

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

COOPER COMMUNITIES, INC., 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 CLERK OF THE CIRCUIT COURT AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 653, AT PAGE 369, BY S.S. THIS PLAT IS FILED CONTINUOUSLY 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 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 NO WISE 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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
- ALL LOTS REFLECTED UPON THE PLAT ARE SHOWN 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 1,000 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 SUBJECIVE 1 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 THEREBY SUBJECTED TO THE DECLARATION AFORESAID OR MAY HEREINAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL MARKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAMPES AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY FOR OR NECESSARY FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAFFIC. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS TO MAINTAIN THE SAME IN SUCH MANNER AS TO PREVENT ANY DAMAGE OR INTERFERENCE TO IMPROVEMENTS WHICH HAVE HERETOFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALTERING AND RE-CLASSIFYING THE PRIVILEGE, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 30th DAY OF March, 1971.

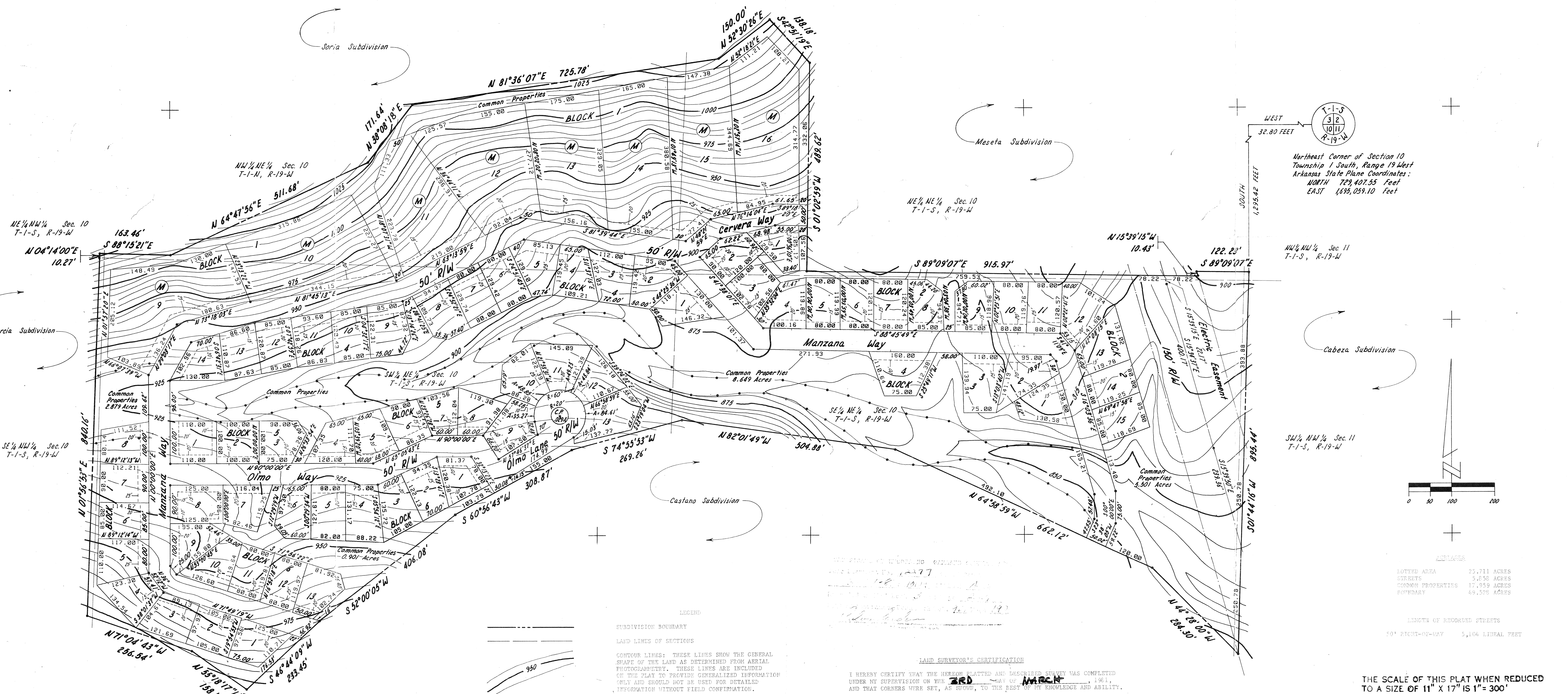
COOPER COMMUNITIES, INC.,
BY James F. Gore
PRESIDENT, DEVELOPER

Block 1		Block 3		Block 5	
LOT 1	0.223 AC.	LOT 1	0.237 AC.	LOT 1	0.252 AC.
LOT 2	0.236 AC.	LOT 2	0.251 AC.	LOT 2	0.230 AC.
LOT 3	0.237 AC.	LOT 3	0.235 AC.	LOT 3	0.217 AC.
LOT 4	0.234 AC.	LOT 4	0.278 AC.	LOT 4	0.213 AC.
LOT 5	0.258 AC.	LOT 5	0.258 AC.	LOT 5	0.226 AC.
LOT 6	0.226 AC.	TOTAL	1.961 AC.	LOT 6	0.204 AC.
LOT 7	0.254 AC.			LOT 7	0.197 AC.
LOT 8	0.190 AC.			LOT 8	0.196 AC.
LOT 9	1.275 AC.	Block 4		LOT 9	0.245 AC.
LOT 10	1.382 AC.	LOT 1	0.250 AC.	LOT 10	0.238 AC.
LOT 11	1.074 AC.	LOT 2	0.249 AC.	LOT 11	0.244 AC.
LOT 12	1.320 AC.	LOT 3	0.232 AC.	LOT 12	0.202 AC.
LOT 13	1.133 AC.	LOT 4	0.239 AC.	LOT 13	0.274 AC.
LOT 14	1.285 AC.	LOT 5	0.250 AC.		
LOT 15	1.247 AC.	LOT 6	0.237 AC.	Block 6	
LOT 16	1.285 AC.	LOT 7	0.236 AC.	LOT 1	0.206 AC.
TOTAL	11.879	LOT 8	0.262 AC.	LOT 2	0.226 AC.
		LOT 9	0.255 AC.	LOT 3	0.235 AC.
Block 2		LOT 10	0.237 AC.	LOT 4	0.249 AC.
LOT 1	0.208 AC.	LOT 11	0.247 AC.	LOT 5	0.240 AC.
LOT 2	0.225 AC.	LOT 12	0.233 AC.	LOT 6	0.216 AC.
LOT 3	0.210 AC.	LOT 13	0.230 AC.	LOT 7	0.223 AC.
LOT 4	0.240 AC.	LOT 14	0.222 AC.	LOT 8	0.232 AC.
LOT 5	0.220 AC.			LOT 9	0.220 AC.
LOT 6	0.220 AC.			LOT 10	0.220 AC.
LOT 7	0.221 AC.			LOT 11	0.220 AC.
LOT 8	0.216 AC.			LOT 12	0.220 AC.
LOT 9	0.230 AC.			LOT 13	0.220 AC.
LOT 10	0.219 AC.			LOT 14	0.219 AC.
LOT 11	0.221 AC.			LOT 15	0.221 AC.
LOT 12	0.227 AC.				
LOT 13	0.229 AC.				
LOT 14	0.219 AC.				
LOT 15	0.231 AC.				
TOTAL	3.460 AC.				

OLMO SUBDIVISION
BLOCKS 1 THRU 6
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 (3.888 ACRES ±), IN THE NE 1/4 OF THE NE 1/4 (3.456 ACRES ±), IN THE SE 1/4 OF THE NE 1/4 (15.474 ACRES ±), IN THE NW 1/4 OF THE NW 1/4 (0.002 ACRES ±) AND IN THE SE 1/4 OF THE NW 1/4 (0.198 ACRES ±) OF SECTION 10 AND IN THE NW 1/4 OF THE NW 1/4 (0.200 ACRES ±) OF SECTION 11, ALL IN TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 32.40 FEET WEST AND 1,295.42 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 10 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,407.55 FEET AND EAST 1,695,059.10 FEET); THENCE, S 01° 44' 16" W 995.64 FEET; THENCE, S 44° 28' 00" W 284.30 FEET; THENCE, S 64° 50' 55" W 662.12 FEET; THENCE, S 82° 01' 49" W 504.28 FEET; THENCE, S 74° 53' 52" W 649.26 FEET; THENCE, S 60° 56' 43" W 398.87 FEET; THENCE, S 52° 00' 05" W 606.70 FEET; THENCE, S 46° 44' 09" W 235.45 FEET; THENCE, S 38° 16' 17" W 128.11 FEET; THENCE, S 71° 04' 43" W 256.34 FEET; THENCE, S 60° 56' 33" W 640.75 FEET; THENCE, S 04° 14' 00" E 10.27 FEET; THENCE, S 08° 15' 21" W 167.40 FEET; THENCE, S 64° 57' 56" W 511.58 FEET; THENCE, S 38° 03' 18" W 171.64 FEET; THENCE, S 01° 36' 07" W 725.76 FEET; THENCE, S 23° 23' 28" W 195.00 FEET; THENCE, S 42° 51' 19" W 130.18 FEET; THENCE, S 01° 02' 40" W 629.45 FEET; THENCE, S 85° 09' 07" W 945.97 FEET; THENCE, S 15° 39' 15" W 10.43 FEET; THENCE, S 05° 09' 07" W 122.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 66,326 ACRES, MORE OR LESS.



LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 30th DAY OF MARCH, 1971, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREON, WITHIN ONE YEAR FROM DATE HEREON, AND AS TO WHEN I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

James F. Gore
JAMES F. GORE, R.L.S. NO. 93, ARKANSAS

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
No. 93
James F. Gore
JANUARY

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	APPROVED
			Record Plat			
			OLMO SUBDIVISION			
			Blocks 1 - 6			
			Hot Springs Village, Arkansas			
			Cooper Consultants, Inc.			
			RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712			
			DRAWN: <u>4</u> DATE: <u>3/81</u> CHECKED: <u>48</u> DATE: <u>3/81</u> APPROVED: <u>48</u> DATE: <u>3/81</u> FILE NO: <u>4-116-32</u> DWG NO: <u>4-116-122-1743</u> JOB NO: <u>5962</u> FILED IN: <u>78</u> SHEET: <u>1</u> OF <u>1</u>			