



NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

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:

1. 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 HERE 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 20TH, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 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.

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 1000 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 I 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 SUBJECT 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 _____, 197_____

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 30 DAY OF JUNE 1971

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

DEED DESCRIPTION
"MALAGA SUBDIVISION"
BLOCKS 1 THRU 2

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (2.3858 ACRES) OF SECTION 12; AND LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (10.4684 ACRES) OF SECTION 13; AND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (4.3439 ACRES), THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (3.1336 ACRES), THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 (0.0362 ACRES) OF SECTION 14; AND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (23.9021 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (2.8617 ACRES) OF SECTION 11; ALL IN TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND ALL BEING IN GARLAND COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10.095 FEET NORTH AND 226.123 FEET WEST OF THE SOUTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=723,874.905 EAST=170,016.123) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 19 WEST; THENCE N86°38'44"E, 318.547 FEET; THENCE SOUTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 448210 FEET, AN ARC DISTANCE OF 200.987 FEET; THENCE S19°58'56"E, 1074.682 FEET; THENCE EASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.392 FEET, AN ARC DISTANCE OF 560.276 FEET; THENCE S43°24'04"W, 100.000 FEET, THENCE WESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 540.392 FEET, AN ARC DISTANCE OF 560.276 FEET; THENCE S19°58'56"E, 1074.682 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 698.725 FEET, AN ARC DISTANCE OF 605.313 FEET; THENCE S81°33'25"W, 1470.12 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 638.233 FEET, AN ARC DISTANCE OF 371.291 FEET; THENCE N33°49'20"W, 100.000 FEET, THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 338.233 FEET, AN ARC DISTANCE OF 415.585 FEET; THENCE N81°33'25"W, 500.000 FEET; THENCE S22°14'43"E, 121.437 FEET; THENCE S19°58'09"W, 1074.682 FEET; THENCE N32°07'35"E, 651.242 FEET; THENCE S75°47'45"E, 1446.051 FEET; THENCE S64°23'25"E, 643.182 FEET TO THE POINT OF BEGINNING, CONTAINING 75.3137 ACRES MORE OR LESS.

LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.
BLOCK 1				89	11490.9	28	14731.3
1	9666.7	44	10300.2	90	10710.5	29	14392.7
2	9419.5	45	10336.8	91	10629.9	30	12983.1
3	9637.2	46	10370.0	92	10289.7	31	10718.8
4	10109.4	47	10294.7	93	9790.2	32	10054.3
5	9676.6	48	10288.6	94	10482.0	33	10116.8
6	9806.4	49	9903.6	95	10447.9	34	10346.6
7	9237.9	50	10509.9	96	10634.7	35	10508.7
8	9393.9	51	10572.3	97	10489.7	36	10734.8
9	9745.5	52	10572.3	98	9686.9	37	10892.5
10	9636.9	53	10533.4	99	10823.1	38	11406.8
11	10079.9	54	10774.2	100	11004.0	39	10762.0
12	9144.1	55	11047.6	101	11505.4	40	11172.8
13	10174.5	56	10586.1	102	9957.6	41	11473.2
14	9951.1	57	9747.1	103	9144.9	42	10673.3
15	10448.0	58	9864.1	104	10281.0	43	10332.5
16	95633.5	59	10163.7	105	10221.3	44	10052.5
17	9824.5	60	9935.9	BLOCK 2			
18	10326.5	61	11743.3	1	9968.7	47	12096.5
19	10362.5	62	11202.0	2	9833.9	48	11856.3
20	10793.2	63	10506.7	3	10381.5	49	10271.7
21	9951.5	64	10524.0	4	10571.8	50	10436.8
22	10655.3	65	9909.2	5	10718.2	51	10411.5
23	11177.7	66	10014.4	6	10543.3	52	10514.3
24	10268.9	67	10465.5	7	10627.7	53	10483.9
25	10455.6	68	9634.0	8	9760.0	54	11314.6
26	10202.7	69	10388.5	9	9730.0	55	10668.5
27	1136.8	70	10259.8	10	9575.6	56	10291.4
28	10715.6	71	10666.9	11	9621.3	57	10753.4
29	10703.6	72	10246.3	12	10333.3	58	10430.8
30	10509.3	73	10419.4	13	9718.2	59	10650.9
31	10655.5	74	10473.7	14	11390.4	60	11281.4
32	10315.9	75	10989.8	15	10650.9	61	10616.5
33	10593.3	76	10393.0	16	10664.5	62	10770.8
34	10591.5	77	12387.2	17	9529.0	63	10559.4
35	10130.5	78	9899.3	18	10423.9	64	9997.6
36	10433.6	79	10330.9	19	10128.2	65	10019.2
37	9675.4	80	9665.3	20	10489.4	66	9782.4
38	10207.3	81	10016.1	21	10639.6		
39	10434.0	82	10124.1	22	10760.7		
40	994.6	83	10716.3	23	10337.3		
41	10436.5	84	10681.4	24	10876.7		
42	10187.0	85	10704.5	25	10522.4		
43	10430.5	86	10856.7	26	10346.1		
		87	11116.3	27	9912.2		
		88	1490.9				

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

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document No. 157 filed for record
on March 11 at Little Rock at 9 o'clock P. M.
Recorded in Plat Book _____ at page _____
Supplemental Declaration of Covenants and Restrictions
recorded in Deed Record vol. _____, page 157
Sharon Hillard, Circuit Clerk

By: John M. Mann, D.C.

RECORD PLAT

MALAGA SUBDIVISION
BLOCKS 1 THRU 2

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

REVISIONS	
DATE	DESCRIPTION

DRAWN: MCM	SHEET
DATE:	OF
CHECKED: DA	DWG. NO.
DATE: 6-17-71	8-HS-637
JOB NO.	SCALE:
ENG. 8	1" = 100'