

HOOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER,  
 HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND  
 EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A PLAT  
 DESIGNATING CERTAIN LANDS REFLECTED THEREON AS BLOCKS 1 THRU 8,  
 LINDURA, SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT  
 WAS THERE RECORDED ON NOVEMBER 14, 1984, IN DEED BOOK 7 AT  
 PAGE 148 AND HEREBY REPLATES SAID LAND SUBJECT TO THE FOLLOWING  
 PROVISIONS:

1. COOPER COMPANY LIMITED, INC. IS THE OWNER OF BLOCKS 1 THRU 8, LINDUNA SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT, THEREON AND HEREBY DECLARES THAT PLAT FOR THE PURPOSE OF RECORDING THE PLAT IN THE PUBLIC RECORDS OF ARKANSAS, AND INCREASING THE TOTAL ACREAGE OF THE COMMON SUBDIVISION.
2. AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, THE NEWSPAPER JOURNAL BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CLATCHEE CLERK AND EX-PROCTO RECORDERS IN AND FOR GARLAND COUNTY, ARKANSAS, RECORD NO. 1032, A DECLARATION OF CONVEYANCE RECORDED IN RECORD BOOK 653, AT PAGE 364, 2D SPQ. LITWISKEE ON NOVEMBER 14, 1984, A SUPPLEMENTAL DECLARATION OF CONVEYANCE RECORDED IN RECORD BOOK 653, AT PAGE 365, 2D SPQ. LITWISKEE ON APRIL 20, 1970, IN THE OFFICE OF THE CLATCHEE CLERK AND EX-PROCTO RECORDERS IN AND FOR GARLAND COUNTY, ARKANSAS, WHICH HAD THE EFFECT OF BRING THE LANDS RECORDED IDON THIS DECLARATION WITHIN THE JURISDICTION OF THE CLATCHEE CLERK AND EX-PROCTO RECORDERS ON APRIL 20, 1970, IN THIS ENTIRETY, IS BY VERIFICATION MADE A PART OF THIS DECLARATION. THE PROVISIONS OF THE DECLARATION ARE NOT TO BE CHANGED OR REVOKED OR TO HAVE EFFECT EXCEPT ONLY AS THE PROVISIONS HEREIN CONTAINED.

3. THE COMMON PROPERTIES REFLECTED UPON THE REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID REPLAT 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.

4. THE RESERVED PROPERTIES AS REFLECTED UPON THE REPEAT ARE NOT A PART OF THE REPEAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

5. UTILITY AND DRAINAGE EASEMENTS AS DESCRIBED IN ARTICLE IV OF THE DECLARATION AFORESAID ARE HEREBY SPECIFICALLY RESERVED BY THE DEVELOPER ON, IN, OVER AND UNDER ALL PROPERTY COVERED BY THIS REPLAT UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE NOTES.

6. ALL LOTS DEPICTED UPON THE DECLARATION ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT ON AND OCCUPIED BY ONE PERSON SUBJUNCT TO THE PROVISIONS AND RESTRICTIONS AND PROSPECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURES SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1000 SQUARE FEET, EXCEPT ON GOLF COURSE LOTS, MINIMUM SHALL BE 1200 SQUARE FEET.

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 REPEAT AS PROTECTIVE SCREENING AREA.

8. SET BACK LINES AS INDICATED UPON THE REPEAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

9. ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE REGULAR ARE  
 DESIGNATED AS COMMON PROPERTIES FOR THE USE OF OWNERS OF LOTS  
 WHICH ARE HEREBY SUBJECT TO THE DECLARATION AFORESAID OR  
 MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID,  
 SUCH DESIGNATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC,  
 AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE  
 AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

10. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY  
 HEREBY GRANTS A PERPETUAL, BLANKET EASEMENT, PRIVILEGE AND RIGHT  
 IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES RESPECTIVELY  
 HEREIN, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING  
 SUCH ROADS, STREETS OR HIGHWAYS NECESSARY OR DESIRABLE FOR  
 NECESSARY OR DESIRABLE IN THE SOLE DISCRETION, INCLUDING SUCH  
 CUTS, GRADING, PAVING, FILLING, DRAINING, DRAINAGE, BRIDGES,  
 CULVERTS, RAMPED AND ALL OTHER ACTIONS OR  
 OPERATIONS OF ANY KIND OR KINDS OR KINDS OR KINDS OR KINDS OR  
 ROADS, STREETS OR HIGHWAYS TO BE NECESSARY FOR ALL PURPOSES  
 OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE  
 RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE  
 DETERMINED BY THE ENGINEER OF THE COOPER COMMUNITIES, INC.,  
 ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER  
 COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE THE  
 BEST REASONABLE CONSIDERATION TO AVOID THE DISBURSE TO LESSER  
 THAN THE NECESSARY AND THE NECESSARY WHICH ARE  
 HEREBY GRANTED TO BE USED UPON THE PROPERTY COOPER  
 COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RE-  
 SERVES THE UNIMPAIRED AND SOLE RIGHT AND POWER OF  
 DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR  
 PRIVATE AND OF CHANGING THE SAME AND CHANGING THE PRIVILEGES,  
 EASEMENTS AND RIGHTS HEREBY GRANTED HEREIN.

DATED THIS 7<sup>th</sup> DAY OF May, 19 85

COOPER COMMUNITIES, INC.

BY W. J. Newman  
EXECUTIVE VICE PRESIDENT

BLOCK 1		BLOCK 3		BLOCK 5		BLOCK 7	
LOT 1	0.331 AC.	LOT 1	0.292 AC.	LOT 1	0.373 AC.	LOT 1	0.276 AC.
LOT 2	0.276 AC.	LOT 2	0.235 AC.	LOT 2	0.529 AC.	LOT 2	0.263 AC.
LOT 3	0.340 AC.	LOT 3	0.290 AC.	LOT 3	0.406 AC.	LOT 3	0.276 AC.
LOT 4	0.354 AC.	LOT 4	0.238 AC.	LOT 4	0.410 AC.	LOT 4	0.203 AC.
LOT 5	0.373 AC.	LOT 5	0.289 AC.	LOT 5	0.355 AC.	LOT 5	0.232 AC.
LOT 6	0.287 AC.	LOT 6	0.402 AC.	LOT 6	0.316 AC.	LOT 6	0.261 AC.
LOT 7	0.287 AC.	LOT 7	0.356 AC.	LOT 7	0.315 AC.	LOT 7	0.254 AC.
LOT 8	0.352 AC.	LOT 8	0.309 AC.	LOT 8	0.362 AC.	LOT 8	0.243 AC.
LOT 9	0.357 AC.	LOT 9	0.281 AC.	LOT 9	0.373 AC.	LOT 9	0.282 AC.
LOT 10	0.311 AC.	LOT 10	0.228 AC.	LOT 10	0.312 AC.	LOT 10	0.252 AC.
LOT 11	0.285 AC.	LOT 11	0.215 AC.	LOT 11	0.369 AC.	LOT 11	0.221 AC.
LOT 12	0.264 AC.	LOT 12	0.221 AC.	LOT 12	0.359 AC.	TOTAL	2.665 AC.
LOT 13	0.243 AC.	LOT 13	0.211 AC.	LOT 13	0.359 AC.		
LOT 14	0.230 AC.	LOT 14	0.247 AC.	LOT 14	0.378 AC.		
LOT 15	0.460 AC.	TOTAL	3.761 AC.	TOTAL	5.434 AC.		
LOT 16	0.392 AC.					BLOCK 8	
TOTAL	5.942 AC.					LOT 1	0.293 AC.
		BLOCK 4		BLOCK 6		LOT 2	0.395 AC.
LOT 1	0.241 AC.	LOT 1	0.241 AC.	LOT 1	0.385 AC.	LOT 3	0.392 AC.
LOT 2	0.249 AC.	LOT 2	0.249 AC.	LOT 2	0.306 AC.	LOT 4	0.252 AC.
TOTAL	0.490 AC.	TOTAL	0.490 AC.	LOT 3	0.306 AC.	LOT 5	0.222 AC.
				LOT 4	0.353 AC.	LOT 6	0.262 AC.
LOT 1	0.279 AC.			LOT 5	0.322 AC.	LOT 7	0.259 AC.
LOT 2	0.297 AC.			LOT 6	0.309 AC.	LOT 8	0.274 AC.
LOT 3	0.274 AC.			LOT 7	0.384 AC.	LOT 9	0.254 AC.
LOT 4	0.274 AC.			LOT 8	0.475 AC.	LOT 10	0.146 AC.
TOTAL	1.417 AC.			TOTAL	2.917 AC.	LOT 11	0.225 AC.
						LOT 12	0.136 AC.
						TOTAL	2.665 AC.

ACREAGE CHAR\*

LOTTED AREA	25.450
STREET AREA	6.504
COMMON PROPERTIES	6.096
TOTAL	38.050
LENGTH OF RECORDED STREETS	
50' R/W	5,387 LINEAL FEET
40' R/W	349 LINEAL FEET

LINDURA SUBDIVISION  
BLOCK I - 8  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NE 1/4 (15.045 ACRES  $\pm$ ), IN THE SE 1/4 OF THE NW 1/4 (22.590 ACRES  $\pm$ ), AND IN THE NE 1/4 OF THE SW 1/4 (0.415 ACRES  $\pm$ ), 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 1,424.56 FEET AND 2,545.48 FEET WEST OF THE  
 NORTHEAST CORNER OF SAID SECTION 21 (ARKANSAS STATE PLANE COORDINATES OF  
 NORTH 717,814.556 FEET AND EAST 1,721,005.482 FEET); THENCE,  
 S 65° 05' 00" E 60.00 FEET; THENCE, S 88° 54' 11" E 10.00 FEET;  
 S 34° 51' 16" E 341.21 FEET; THENCE, N 88° 54' 11" E 153.67 FEET; THENCE,  
 S 80° 13' 21" W 202.95 FEET; THENCE, N 39° 25' 00" E 76.51 FEET; THENCE,  
 S 89° 05' 00" E 10.00 FEET; THENCE, S 89° 05' 00" E 10.00 FEET;  
 N 02° 12' 00" E 260.19 FEET; THENCE, N 45° 00' 00" E 176.78 FEET; THENCE,  
 N 03° 48' 00" E 150.33 FEET; THENCE, N 52° 58' 11" E 357.00 FEET; THENCE,  
 S 89° 05' 00" E 10.00 FEET; THENCE, S 89° 05' 00" E 10.00 FEET;  
 S 04° 05' 08" E 140.36 FEET; THENCE, S 87° 35' 00" E 25.00 FEET; THENCE,  
 N 30° 28' 49" E 165.67 FEET; THENCE, N 55° 52' 21" E 123.71 FEET; THENCE,  
 TO THE POINT OF BEGINNING, CONTAINING  
 38.05 ACRES, MORE OR LESS.

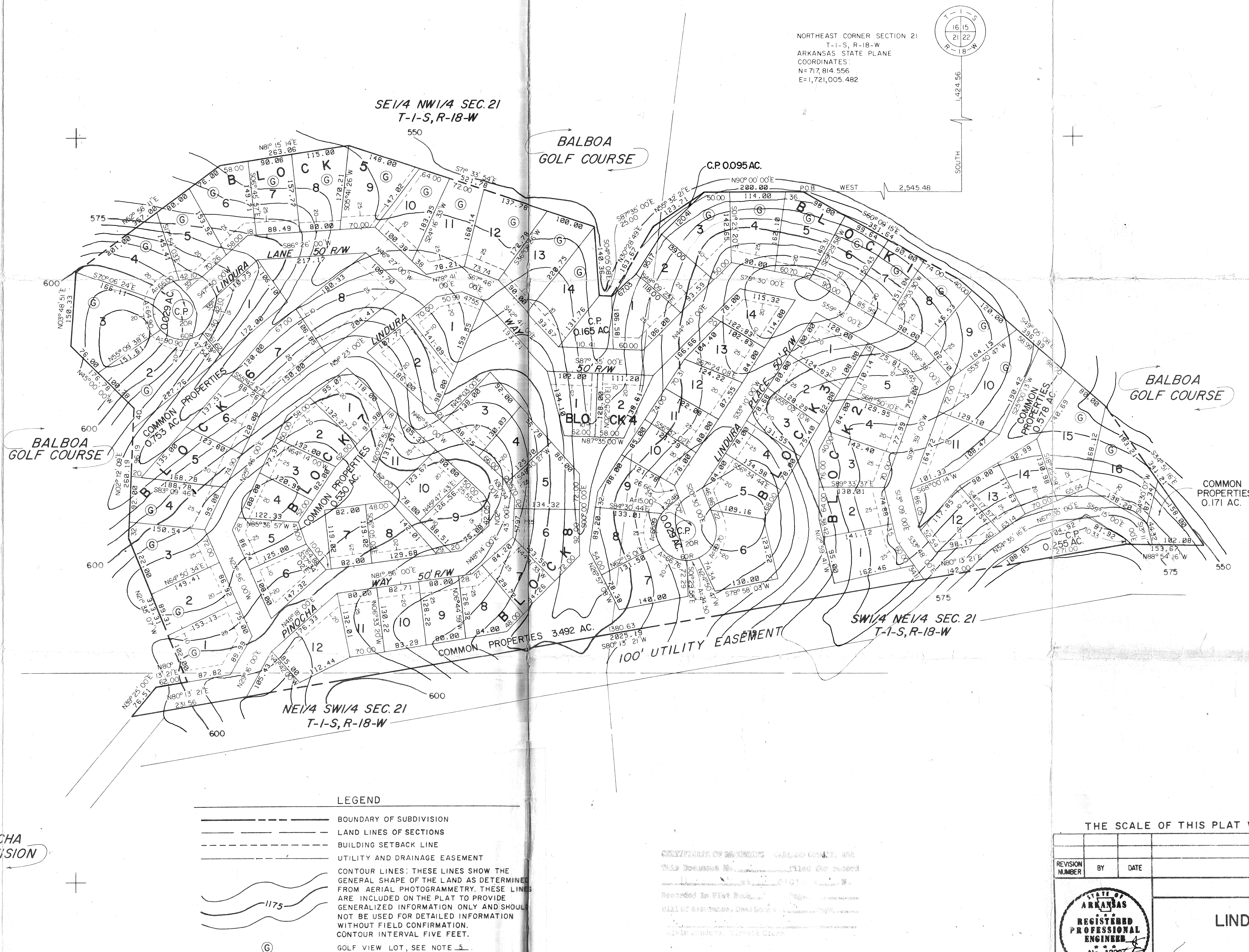
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 7<sup>th</sup> DAY OF MAY, 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 J. CORE, R.L.S. NO. 93, ARKANSAS

**JAMES F. GORE**  
**REGISTERED**  
**LAND SURVEYOR**  
**STATE OF**  
**ARKANSAS**  
**NO. 93**  
*J. Gore*  
**SIGNATURE**



PINOCHA  
SUBDIVISION

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

REVISION NUMBER		BY	DATE	REVISION DESCRIPTION		BY	DATE	BW	DATE		
RECORD REPLAT						SCALE: 1" = 100'					
						DRAWN: WRS		DATE: 5/85			
						CHECKED: PPL		DATE: 5/85			
						APPROVED: 		DATE: 5/85			
						FILE NO: 4-116-SD		DWG. NO: 4-116-(12)-204			
LINDURA SUBDIVISION						JOB NO.		FILED IN:		SHEET	
BLOCKS I-8						18		1 of			
HOT SPRINGS VILLAGE, ARKANSAS											
 COOPER CONSULTANTS, INC.											
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714											