

Block #1			Block #7		
Lot No.	Area sq. ft.		Lot No.	Area sq. ft.	
1	9326.485		1	12245.700	
2	9379.515		2	10858.504	
3	11778.270		3	14108.302	
4	11098.866		4	11872.762	
5	13015.191		5	10381.071	
6	12178.174		6	11055.240	
7	12698.956		7	11251.470	
			8	10822.738	
			9	12641.005	
Block #2			Block #8		
Lot No.	Area sq. ft.		Lot No.	Area sq. ft.	
1	17989.352		10	9823.390	
2	17118.235		11	8849.263	
3	14347.851		12	9656.436	
4	12276.197		13	11397.250	
5	15889.786		14	10907.089	
6	15674.006		15	10651.618	
			16	11789.069	
			17	9913.428	
Block #3			Block #9		
Lot No.	Area sq. ft.		Lot No.	Area sq. ft.	
1	17182.798		18	10876.944	
2	31277.047		19	10015.306	
3	26530.621		20	10591.422	
4	23838.111		21	10071.487	
5	13772.115		22	10367.416	
6	12651.810		23	9940.477	
7	12747.402				
8	14061.618				
9	12177.924				
10	11812.661				
11	23348.424				
12	13815.648				
13	10924.114				
14	15448.917				
15	13893.065				
16	12757.377				
17	13475.859				
18	10030.163				
19	14487.067				
20	10936.069				
21	11409.058				
Block #4			Block #5		
Lot No.	Area sq. ft.		Lot No.	Area sq. ft.	
1	14217.630		1	12919.833	
2	11307.375		2	10735.817	
3	10197.887		3	10827.411	
4	10809.301		4	9599.103	
5	10973.467		5	14236.542	
6	12685.764		6	12460.413	
7	12318.507		7	14629.494	
8	12532.334		8	14550.580	
9	10989.528		9	15031.908	
10	9736.052		10	11771.960	
11	9859.571		11	12922.782	
12	10919.894		12	9993.998	
13	12675.271		13	12922.780	
14	11974.036				
15	12272.395				
16	12205.418				
17	12733.413				
18	10044.170				
19	9750.300				
20	12653.177				
21	11181.887				
22	12778.632				
23	13491.112				

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3	11778.270		3	14108.302	
4	11098.866		4	11872.762	
5	13015.191		5	10381.071	
6	12178.174		6	11055.240	
7	12698.956		7	11251.470	
			8	10822.738	
			9	12641.005	
Block #2			Block #8		
Lot No.	Area sq. ft.		Lot No.	Area sq. ft.	
1	17989.352		10	9823.390	
2	17118.235		11	8849.263	
3	14347.851		12	9656.436	
4	12276.197		13	11397.250	
5	15889.786		14	10907.089	
6	15674.006		15	10651.618	
			16	11789.069	
			17	9913.428	
Block #3			Block #9		
Lot No.	Area sq. ft.		Lot No.	Area sq. ft.	
1	17182.798		18	10876.944	
2	31277.047		19	10015.306	
3	26530.621		20	10591.422	
4	23838.111		21	10071.487	
5	13772.115		22	10367.416	
6	12651.810		23	9940.477	
7	12747.402				
8	14061.618				
9	12177.924				
10	11812.661				
11	23348.424				
12	13815.648				
13	10924.114				
14	15448.917				
15	13893.065				
16	12757.377				
17	13475.859				
18	10030.163				
19	14487.067				
20	10936.069				
21	11409.058				
Block #4			Block #5		
Lot No.	Area sq. ft.		Lot No.	Area sq. ft.	
1	14217.630		1	12919.833	
2	11307.375		2	10735.817	
3	10197.887		3	10827.411	
4	10809.301		4	9599.103	
5	10973.467		5	14236.542	
6	12685.764		6	12460.413	
7	12318.507		7	14629.494	
8	12532.334		8	14550.580	
9	10989.528		9	15031.908	
10	9736.052		10	11771.960	
11	9859.571		11	12922.782	
12	10919.894		12	9993.998	
13	12675.271		13	12922.780	
14	11974.036				
15	12272.395				
16	12205.418				
17	12733.413				
18	10044.170				
19	9750.300				
20	12653.177				
21	11181.887				
22	12778.632				
23	13491.112				

Lot No.	Area sq. ft.
1	13847.189
2	11101.983
3	11919.65
4	12412.619
5	14120.007
6	9787.507
7	8968.102
8	11531.882
9	10311.750
10	10156.046
11	10261.339
12	10209.117
13	14453.113
14	12049.58
15	12611.072
16	12809.79
17	13122.5
18	12530.651
19	14406.782
20	11657.7
21	10741.74
22	12146.207
23	10913.931
24	8919.888
25	11683.616

Lot No.	Area sq. ft.
1	13847.189
2	11101.983
3	11919.65
4	12412.619
5	14120.007
6	9787.507
7	8968.102
8	11531.882
9	10311.750
10	10156.046
11	10261.339
12	10209.117
13	14453.113
14	12049.58
15	12611.072
16	12809.79
17	13122.5
18	12530.651
19	14406.782
20	11657.7
21	10741.74
22	12146.207
23	10913.931
24	8919.888
25	11683.616

A parcel of land lying in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 33, T-1-N, R-19-W, (0.493 ac.), Lot No. 1 FR $\frac{1}{2}$ NE $\frac{1}{4}$, (3.359 ac.), Lot No. 3 FR $\frac{1}{2}$ NE $\frac{1}{4}$, (17.60 ac.), Lot No. 4, NE $\frac{1}{4}$, (3.254 ac.), Lot No. 5 FR $\frac{1}{2}$ NW $\frac{1}{4}$, (4.996 ac.), Lot No. 2 FR $\frac{1}{2}$ NW $\frac{1}{4}$, (37.046 ac.), Lot No. 4, NE $\frac{1}{4}$, (30.362 ac.), Lot No. 3 FR $\frac{1}{2}$ NW $\frac{1}{4}$, (11.879 ac.), Lot No. 4 FR $\frac{1}{2}$ NW $\frac{1}{4}$, (0.349 ac.), all in Section 3, T-1-S, R-19-W, of the Fifth Principal Meridian, Garland County, Arkansas, and being more particularly described as:

[illegible]

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 27TH DAY OF JANUARY, 1970, THE DEVELOPER, JOINED BY HOT SPRINGS PLATTING BOARD, ORDERED TO FILE A MONUMENT, TO BE 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 055, AT PAGE 121, SET. 64, OF THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER.

SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE COVENANTS AND RESTRICTIONS REFLECTED HEREON INTO THE DECLARATION AFORESAID, WAS FILED FOR RECORD ON APRIL 24TH, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED HEREON ON APRIL 24TH, 1970, AFORESAID, AND THE ENTRY IS IN 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 THE USE OF ALL OF THE LOTS REFLECTED UPON THE DECLARATION AFORESAID AND SHALL IN NOWISE 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 SHALL BE CONSTRUCTED UPON ANY LOT REFLECTED UPON THE PLAT. COVENANTS, 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 MORE THAN 1,000 SQUARE FEET. NO OTHER SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET.
- 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.
- THE PROPERTY LINE ALONG THE LAKE IS A MEASURE LINE AT A CONSTANT ANGLE ONE FOOT PER INCH OF THE HIGH WATER MARK OF THE LAKE. THE MEASURE LINE SHALL BE 1.0, 1.5, AS DETERMINED FROM BENCH MARK 1105, U.S.C. & 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 IS THE POSSIBLE LEVEL OF THE FLOOD POOL WHICH 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 RELIED 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 THE EXCLUSIVE RIGHT OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND PRIVILEGES THEREOF ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS _____ DAY OF _____, 197____.
 JOHN A. COOPER COMPANY
 BY _____
 VICE PRESIDENT DEVELOPER

NOTED THE CORRECTION AND THEREAFTER HAVE BEEN SET AS CORRECT.

DATED THIS 15 DAY OF AUGUST, 1970

J. Gore

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

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF

AT WHEN REDUCED
" 1" = 300'

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

APPROVED: *[Signature]*
DATE: 8/15/70

REVISIONS		
DATE	BY	DESCRIPTION
11-16	JH	DROP LOTS
		BLOCK 3 LOT 14
		BLOCK 5 LOT 14

DRAWN <i>ENC.</i>	SHEET
DATE: 8-70	OF 1
CHECKED: <i>CA 1000</i>	DWG. NO.
DATE: 8-14-70	8-HS-265-
JOB NO.	SCALE:
ENG. 8	1"=100'



JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

1. THE HIGH WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT 740.0 M.G.L.
2. THE SEWER LINE MAY BE LOCATED ANYWHERE WITHIN THE AREA SHOWN. HOWEVER, WHEN SEWER IS CONSTRUCTED, ONLY TREES WITHIN 10 FEET EITHER SIDE OF THE SEWER WILL BE CLEARED, AND THE EASEMENT WILL REDUCE TO A 20 FOOT WIDTH WITH THE SEWER AT THE CENTER LINE OF THE EASEMENT.

SUBDIVISION BOUNDARY
LINES OF SECTIONS
BUILDING SET BACK LINES
UTILITY AND DRAINAGE EASEMENTS
SANITARY SEWER EASEMENTS

CONTOUR LINE: THESE LINES SHOW THE GENERAL SLOPE 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

LOT NO. 1 FR'L NE 1/4 SEC. 3, T-1-S, R-19-W

THE SCALE OF THIS PLAT WHEN REDUCED
TO A SIZE OF 11" X 17" IS 1" = 300'

5-18