



DEED DESCRIPTION NEVADO SUBDIVISION BLOCKS 1 THRU 4

A PARCEL OF LAND LYING IN THE S.E. 1/4 OF THE SW 1/4 (15990 ACRES), THE SW 1/4 OF THE SW 1/4 (32006 ACRES) OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND IN THE S.E. 1/4 OF THE SE 1/4 (8.616 ACRES) OF SECTION 33, 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 342.619 FEET WEST AND 569.180 FEET NORTH OF THE SOUTHEAST CORNER SECTION 33, TOWNSHIP 1 NORTH, RANGE 19 WEST (ARKANSAS STATE PLANE COORDINATE - NORTH=735,857.504, EAST=1,692,761.495); THENCE N15°39'15"W, 791.834 FEET; THENCE S89°22'06"E, ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34, 566.796 FEET; THENCE S89°10'35"E, ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 34, 1330.443 FEET; THENCE S89°07'00"E, ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 34, 759.932 FEET; THENCE S01°50'23"E, 337.045 FEET; THENCE S13°40'32"E, 459.250 FEET; THENCE S78°32'28"W, 95.000 FEET; THENCE WESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2557.033 FEET, AN ARC DISTANCE OF 156.882 FEET; THENCE S82°03'23"W, 688.331 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2210.161 FEET, AN ARC DISTANCE OF 204.483 FEET; THENCE S76°45'20"W, 658.476 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 352.411 FEET, AN ARC DISTANCE OF 352.629 FEET; THENCE N45°54'47"W, 40.000 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1189.616 FEET, AN ARC DISTANCE OF 516.996 FEET TO THE POINT OF BEGINNING, CONTAINING 56.6080 ACRES, MORE OR LESS.

BLOCK 1			BLOCK 3		
LOT NO.	AREA SQ. FT.		LOT NO.	AREA SQ. FT.	
1	44775.0		1	11901.6	
2	46684.5		2	11516.4	
3	50902.1		3	11162.3	
4	43693.8		4	9824.4	
5	46066.6		5	10086.2	
6	48058.5		6	11622.8	
7	49329.2		7	13531.5	
8	11045.1		8	12493.5	
9	11177.6		9	11412.0	
10	12072.1		10	11960.4	
11	12475.5		11	11470.2	
12	14120.3		12	11029.7	
13	46115.9		13	15149.2	
14	46510.3		BLOCK 4		
15	48409.0		1	46546.1	
16	43729.1		2	49110.6	
BLOCK 2			3	50911.2	
1	14755.0		4	43631.8	
2	123300				
3	13963.5				
4	12930.5				
5	12492.6				
6	12130				
7	9750.7				
8	12644.1				
9	10163.4				
10	9683.5				
11	10894.1				
12	10231.5				
13	10593.9				
14	106500				
15	12026.2				
16	11221.7				
17	10795.4				
18	11181.3				
19	12285.5				
20	12337.8				
21	12059.3				
22	10259.5				
23	12430.6				
24	9958.6				
25	10045.1				
26	12737.0				
27	12473.0				
28	12192.2				
29	11981.0				
30	11492.3				

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:

- 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 NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE 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 20, 1970, AFORESAID, AND LIKEWISE THE DECLARATION 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 ON 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 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 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 19 DAY OF March 1970.

JOHN A. COOPER COMPANY

BY *James F. Gore*
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 22 DAY OF October 1970.

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

TOTAL AREAS	
LOTS.....	29.0407 ACRES
STREET RIGHT OF WAY.....	5.9247 ACRES
COMM. PROP. IN STREETS.....	0.1052 ACRES
COMMON PROPERTY.....	13.6838 ACRES
RESERVED PROPERTY.....	5.0018 ACRES
ARK. ELEC. COOP. EASEMENT.....	2.8518 ACRES
BOUNDARY OF SUBDIVISION.....	56.6080 ACRES

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINES
- (M) MOUNTAINOUS LOT WITH SLOPE MORE THAN 25% AND AREA EXCEEDING ONE ACRE.
- 900 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. CONTOUR INTERVAL FIVE FEET.
- DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED.
- NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED.

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

RECORD PLAT		REVISIONS	
NEVADO SUBDIVISION BLOCKS 1 THRU 4		DATE	DESCRIPTION
		DRAWN	SHEET
		DATE	1 OF 1
		CHECKED BY	DWG. NO.
APPROVED: <i>James F. Gore</i> DATE: 10/22/70		DATE: 10/20/70	6-HS-314-R
		JOB NO.	SCALE
JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS		ENG. B.	1" = 100'