CONTOUR LINE: 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.

TOTAL AREAS  
LOTS.....23,552 ACRES  
STREET R/W.....16,162 ACRES  
COMMON PROPERTIES.....16,682 ACRES  
BOUNDARY.....56,397 ACRES

S.W. CORNER SEC. 9, T-1-S, R-19-W  
ARKANSAS STATE PLANE COORDINATES:  
NORTH-724,388.842  
EAST-1,684,302.306

RECORD PLAT		REVISIONS	
DATE BY DESCRIPTION		DATE BY DESCRIPTION	
DRAWN P.C. DATE 6-15-70		SHEET 1 OF 1	
CHECKED 3 DATE 6-18-70		DWG. NO. 8-15-212	
APPROVED DATE 6-18-70		JOB NO. ENG. 8	
SCALE 1"=100'			

GRANADA SUBDIVISION  
BLOCKS 1 THRU 6

JOHN A. COOPER COMPANY  
ENGINEERING & PLANNING DIVISION  
HOT SPRINGS VILLAGE, ARKANSAS