# GUINDOLA SUBDIVISION
## BLOCKS 1 THRU 8 INCLUSIVE
## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (6.176 AC. +/-), OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS AND IN THE NW 1/4 OF THE SW 1/4 (12.278AC. +/-), THE NE 1/4 OF THE SW 1/4 (5.334AC. +/-), THE SE 1/4 OF THE SW 1/4 (1.189AC. +/-) THE SW 1/4 OF THE SW 1/4 (38.133AC. +/-) OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS AND IN THE NW 1/4 OF THE NW 1/4 (0.797AC. +/-) OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SEC.23 (ARKANSAS STATE PLANE COORDINATES OF NORTH 712,383.587 FEET AND EAST 1,725,904.240 FEET) THE POINT OF BEGINNING: THENCE N00°49'53"E 1320.17 FEET; THENCE N89°28'17"W 93.04 FEET; THENCE N00°31'43"E 278.27 FEET; THENCE N59°41'41"W 200.00 FEET; THENCE N30°18'19"E 200.00 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 364.14 FEET, SAID CURVE HAVING A DELTA ANGLE OF 16°41'28" AND A RADIUS OF 1250.00 FEET; THENCE N76°23'09"W 50.00 FEET; THENCE N13°36'51"E 140.00 FEET; THENCE N76°23'09"W 194.12 FEET; THENCE N46°32'09"E 268.63 FEET; THENCE S64°47'13"E 59.28 FEET; THENCE S31°24'26"E 128.72 FEET; THENCE S19°04'22"E 95.99 FEET; THENCE S06°54'22"W 65.80 FEET; THENCE S68°29'50"E 57.25 FEET; THENCE S89°51'29"E 84.38 FEET; THENCE S41°42'35"E 127.65 FEET; THENCE N87°39'17"E 81.73 FEET; THENCE S42°15'24"E 104.94 FEET; THENCE S38°39'45"E 88.35 FEET; THENCE S63°24'17"E 70.42 FEET; THENCE S66°17'05"E 120.47 FEET; THENCE S83°18'15"E 213.53 FEET; THENCE S42°58'36"E 83.91 FEET; THENCE N16°55'32"E 53.64 FEET; THENCE N59°30'56"E 59.06 FEET; THENCE N79°20'40"E 104.15 FEET; THENCE N79°45'33"E 132.81 FEET; THENCE S43°40'30"E 38.72 FEET; THENCE S09°22'12"E 112.21 FEET; THENCE S08°48'40"W 64.16 FEET; THENCE S15°40'29"W 74.20 FEET; THENCE S02°39'16"W 69.55 FEET; THENCE S33°34'56"W 18.59 FEET; THENCE S61°02'50"E 35.93 FEET; THENCE S54°25'27"E 28.74 FEET; THENCE N20°32'22"W 41.80 FEET; THENCE N04°50'48"E 48.01 FEET; THENCE N26°50'07"E 39.93 FEET; THENCE N05°49'01"E 53.06 FEET; THENCE S84°07'50"E 111.22 FEET; THENCE N11°38'44"E 32.99 FEET; THENCE N43°13'12"E 55.53 FEET; THENCE N65°30'02"E 38.59 FEET; THENCE S78°53'03"E 66.78 FEET; THENCE N25°18'47"W 64.44 FEET; THENCE N01°51'56"W 58.69 FEET; THENCE N16°24'02"E 52.02 FEET; THENCE N26°52'21"E 64.10 FEET; THENCE N72°09'24"E 89.04 FEET; THENCE S75°30'42"E 119.83 FEET; THENCE S48°39'35"E 64.59 FEET; THENCE S03°49'33"E 47.23 FEET; THENCE S04°33'41"W 47.93 FEET; THENCE N67°29'46"E 53.74 FEET; THENCE N83°08'28"E 72.65 FEET; THENCE S64°07'28"E 88.55 FEET; THENCE S40°28'34"E 58.73 FEET; THENCE S23°08'49"E 129.96 FEET; THENCE S24°47'03"W 41.22 FEET; THENCE S66°56'17"W 48.28 FEET; THENCE S71°05'33"W 94.02 FEET; THENCE S56°21'12"W 96.22 FEET; THENCE S64°21'51"W 35.46 FEET; THENCE S07°14'40"W 44.42 FEET; THENCE S54°26'23"W 153.93 FEET; THENCE S65°10'00"W 220.27 FEET; THENCE N87°30'00"W 180.13 FEET; THENCE S16°48'39"W 324.43 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 423.05 FEET SAID CURVE HAVING A DELTA ANGLE OF 14°52'53" AND A RADIUS OF 1628.82 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 753.05 FEET, SAID CURVE HAVING A DELTA ANGLE OF 45°21'45" AND A RADIUS OF 951.16 FEET; THENCE N77°40'38"W 246.44 FEET; THENCE N00°49'00"E 128.00 FEET; THENCE N87°34'26"W 1031.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.907 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 THIS 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 THIS 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, EXCEPT LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.
6. 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.
7. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION OF ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 335 M.G.L. + 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.
8. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
9. 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.
10. 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.
11. 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 6th DAY OF Feb, 1985

COOPER COMMUNITIES, INC.

BY Joe Brose
SENIOR VICE PRESIDENT

COOPER COMMUNITIES INC.

## LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 6th DAY OF February, 1985. AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

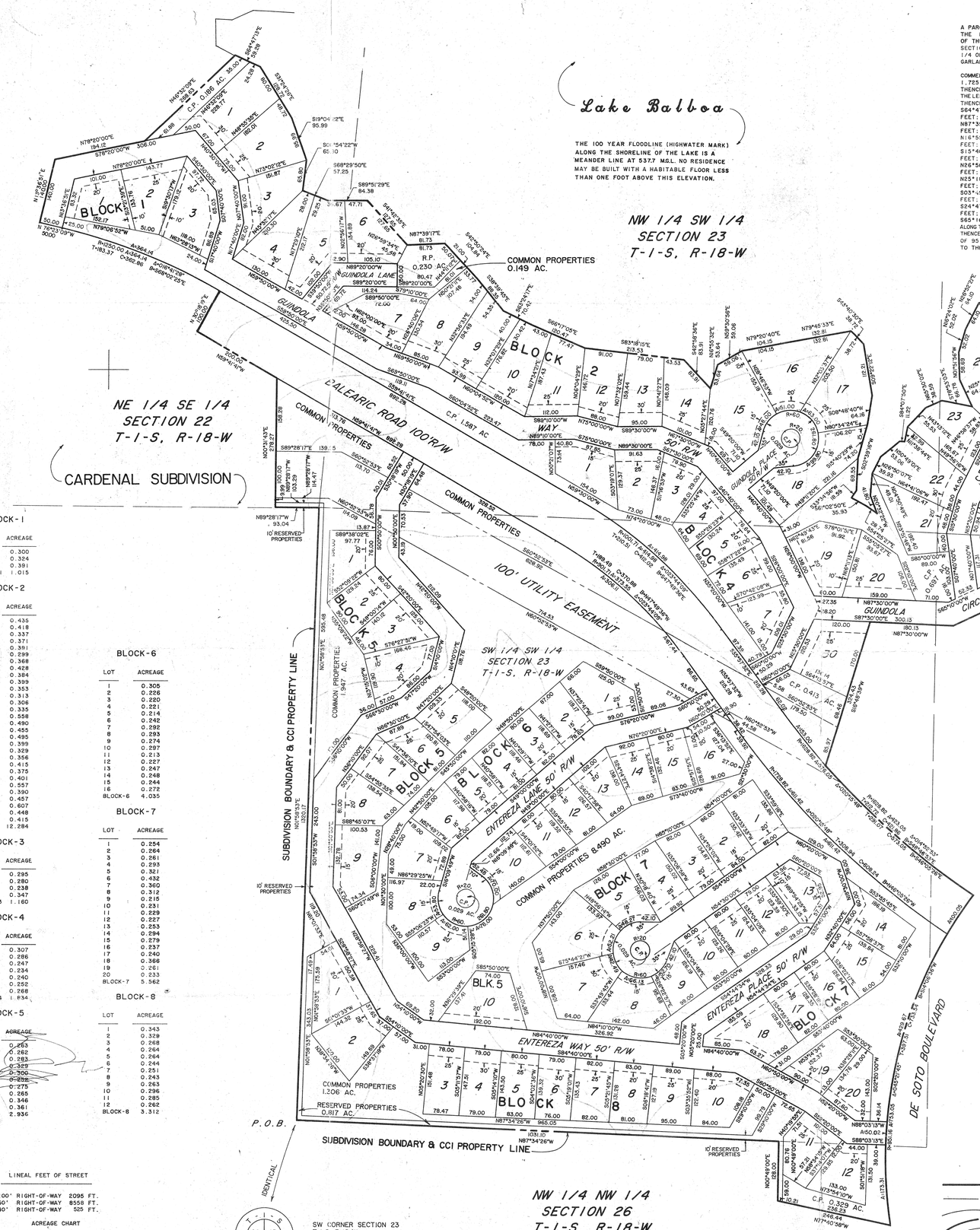
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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

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

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

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




| BLOCK-1 | |
|---|---|
| LOT | ACREAGE |
| 1 | 0.300 |
| 2 | 0.324 |
| 3 | 0.391 |
| BLOCK-1 | 1.015 |

| BLOCK-2 | |
|---|---|
| LOT | ACREAGE |
| 1 | 0.435 |
| 2 | 0.418 |
| 3 | 0.337 |
| 4 | 0.371 |
| 5 | 0.391 |
| 6 | 0.299 |
| 7 | 0.368 |
| 8 | 0.428 |
| 9 | 0.384 |
| 10 | 0.399 |
| 11 | 0.353 |
| 12 | 0.313 |
| 13 | 0.306 |
| 14 | 0.335 |
| 15 | 0.558 |
| 16 | 0.490 |
| 17 | 0.455 |
| 18 | 0.495 |
| 19 | 0.399 |
| 20 | 0.329 |
| 21 | 0.356 |
| 22 | 0.415 |
| 23 | 0.375 |
| 24 | 0.401 |
| 25 | 0.557 |
| 26 | 0.390 |
| 27 | 0.457 |
| 28 | 0.607 |
| 29 | 0.448 |
| 30 | 0.415 |
| BLOCK-2 | 12.284 |

| BLOCK-3 | |
|---|---|
| LOT | ACREAGE |
| 1 | 0.295 |
| 2 | 0.280 |
| 3 | 0.238 |
| 4 | 0.347 |
| BLOCK-3 | 1.160 |

| BLOCK-4 | |
|---|---|
| LOT | ACREAGE |
| 1 | 0.307 |
| 2 | 0.286 |
| 3 | 0.247 |
| 4 | 0.234 |
| 5 | 0.240 |
| 6 | 0.252 |
| 7 | 0.268 |
| BLOCK-4 | 1.834 |

| BLOCK-5 | |
|---|---|
| LOT | ACREAGE |
| 1 | 0.263 |
| 2 | 0.262 |
| 3 | 0.283 |
| 4 | 0.329 |
| 5 | 0.300 |
| 6 | 0.275 |
| 7 | 0.275 |
| 8 | 0.265 |
| 9 | 0.346 |
| 10 | 0.361 |
| BLOCK-5 | 2.936 |

| BLOCK-6 | |
|---|---|
| LOT | ACREAGE |
| 1 | 0.305 |
| 2 | 0.226 |
| 3 | 0.220 |
| 4 | 0.221 |
| 5 | 0.214 |
| 6 | 0.242 |
| 7 | 0.292 |
| 8 | 0.293 |
| 9 | 0.274 |
| 10 | 0.297 |
| 11 | 0.213 |
| 12 | 0.227 |
| 13 | 0.247 |
| 14 | 0.248 |
| 15 | 0.244 |
| 16 | 0.272 |
| BLOCK-6 | 4.035 |

| BLOCK-7 | |
|---|---|
| LOT | ACREAGE |
| 1 | 0.254 |
| 2 | 0.264 |
| 3 | 0.261 |
| 4 | 0.293 |
| 5 | 0.321 |
| 6 | 0.432 |
| 7 | 0.360 |
| 8 | 0.312 |
| 9 | 0.215 |
| 10 | 0.231 |
| 11 | 0.229 |
| 12 | 0.227 |
| 13 | 0.253 |
| 14 | 0.294 |
| 15 | 0.279 |
| 16 | 0.237 |
| 17 | 0.240 |
| 18 | 0.366 |
| 19 | 0.261 |
| 20 | 0.233 |
| BLOCK-7 | 5.562 |

| BLOCK-8 | |
|---|---|
| LOT | ACREAGE |
| 1 | 0.343 |
| 2 | 0.329 |
| 3 | 0.268 |
| 4 | 0.264 |
| 5 | 0.264 |
| 6 | 0.244 |
| 7 | 0.251 |
| 8 | 0.243 |
| 9 | 0.263 |
| 10 | 0.296 |
| 11 | 0.285 |
| 12 | 0.262 |
| BLOCK-8 | 3.312 |

### LINEAL FEET OF STREET

| | |
|---|---|
| 100' RIGHT-OF-WAY | 2095 FT. |
| 50' RIGHT-OF-WAY | 8558 FT. |
| 40' RIGHT-OF-WAY | 525 FT. |

### ACREAGE CHART

| | | |
|---|---|---|
| LOTS | 32.138 | ACRES. |
| COMMON PROPERTIES | 15.607 | ACRES. |
| RESERVED PROPERTIES | 1.047 | ACRES. |
| STREETS | 15.115 | ACRES. |
| TOTAL | 63.907 | ACRES. |

SW CORNER SECTION 23
T-1-S R-18-W
ARKANSAS STATE PLANE
COORDINATES
NORTH = 712,383.587
EAST = 1,725,904.240

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
- UTILITY EASEMENT

| REVISION NUMBER | BY | DATE | REVISION DESCRIPTION | BY | DATE | BY | DATE |
|---|---|---|---|---|---|---|---|
| | | | | CHECKED | | APPROVED | |

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 1222
JAMES F. GORE

RECORD PLAT

# GUINDOLA SUBDIVISION

## BLOCKS 1 THRU 8 INCLUSIVE

## HOT SPRINGS VILLAGE, ARKANSAS

SCALE: 1"=100'
DRAWN: TA DATE: 1/85
CHECKED: JFG DATE: 1/85
APPROVED: JFG DATE: 2-6-85
FILE NO: 4-116-SD
DWG. NO: 4-116-(12)-2009

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

JOB NO: FILED IN: SHEET 1 OF 1

102 LOTS