

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 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 CONVEYANCE 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 1,000 SQUARE FEET, EXCEPT ON LOTS MARKED (6) MINIMUM SHALL BE 1,200 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREON 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, DRAINAGE, 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 THEREFORE 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 *James F. Gore*
SEAL VICE PRESIDENT

PINOCHA SUBDIVISION

NE 1/4 SW 1/4 SEC. 21
T-1-S, R-18-W

LINDURA SUBDIVISION

SE 1/4 NW 1/4 SEC. 21
T-1-S, R-18-W

RECLAMO SUBDIVISION

NW 1/4 SE 1/4 SEC. 21
T-1-S, R-18-W

SE 1/4 SW 1/4 SEC. 21
T-1-S, R-18-W

SW 1/4 SE 1/4 SEC. 21
T-1-S, R-18-W

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 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.
- GOLF VIEW LOT, SEE NOTE 5.

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"x17" IS 1"=300'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	CHECKED	DATE	APPROVED	DATE
RECORD PLAT				SCALE: 1"=100'			
JABALI SUBDIVISION				DRAWN: J.D.F. DATE: 1/85			
BLOCKS 1 THRU 6				CHECKED: J.F.S. DATE: 1/85			
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: <i>James F. Gore</i> DATE: 2/85			
COOPER CONSULTANTS, INC.				FILE NO: 4-116-SD			
1 CARLSLE DRIVE BELLA VISTA, ARKANSAS 72714				DWG. NO: 4-116-(12)-2007			
JOB NO. 122				SHEET 1 OF 1			

JABALI SUBDIVISION
BLOCKS 1 THRU 6
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (11.266 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (23.806 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (0.043 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (4.702 ACRES ±), IN THE SW 1/4 OF THE SE 1/4 (2.276 ACRES ±), ALL IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

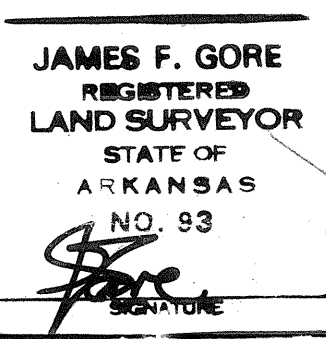
BEGINNING AT A POINT 647.37 FEET NORTH AND 1,599.91 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 21 (ARKANSAS STATE PLANE COORDINATES OF NORTH 712,787.628 FEET AND EAST 1,715,420.089 FEET); THENCE, N 18° 26' 06" E 110.68 FEET; THENCE, N 00° 57' 40" W 595.08 FEET; THENCE, N 40° 54' 52" E 39.25 FEET; THENCE, N 25° 15' 34" E 785.06 FEET; THENCE, N 34° 37' 27" E 255.20 FEET; THENCE, N 24° 40' 16" W 188.81 FEET; THENCE, S 80° 13' 21" W 318.81 FEET; THENCE, N 06° 18' 54" W 100.18 FEET; THENCE, N 80° 13' 21" E 570.75 FEET; THENCE, S 22° 16' 52" W 333.84 FEET; THENCE, S 39° 53' 31" E 149.18 FEET; THENCE, S 32° 57' 09" E 148.41 FEET; THENCE, S 25° 46' 10" E 161.01 FEET; THENCE, S 10° 53' 08" E 132.38 FEET; THENCE, S 05° 26' 25" E 105.48 FEET; THENCE, S 00° 47' 05" W 365.03 FEET; THENCE, N 56° 10' 57" E 424.88 FEET; THENCE, S 53° 05' 00" E 189.76 FEET; THENCE, S 62° 31' 00" E 222.45 FEET; THENCE, S 45° 31' 00" E 86.38 FEET; THENCE, S 01° 55' 00" W 80.00 FEET; THENCE, S 60° 05' 20" W 58.85 FEET; THENCE, N 01° 55' 00" E 89.07 FEET; THENCE, N 45° 51' 00" W 56.54 FEET; THENCE, N 62° 31' 00" W 50.00 FEET; THENCE, S 55° 48' 10" W 626.27 FEET; THENCE, S 65° 39' 32" W 230.49 FEET; THENCE, S 89° 28' 37" W 500.02 FEET; THENCE, S 51° 10' 00" W 263.15 FEET; THENCE, S 00° 00' 00" E 212.92 FEET; THENCE, N 60° 42' 31" W 97.33 FEET; THENCE, N 00° 00' 00" E 180.81 FEET; THENCE, N 73° 05' 38" W 151.56 FEET; THENCE, S 56° 47' 36" W 328.67 FEET; THENCE, N 55° 29' 29" W 97.08 FEET TO THE POINT OF BEGINNING, CONTAINING 42.183 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATED 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 THEREON, 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



CERTIFICATE OF RECORDING - GARLAND COUNTY, ARK.
This Document No. 4-116-SD was recorded on 2-20-85 at 11:42 A.M.
It is recorded in Plat Book 1165 Page 111
J.F.S.
Garland County, Arkansas

