GRANDILLA SUBDIVISION
BLOCKS 1 THRU 3 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 (0.072 AC. +/-), OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, AND THE NW 1/4 OF THE NW 1/4 (18.88± AC. +/-), THE NE 1/4 OF THE NW 1/4 (23.382 AC. +/-), THE NW 1/4 OF THE NE 1/4 (0.022 AC. +/-) AND THE SE 1/4 OF THE NW 1/4 (0.004 AC. +/-) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 22 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,814.556 FEET AND EAST 1,721,005.482 FEET: THE POINT OF BEGINNING; THENCE S88°16'51"E 2480.83 FEET; THENCE S23°23'07"W 262.21 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 314.06 FEET, SAID CURVE HAVING A DELTA ANGLE OF 011°51'00" AND A RADIUS OF 1362.49 FEET; THENCE S11°52'07"W 53.50 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 158.50 FEET, SAID CURVE HAVING A DELTA ANGLE OF 028°32'01" AND A RADIUS OF 318.27 FEET; THENCE S40°24'08"W 105.77 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 150.30 FEET, SAID CURVE HAVING A DELTA ANGLE OF 013°38'29" AND A RADIUS OF 631.29 FEET; THENCE S35°57'23"E 75.00 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 221.63 FEET, SAID CURVE HAVING A DELTA ANGLE OF 017°58'46" AND A RADIUS OF 706.29 FEET; THENCE S72°01'23"W 154.62 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 564.60 FEET, SAID CURVE HAVING A DELTA ANGLE OF 014°26'30" AND A RADIUS OF 1,850.00 FEET; THENCE S87°31'50"E 163.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.367 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

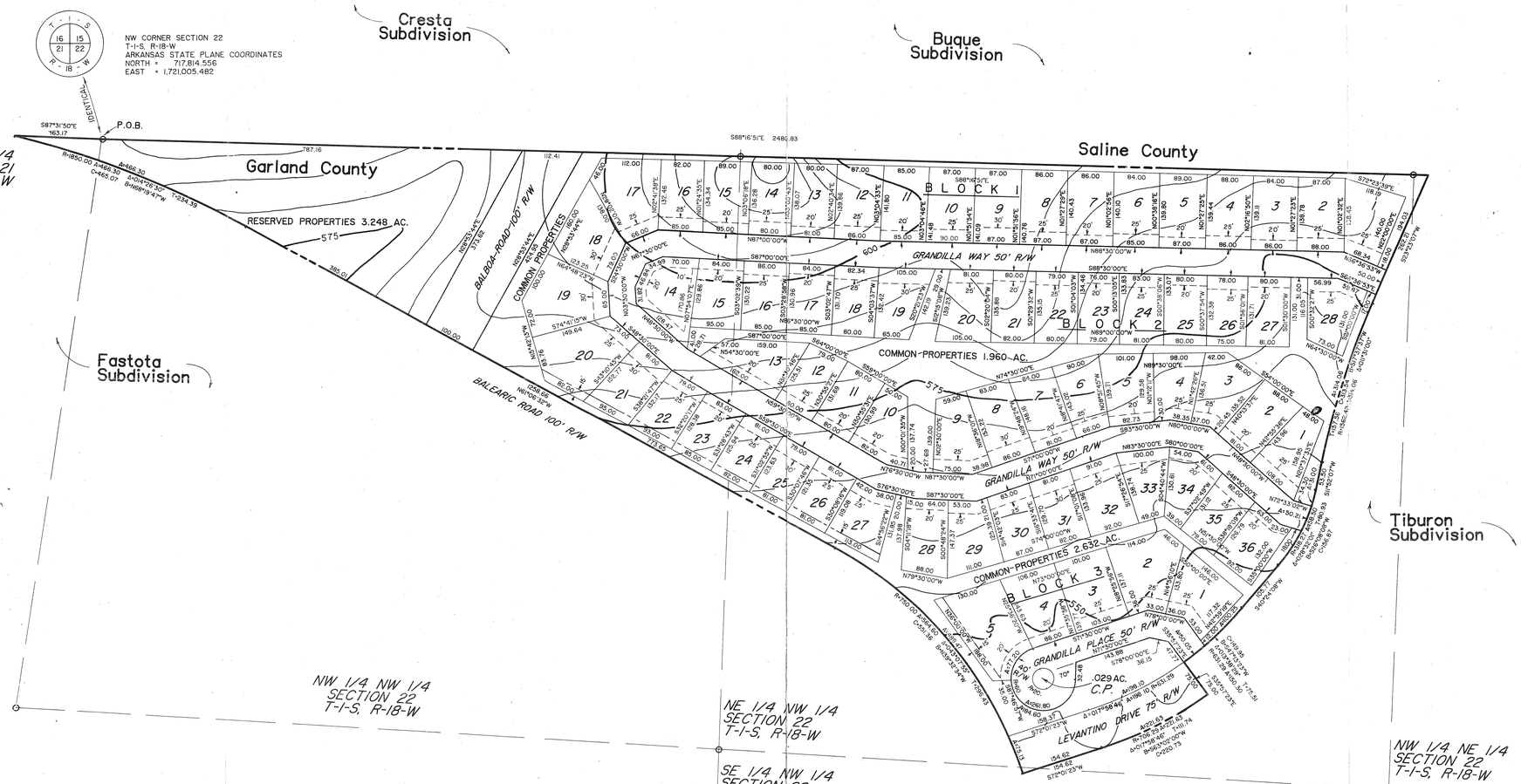
COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 3:07 O'CLOCK P.M. 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.
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 I 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.
9. 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, GRADING, 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 THERETOFORE 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 ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 10th DAY OF APRIL, 1985

COOPER COMMUNITIES, INC.

BY _____
EXECUTIVE VICE PRESIDENT



BLOCK-1

LOT	ACREAGE
1	0.290
2	0.278
3	0.271
4	0.278
5	0.282
6	0.271
7	0.279
8	0.279
9	0.281
10	0.287
11	0.276
12	0.280
13	0.257
14	0.252
15	0.270
16	0.256
17	0.358
18	0.326
19	0.385
20	0.426
21	0.284
22	0.256
23	0.245
24	0.233
25	0.225
26	0.224
27	0.268
28	0.269
29	0.278
30	0.249
31	0.247
32	0.286
33	0.225
34	0.232
35	0.238
36	0.255
BLOCK-1	9.896

BLOCK-2

LOT	ACREAGE
1	0.263
2	0.270
3	0.289
4	0.247
5	0.283
6	0.252
7	0.275
8	0.292
9	0.293
10	0.261
11	0.241
12	0.234
13	0.298
14	0.315
15	0.267
16	0.256
17	0.255
18	0.246
19	0.261
20	0.291
21	0.252
22	0.246
23	0.239
24	0.251
25	0.244
26	0.232
27	0.243
28	0.273
BLOCK-2	7.369

BLOCK-3

LOT	ACREAGE
1	0.300
2	0.358
3	0.324
4	0.311
5	0.431
BLOCK-3	1.724

LINEAL FEET OF STREET

40' RIGHT-OF-WAY	175 FT.
50' RIGHT-OF-WAY	3312 FT.
75' RIGHT-OF-WAY	366 FT.
100' RIGHT-OF-WAY	399 FT.

ACREAGE CHART

LOTS	18.989 ACRES
COMMON PROPERTIES	4.621 ACRES
STREETS	5.509 ACRES
RESERVED PROPERTIES	3.248 ACRES
TOTAL	32.367 ACRES

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 10th DAY OF April, 1985, 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 THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
93
SIGNATURE

SCALE 1" = 100'
100 50 0 100 200
GRAPHIC SCALE

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- 600 — 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.
- BUILDING SETBACK LINE
- PROTECTIVE SCREENING EASEMENT

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY CHECKED	DATE	BY APPROVED	DATE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 122
JAMES F. GORE

RECORD PLAT

GRANDILLA SUBDIVISION

BLOCKS 1 THRU 3 INCLUSIVE

HOT SPRINGS VILLAGE, ARKANSAS

SCALE: 1"=100'
DRAWN: TA DATE: 1/85
CHECKED: JJ DATE: 2/85
APPROVED: JF DATE: 4-10-85
FILE NO: 4-116-SD
DWG. NO: 4-116-(02)-2011

COOPER CONSULTANTS, INC.
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

JOB NO: FILED IN: SHEET
1 OF 1

69 LOTS