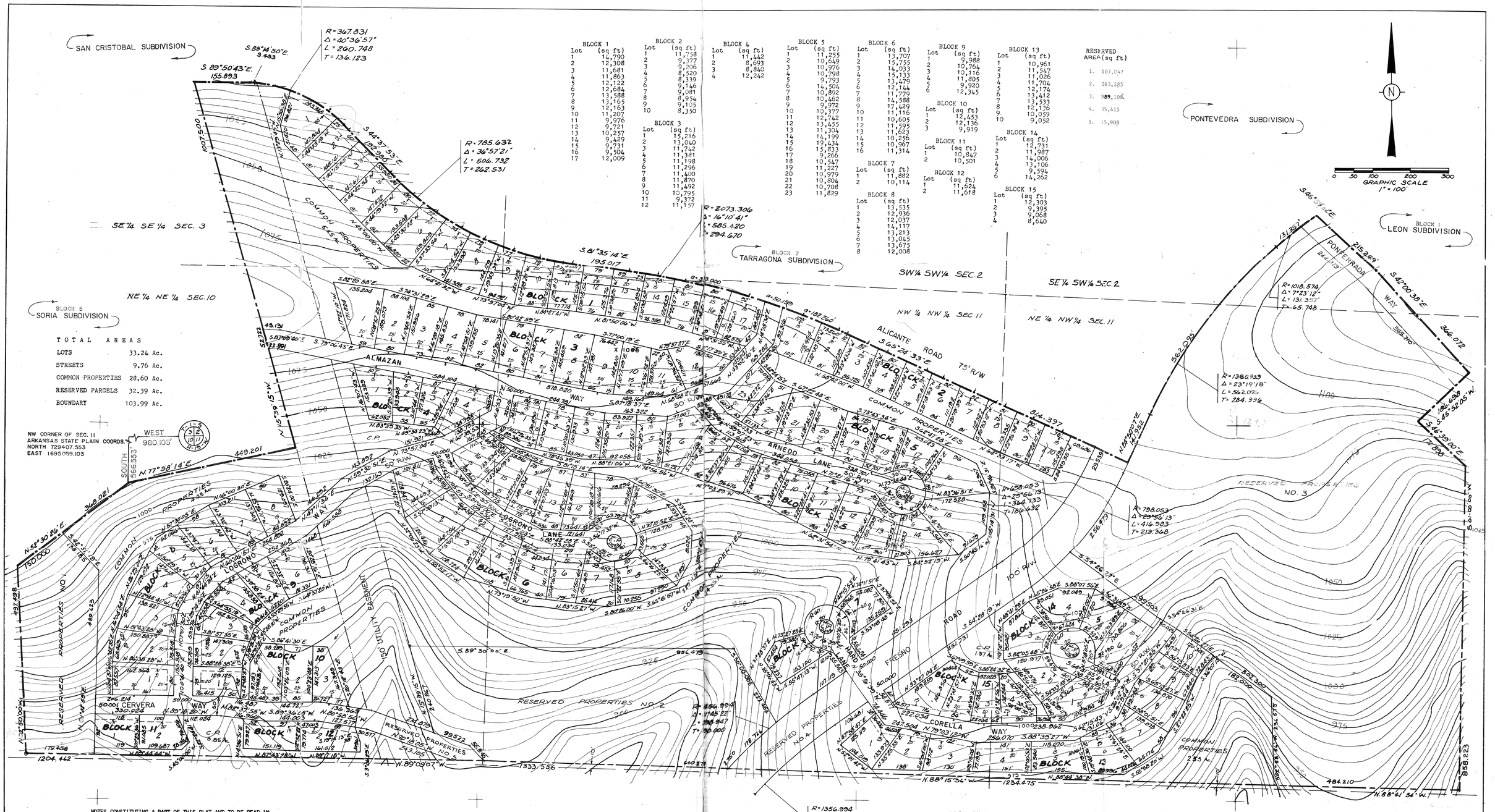

BLOCK 1 Lot	(sq ft)
1	14,790
2	12,308
3	11,681
4	11,863
5	12,122
6	12,684
7	13,588
8	13,165
9	12,163
10	11,207
11	9,976
12	9,721
13	10,257
14	9,429
15	9,731
16	9,504
17	12,009

BLOCK 2 Lot	(sq ft)
1	11,758
2	9,377
3	9,206
4	8,520
5	8,339
6	9,146
7	9,081
8	8,954
9	9,105
10	8,350

BLOCK 3 Lot	(sq ft)
1	15,216
2	13,040
3	11,742
4	11,381
5	11,198
6	11,296
7	11,400
8	11,870
9	11,492
10	10,795
11	9,372
12	11,157

BLOCK 4 Lot	(sq ft)
1	11,442
2	8,693
3	8,840
4	12,242

BLOCK 5 Lot	(sq ft)
1	11,255
2	10,649
3	10,976
4	10,798
5	9,793
6	14,504
7	10,892
8	10,462
9	9,972
10	10,377
11	12,742
12	13,455
13	11,304
14	14,199
15	19,434
16	15,833
17	9,266
18	10,547
19	11,227
20	10,979
21	10,804
22	10,708
23	11,829

BLOCK 6 Lot	(sq ft)
1	13,707
2	15,755
3	14,033
4	15,133
5	13,479
6	12,144
7	11,779
8	14,588
9	17,429
10	11,116
11	10,605
12	11,595
13	11,623
14	10,256
15	10,967
16	11,314

BLOCK 7 Lot	(sq ft)
1	11,882
2	10,114

BLOCK 8 Lot	(sq ft)
1	13,535
2	12,936
3	12,037
4	14,117
5	13,213
6	13,045
7	13,675
8	12,008

BLOCK 9 Lot	(sq ft)
1	9,988
2	10,764
3	10,116
4	11,805
5	9,920
6	12,345

BLOCK 10 Lot	(sq ft)
1	12,453
2	12,136
3	9,919

BLOCK 11 Lot	(sq ft)
1	10,847
2	10,501

BLOCK 12 Lot	(sq ft)
1	11,624
2	11,618

BLOCK 13 Lot	(sq ft)
1	10,961
2	11,547
3	11,026
4	11,704
5	12,174
6	13,412
7	13,533
8	12,126
9	10,059
10	9,052

BLOCK 14 Lot	(sq ft)
1	12,731
2	11,987
3	14,006
4	13,106
5	9,594
6	14,262

BLOCK 15 Lot	(sq ft)
1	12,303
2	9,395
3	9,068
4	8,640

RESERVED AREA	(sq ft)
1.	107,047
2.	263,285
3.	989,108
4.	35,415
5.	15,908

TOTAL AREAS

LOTS	33.24 Ac.
STREETS	9.76 Ac.
COMMON PROPERTIES	28.60 Ac.
RESERVED PARCELS	32.39 Ac.
BOUNDARY	103.99 Ac.

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 THERE RECORDED IN RECORD BOOK 653, AT PAGES 369-426. 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 NO WISE 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. ANY 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 1 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.

LEGEND

- LAND LINES OF SECTION
- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINES
- ELECTRIC EASEMENT
- UTILITY AND DRAINAGE EASEMENT
- 1000 CONTOUR LINE: THESE LINES SHOW THE GENERAL SHAPE 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.

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 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 16 DAY OF July, 1970.

JOHN A. COOPER COMPANY

BY Billie Mae
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 16 DAY OF MAY, 1970.

DONALD M. GRISHAM R.L.S. NO. 293

DONALD M. GRISHAM
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 293
SIGNATURE

LEGAL DESCRIPTION
MESETA SUBDIVISION
BLOCKS 1 - 15 INCLUSIVE

A PARCEL OF LAND LYING IN THE NE¼, NE¼ (28.10 AC.±) OF SECTION 10; THE SE¼, SE¼ (5.32 AC.±) OF SECTION 3; THE SW¼, SW¼ (0.29 AC.±) AND THE SE¼, SW¼ (1.87 AC.±) OF SECTION 2; THE NE¼, NW¼ (31.36 AC.±) AND THE NW¼, NW¼ (37.00 AC.±) OF SECTION 11, ALL IN T-1-S, R-19-W OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER SECTION 11, T-1-S, R-19-W (ARKANSAS STATE PLANE COORDINATES NORTH 729,407.553, EAST 1,695,059.103) OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS; RUN WEST 980.103 FEET, SOUTH 566.553 FEET TO THE POINT OF BEGINNING; THENCE RUN N 77° 58' 14" E, 449.201 FEET TO A POINT; THENCE RUN N 15° 39' 15" W, 1007.500 FEET TO A POINT; THENCE RUN S 89° 50' 43" E, 155.893 FEET TO A POINT; THENCE RUN S 85° 14' 50" E, 3.453 FEET TO THE POINT OF CURVATURE OF A 367.831-FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING AND DISTANCE OF S 64° 56' 21" E, 253.323 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 260.748 FEET TO THE POINT OF TANGENCY; THENCE RUN S 44° 37' 53" E, 192.980 FEET TO THE POINT OF CURVATURE OF A 785.632-FOOT RADIUS CURVE TO THE LEFT HAVING A LONG CHORD BEARING AND DISTANCE OF S 63° 06' 33" E, 497.994 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 505.732 FEET TO THE POINT OF TANGENCY; THENCE RUN S 81° 35' 14" E, 195.017 FEET TO THE POINT OF CURVATURE OF A 2,073.306-FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING AND DISTANCE OF S 79° 25' 53" E, 333.477 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 585.420 FEET TO THE POINT OF TANGENCY; THENCE RUN S 65° 24' 33" E, 814.397 FEET TO A POINT; THENCE RUN N 24° 50' 07" E, 141.952 FEET TO THE POINT OF CURVATURE OF A 1380.933-FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF N 36° 20' 45" E, 537.645 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 542.095 FEET TO THE POINT OF TANGENCY, WHICH POINT IS ALSO THE POINT OF CURVATURE OF A 1018.574-FOOT RADIUS CURVE TO THE RIGHT HAVING A LONG CHORD BEARING AND DISTANCE OF S 51° 51' 01" E, 131.214 FEET; THENCE ALONG THE ARC OF SAID CURVE 131.357 FEET TO A POINT; THENCE RUN S 46° 39' 32" E, 215.269 FEET TO A POINT; THENCE RUN S 42° 00' 38" E, 366.072 FEET TO A POINT; THENCE RUN S 45° 52' 05" W, 136.528 FEET TO A POINT; THENCE RUN S 46° 39' 00" E, 171.898 FEET TO A POINT; THENCE RUN S 01° 00' 00" W, 358.223 FEET TO A POINT; THENCE RUN N 88° 41' 36" W, 1236.475 FEET TO A POINT; THENCE RUN S 00° 07' 07" W, 1204.462 FEET TO A POINT; THENCE RUN N 89° 15' 36" W, 1333.556 FEET TO A POINT; THENCE RUN N 02° 50' 00" W, 497.498 FEET TO A POINT; THENCE RUN N 52° 30' 25" E, 368.021 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 103.99 ACRES MORE OR LESS.

July 16, 1970 316 3 185 657 148

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

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 2680 DONALD M. GRISHAM

RECORD PLAT	
BLOCKS 1 - 15	
MESETA SUBDIVISION	
DRAWN: JAC	SHEET 1 OF 1
DATE: 4-26-70	
CHECKED:	DWG. NO.
DATE: 5-5-70	5-HS-140
JOB NO. ENG. 8	SCALE: 1"=100'

REVISIONS

DATE	BY	DESCRIPTION

APPROVED: July
DATE: 5-25-70

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