

# LEGEND

SUBDIVISION BOUNDARY  
LAND LINES OF SECTIONS  
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 GENERAL INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET.  
BUILDING SETBACK LINE  
MOUNTAINOUS LOTS WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.

# DEED DESCRIPTION "MARIPOSA SUBDIVISION" BLOCKS 1 THRU 7

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (0.4594 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (3.4156 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (1.7349 ACRES), THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (1.2290 ACRES), THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (3.0229 ACRES), THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (0.8073 ACRES), THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (3.3694 ACRES) OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1386.542 FEET NORTH AND 1267.215 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 19 WEST (ARKANSAS STATE PLANE COORDINATE: NORTH=735,809.296 EAST=145,979.979); THENCE N0°01'05"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, 1309.449 FEET; THENCE N0°02'00"E, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, 1309.449 FEET; THENCE N0°05'38"E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, 396.94 FEET; THENCE S74°00'00"E, 140.905 FEET; THENCE S84°48'20"E, 165.680 FEET; THENCE S75°22'45"E, 356.546 FEET; THENCE N74°44'42"E, 342.052 FEET; THENCE N59°19'22"E, 686.003 FEET; THENCE S75°57'50"E, 123.693 FEET; THENCE S40°36'05"E, 184.391 FEET; THENCE S14°44'37"E, 196.469 FEET; THENCE S79°00'00"E, 223.385 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 349.024 FEET, AN ARC DISTANCE OF 220.135 FEET; THENCE S32°16'52"E, 100.000 FEET; THENCE S09°50'02"E, 30.582 FEET; THENCE SOUTHERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 293.601 FEET, AN ARC DISTANCE OF 324.160 FEET; THENCE N52°12'22"W, 100.000 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 830.993 FEET, AN ARC DISTANCE OF 335.840 FEET; THENCE S14°38'18"W, 332.477 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 656.618 FEET, AN ARC DISTANCE OF 362.222 FEET; THENCE S46°14'43"W, 626.038 FEET; THENCE SOUTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 474.847 FEET, AN ARC DISTANCE OF 322.331 FEET; THENCE S07°21'09"W, 118.855 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1342.940 FEET, AN ARC DISTANCE OF 383.024 FEET; THENCE S23°41'40"W, 45.204 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1359.355 FEET, AN ARC DISTANCE OF 121.354 FEET; THENCE S15°15'00"W, 100.000 FEET; THENCE N74°45'00"W, 778.075 FEET TO THE POINT OF BEGINNING, CONTAINING 98.8448 ACRES, MORE OR LESS.

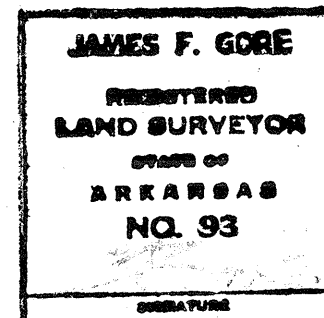
# NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

- AT 3:07 O'CLOCK PM. ON THE 20TH DAY OF APRIL, 1970, THE DEVELOPER, JOINED BY 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 E. 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 20, 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 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 IX 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.
- 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.
- 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.
- 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 \_\_\_\_\_, 197\_\_\_\_.  
COOPER COMMUNITIES, INC.  
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 \_\_\_\_\_, 197\_\_\_\_.

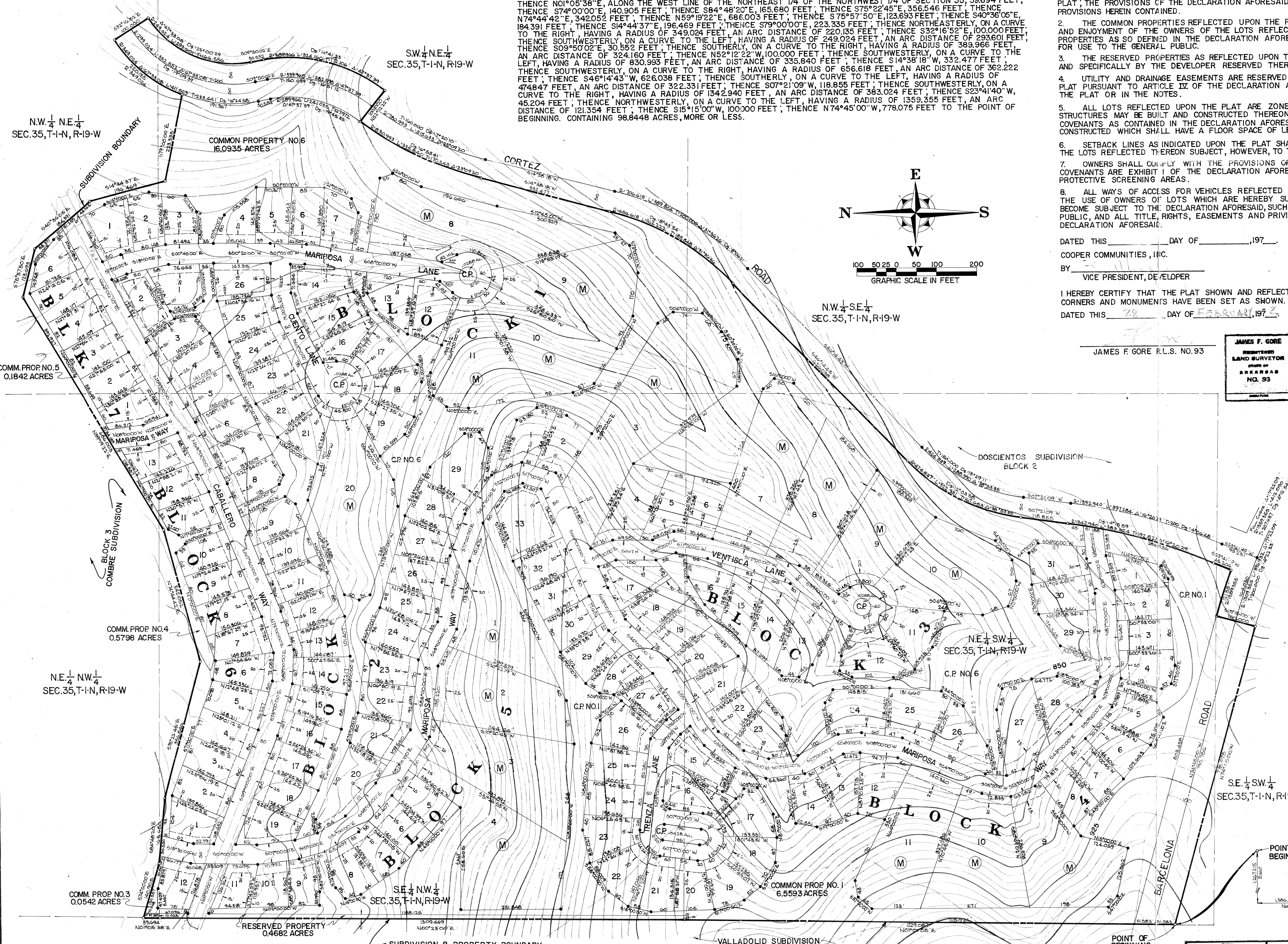
JAMES F. GORE R.L.S. NO. 93



LOT AREAS					
LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
BLOCK 1		BLOCK 3		BLOCK 5	
1	4940.9	1	12829.9	27	12627.9
2	11502.7	2	12708.9	28	10518.9
3	10930.0	3	104369.7	29	11314.1
4	9742.3	4	19706.8	30	11058.5
5	12494.0	5	13752.4	31	1184.8
6	11905.5	6	12077.0	32	1192.0
7	11678.7	7	66085.6	33	21192.5
8	80861.7	8	50414.8		
9	60222.0	9	47359.6		
10	47112.8	10	58370.2		
11	44614.5	11	15304.1		
12	4555.4	12	36718.1		
13	11689.5	13	17688.5		
14	13573.6	14	16709.8		
15	12170.6	15	13051.1		
16	10927.7	16	11891.5		
17	11046.0	17	13618.1		
18	12770.1	18	12601.8		
19	12169.9	19	11957.5		
20	15892.5	20	12440.0		
21	10927.8	21	13089.9		
22	12662.4	22	11455.5		
23	11762.7	23	12349.0		
24	10794.3	24	16301.6		
25	11730.2	25	48469.7		
26	11975.7	26	5429.6		
BLOCK 2		27	20496.2		
1	11693.5	28	15049.9		
2	11236.7	29	12143.6		
3	11384.3	30	12112.5		
4	10231.9	31	12289.8		
5	11236.7	BLOCK 4			
6	1151.4	1	10615.5		
7	10686.0	2	11017.1		
8	11198.7	3	1182.7		
9	1122.1	4	12044.8		
10	1320.5	5	12250.6		
11	1679.0	6	1122.1		
12	1784.6	7	12787.1		
13	144.2	8	1213.2		
14	1311.4	9	12032.1		
15	1990.1	10	57032.3		
16	1617.5	11	57307.8		
17	1415.9	12	67366.0		
18	12231.8	13	16361.3		
19	17215.9	14	12412.6		
20	14473.3	15	12895.9		
21	1691.9	16	12155.5		
22	12198.8	17	12175.5		
23	12198.8	18	11716.1		
24	1813.9	19	12018.4		
25	1019.7	20	10552.9		
26	15781.1	21			
27	1359.3	22			
28	12442.5	23			
29	1167.90	24			
30	1221.96	25			
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SOUTHWEST CORNER SECTION 35, TOWNSHIP 1 NORTH, RANGE 19 WEST - ARKANSAS STATE PLANE COORDINATE: NORTH=735,809.296 EAST=145,979.979

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



N.W. 1/4 N.E. 1/4  
SEC. 35, T-1-N, R-19-W

SW 1/4 N.E. 1/4  
SEC. 35, T-1-N, R-19-W

N.W. 1/4 S.E. 1/4  
SEC. 35, T-1-N, R-19-W

S.E. 1/4 S.W. 1/4  
SEC. 35, T-1-N, R-19-W

COMM. PROP. NO. 3  
0.0542 ACRES

N.E. 1/4 N.W. 1/4  
SEC. 35, T-1-N, R-19-W

COMM. PROP. NO. 4  
0.5798 ACRES

BLOCK 3  
COMBRE SUBDIVISION

COMM. PROP. NO. 5  
0.1842 ACRES

COMM. PROP. NO. 6  
16.0935 ACRES

COMM. PROP. NO. 7  
0.0542 ACRES

COMM. PROP. NO. 8  
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COMM. PROP. NO. 9  
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