



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

COOPER COMMUNITIES, INC. (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF MERGER), 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 JOHN A. COOPER COMPANY, 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 IS THERE RECORDED IN RECORD BOOK 653, 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 THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE GARLAND COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS, ON THE 20TH DAY OF APRIL 1970; AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
- AT 2:30 P.M. ON THE 30TH DAY OF MARCH 1972, 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 IS THERE RECORDED IN RECORD BOOK 155, PAGE 118, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE GARLAND COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS, ON THE 30TH DAY OF MARCH 1972, AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
- THE COMMON PROPERTIES REFLECTED UPON THE PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE OF THE COMMON PROPERTY OWNERS OF THE LOT REFLECTED UPON SAID PLAT AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO MANNER 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 AND AS DESIGNATED ON THIS 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, EXCEPT SINGLE-FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS SHALL HAVE A FLOOR SPACE OF NOT LESS THAN 1200 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 "EASEMENTS, RIGHTS AND PRIVILEGES" THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION, ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 645.0' M.S.L. ± 0.5', AS DETERMINED FROM BENCH MARK NO. 102 U.S.C.G.S. 1935.
- 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 THE CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
- A PLAT IDENTICAL TO THIS PLAT WILL BE EXECUTED AND FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS.

DATED THIS 30th DAY OF MARCH, 1972

COOPER COMMUNITIES, INC.
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 30th DAY OF MARCH, 1972

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF ARKANSAS
NO. 99

TOTAL AREAS		47.0789 ACRES
LOTS	14,507.5 ACRES	
STREET RIGHT-OF-WAY	0.152 ACRES	
COMMON PROPERTY IN STREETS	11.9301 ACRES	
COMMON PROPERTY	73.3317 ACRES	
SUBDIVISION BOUNDARY		

LINEAR FEET OF STREETS		
40 FEET RIGHT-OF-WAY	1,156 FEET	
50 FEET RIGHT-OF-WAY	6,084 FEET	
100 FEET RIGHT-OF-WAY	2,282 FEET	

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
BLOCK 1											
1	18555.3	11	11598.0	21	12438.7	31	14197.5	41	21779.5	PORTION OF LOTS IN SEWER EASEMENT	
2	18555.3	12	10622.9	22	11928.0	32	15893.3	42	15093.6		
3	18555.3	13	14678.2	23	12107.7	33	14412.2	43	14615.5		
4	18555.3	14	15791.8	24	12208.5	34	10757.2	44	13985.5		
5	18555.3	15	13777.3	25	13256.5	21	14137.7	8	14749.0	1	9535.8
6	18555.3	16	11741.2	26	12706.1	22	14698.5	9	15050.7	2	12632.8
7	18555.3	17	11869.8	27	12863.5	23	13313.1	10	22501.4	3	5611.3
8	18555.3	18	12238.2	28	12848.8	24	12084.8	11	35452.6	4	1732.5
9	18555.3	19	13116.3	29	13375.4	25	11647.6	12	22264.6	5	2197.1
10	18555.3	20	13590.7	30	13590.7	26	15919.4	13	16768.6	6	2731.5
11	18555.3	21	17521.1	31	16944.3	27	12979.9	14	19309.0	7	1144.8
12	18555.3	22	12240.8	32	15390.9	28	12963.9	15	17174.8	8	1775.8
13	18555.3	23	12565.5	33	15390.9	29	11985.5	16	10147.1	9	6666.0
14	18555.3	24	13022.2	34	12703.0	30	12703.0	17	14100.6	10	10602.6
15	18555.3	25	12280.2	35	14798.6	31	14798.6	18	11132.0	11	57472.3
16	18555.3	26	15191.8	36	13269.6	32	13269.6	19	18055.9	12	11243.3
17	18555.3	27	15722.9	37	11846.7	33	11846.7	20	13531.5	13	2519.6
18	18555.3	28	16616.6	38	11603.0	34	12946.2	21	12629.0	14	1862.0
19	18555.3	29	14091.3	39	13633.1	35	13633.1	22	15616.6		
20	18555.3	30	13756.8	40	13756.8	36	13534.4	23	11288.0		
21	18555.3	31	12864.6	41	12864.6	37	12030.2	24	12655.0		
22	18555.3	32	14367.9	42	14367.9	38	11292.5				
23	18555.3	33	12596.8	43	12596.8						
24	18555.3	34	14221.9	44	14221.9						
25	18555.3	35	14493.8	45	14493.8						
26	18555.3	36	12125.9	46	12125.9						

REVISIONS		DATE	DESCRIPTION
1	11/19/72	11/19/72	11/19/72
2	11/19/72	11/19/72	11/19/72
3	11/19/72	11/19/72	11/19/72
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5	11/19/72	11/19/72	11/19/72
6	11/19/72	11/19/72	11/19/72
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8	11/19/72	11/19/72	11/19/72
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99	11/19/72	11/19/72	11/19/72
100	11/19/72	11/19/72	11/19/72

RECORD PLAT		DATE	DESCRIPTION
OJOS SUBDIVISION		DATE	DESCRIPTION
BLOCKS 1 THRU 4		DATE	DESCRIPTION
COOPER COMMUNITIES, INC.		DATE	DESCRIPTION
ENGINEERING & PLANNING DIVISION		DATE	DESCRIPTION
HOT SPRINGS VILLAGE, ARKANSAS		DATE	DESCRIPTION
JOB NO. 8		DATE	DESCRIPTION
SCALE: 1"=100'		DATE	DESCRIPTION