

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 10th 1970, aforesaid, and likewise the Declaration filed for record on April 10th 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 no wise 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, except single family detached structures on lakeshore lots which shall not have a floor space of less than 1400 square feet.
- 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.
- The property line along the lake is a meander line at a constant elevation one foot higher than the highest proposed spillway elevation of 645.0 M.G.L.  $\pm 0.5'$ , as determined from Bench Mark N103, U.S.C. and G.S., 1955.
- 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.
- 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.
- 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 \_\_\_\_\_, 1971.

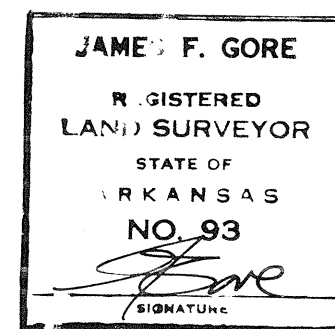
JOHN A. COOPER COMPANY

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 \_\_\_\_\_ day of JULY, 1971.

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



BLOCK 1		BLOCK 2	
Lot No.	Acres	Lot No.	Acres
1	0.2532	1	0.4035
2	0.2294	2	0.2762
3	0.2562	3	0.2568
4	0.2576	4	0.2558
5	0.2878	5	0.2541
6	0.3218	6	0.2471
7	0.2830	7	0.2466
8	0.2742	8	0.2593
9	0.2447	9	0.2716
10	0.2712	10	0.2463
11	0.2608	11	0.2608
12	0.2979	12	0.2512
13	0.2556	13	0.2544
14	0.2728	14	0.2556
15	0.2586	15	0.3061
16	0.2582	16	0.2452
17	0.2809	17	0.2433
18	0.2505	18	0.2861
19	0.2708	19	0.3014
20	0.2789	20	0.2754
21	0.2781	21	0.2719
22	0.3013	22	0.2454
23	0.3079	23	0.2168
24	0.2867	24	0.2087
25	0.2985	25	0.2080
26	0.2829	26	0.2257
27	0.2669	27	0.2183
28	0.5156	28	0.2306
29	0.5472	29	0.2295
30	0.5592	30	0.2393
31	0.6043	31	0.2374
32	0.6029	32	0.2275
33	0.4763		
34	0.3485		
35	0.3130		
36	0.2859		
37	0.3800		
38	0.4825		

LEGEND:

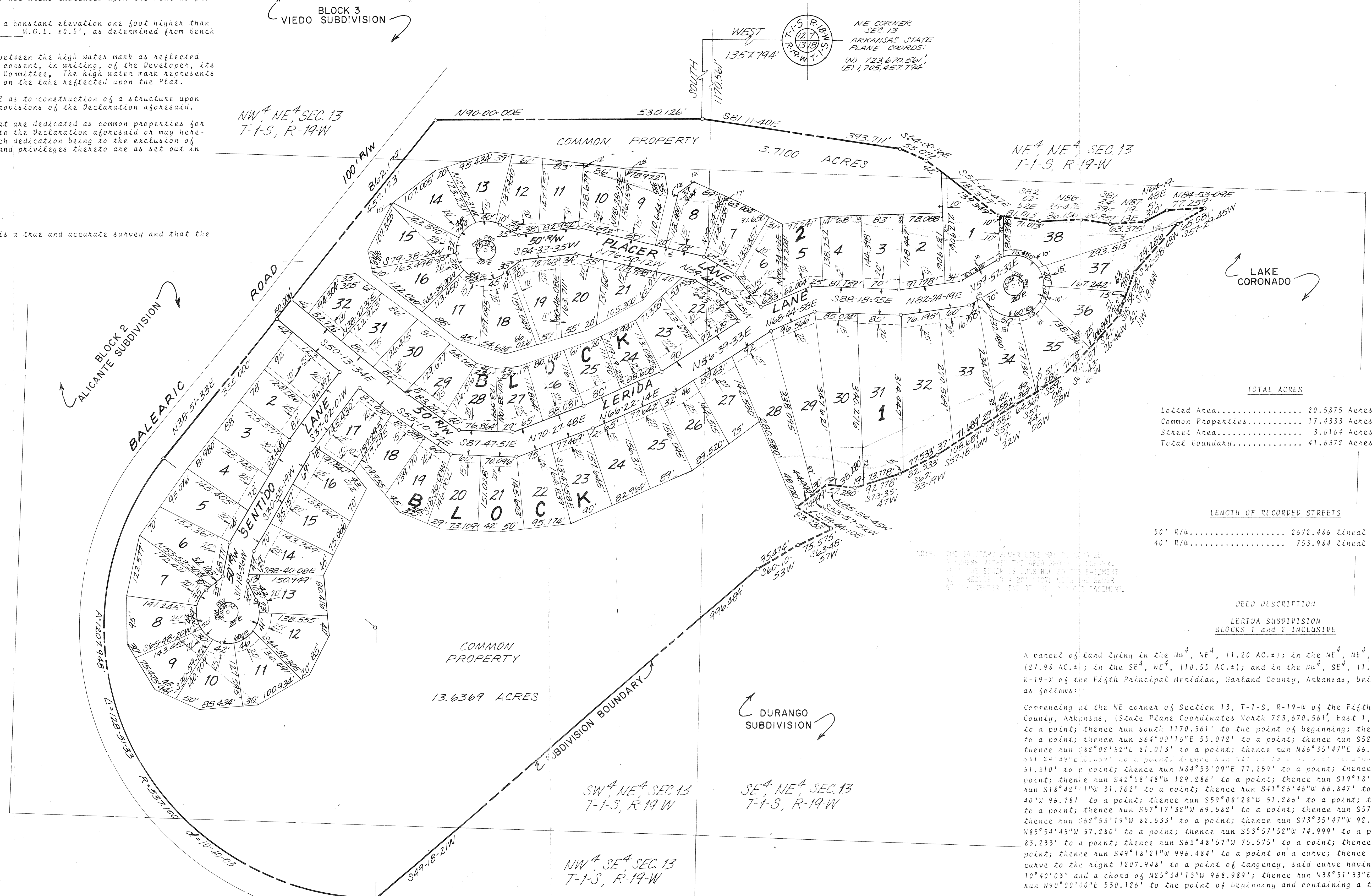
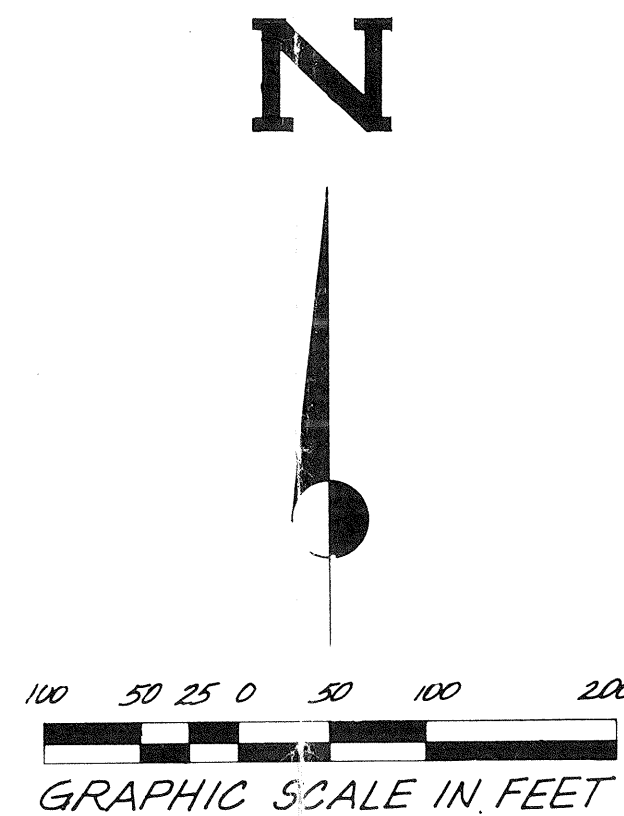
--- SUBDIVISION BOUNDARY  
--- LAND LINES OF SECTIONS  
--- BUILDING SETBACK LINE

--- CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. 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.

NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 655 M.G.L.

NATURAL DRAINAGE WAY: SHALL NOT BE CROCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.

SANITARY SEWER EASEMENT.



TOTAL ACRES	
Lotted Area.....	20.5875 Acres
Common Properties.....	17.4333 Acres
Street Area.....	3.6164 Acres
Total boundary.....	41.6372 Acres

LENGTH OF RECORDED STREETS	
50' R/W.....	2672.486 lineal feet
40' R/W.....	753.984 lineal feet

DEED DESCRIPTION  
LERIDA SUBDIVISION  
BLOCKS 1 and 2 INCLUSIVE

A parcel of land lying in the NW<sup>1</sup>, NE<sup>1</sup>, (1.20 AC.±); in the NE<sup>1</sup>, NE<sup>1</sup>, (0.75 AC.±); in the SW<sup>1</sup>, NE<sup>1</sup>, (27.95 AC.±); in the SE<sup>1</sup>, NE<sup>1</sup>, (10.55 AC.±); and in the NW<sup>1</sup>, SE<sup>1</sup>, (11.16 AC.±) of Section 13, 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 13, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, (State Plane Coordinates North 723,670.561', East 1,705,457.794'); run west 1357.794' to a point; thence run south 1170.561' to the point of beginning; thence run S81°11'40"E 393.711' to a point; thence run S64°00'16"E 53.072' to a point; thence run S52°24'47"E 181.349' to a point; thence run N46°02'52"E 81.013' to a point; thence run N86°55'47"E 86.156' to a point; thence run S91°24'31"E 31.742' to a point; thence run N44°53'09"E 77.259' to a point; thence run S57°29'45"W 65.081' to a point; thence run S42°58'48"W 129.286' to a point; thence run S19°18'14"W 58.788' to a point; thence run S18°42'11"W 31.762' to a point; thence run S41°26'46"W 66.847' to a point; thence run S44°43'40"W 96.787' to a point; thence run S59°08'28"W 51.286' to a point; thence run S57°44'08"W 64.369' to a point; thence run S57°17'32"W 69.582' to a point; thence run S57°18'16"W 108.689' to a point; thence run S62°53'19"W 82.533' to a point; thence run S73°55'47"W 92.778' to a point; thence run N45°54'45"W 57.280' to a point; thence run S53°51'52"W 74.999' to a point; thence run S59°44'10"E 83.233' to a point; thence run S63°48'57"W 75.575' to a point; thence run S60°10'53"W 95.474' to a point; thence run S49°18'21"W 996.484' to a point on a curve; thence run northwesterly along a curve to the right 1207.948' to a point of tangency, said curve having a degree of curvature of 10°40'03" and a chord of N25°34'13"W 968.989'; thence run N38°51'33"E 862.179' to a point; thence run N90°00'10"E 530.126' to the point of beginning and containing a total of 41.6372 Acres

THIS PLAT WAS PRODUCED BY JOHN A. COOPER COMPANY

RECORD PLAT		REVISIONS		
	DATE BY DESCRIPTION	DATE BY DESCRIPTION		
		DATE BY DESCRIPTION		
		DATE BY DESCRIPTION		
		DATE BY DESCRIPTION		
DRAWN BY/TH		SHEET		
DATE: 6-30-71		1 OF 1		
CHECKED BY		DWG NO.		
DATE: 6-30-71		8-HS-653		
APPROVED		JOHN A. COOPER COMPANY		
DATE: 7/1/71		ENGINEERING & PLANNING DIVISION		
		HOT SPRINGS VILLAGE, ARKANSAS		
		JOB NO. 8		
		SCALE: 1"=100'		
		Drafter		