BLOCK - 1		
L-1 =	0.287	AC
L-2 =	0.244	AC
L-3 =	0.254	AC
L-4 =	0.298	AC
TOTAL =	1.083	AC

BLOCK - 2		
L-1 =	0.298	AC
L-2 =	0.239	AC
L-3 =	0.239	AC
L-4 =	0.239	AC
L-5 =	0.239	AC
L-6 =	0.239	AC
L-7 =	0.239	AC
L-8 =	0.239	AC
L-9 =	0.239	AC
L-10 =	0.239	AC
L-11 =	0.239	AC
L-12 =	0.239	AC
L-13 =	0.239	AC
L-14 =	0.239	AC
L-15 =	0.239	AC
L-16 =	0.239	AC
L-17 =	0.239	AC
L-18 =	0.239	AC
L-19 =	0.239	AC
L-20 =	0.253	AC
L-21 =	0.242	AC
L-22 =	0.255	AC
L-23 =	0.259	AC
L-24 =	0.245	AC
L-25 =	0.239	AC
L-26 =	0.209	AC
TOTAL =	6.361	AC

BLOCK - 3		
L-1 =	0.254	AC
L-2 =	0.280	AC
L-3 =	0.258	AC
L-4 =	0.267	AC
L-5 =	0.258	AC
L-6 =	0.254	AC
L-7 =	0.239	AC
L-8 =	0.239	AC
L-9 =	0.239	AC
L-10 =	0.239	AC
L-11 =	0.239	AC
L-12 =	0.239	AC
L-13 =	0.239	AC
L-14 =	0.239	AC
L-15 =	0.239	AC
L-16 =	0.239	AC
L-17 =	0.239	AC
L-18 =	0.239	AC
L-19 =	0.239	AC
L-20 =	0.239	AC
L-21 =	0.239	AC
L-22 =	0.239	AC
L-23 =	0.231	AC
L-24 =	0.237	AC
L-25 =	0.236	AC
L-26 =	0.243	AC
L-27 =	0.246	AC
L-28 =	0.240	AC
L-29 =	0.293	AC
TOTAL =	7.121	AC

BLOCK - 4		
L-1 =	0.246	AC
L-2 =	0.239	AC
L-3 =	0.260	AC
L-4 =	0.248	AC
L-5 =	0.250	AC
L-6 =	0.251	AC
L-7 =	0.227	AC
L-8 =	0.252	AC
L-9 =	0.253	AC
L-10 =	0.256	AC
L-11 =	0.349	AC
L-12 =	0.294	AC
TOTAL =	3.125	AC

BLOCK - 5		
L-1 =	0.316	AC
L-2 =	0.239	AC
L-3 =	0.239	AC
L-4 =	0.239	AC
L-5 =	0.268	AC
L-6 =	0.259	AC
L-7 =	0.239	AC
L-8 =	0.239	AC
L-9 =	0.239	AC
L-10 =	0.262	AC
L-11 =	0.254	AC
L-12 =	0.296	AC
TOTAL =	3.089	AC

BLOCK - 6		
L-1 =	0.284	AC
L-2 =	0.246	AC
L-3 =	0.246	AC
L-4 =	0.246	AC
L-5 =	0.232	AC
L-6 =	0.247	AC
L-7 =	0.242	AC
L-8 =	0.229	AC
L-9 =	0.232	AC
L-10 =	0.239	AC
L-11 =	0.239	AC
L-12 =	0.239	AC
L-13 =	0.239	AC
L-14 =	0.239	AC
L-15 =	0.239	AC
L-16 =	0.239	AC
L-17 =	0.240	AC
TOTAL =	4.117	AC

BLOCK - 7		
L-1 =	0.275	AC
L-2 =	0.235	AC
L-3 =	0.407	AC
L-4 =	0.305	AC
L-5 =	0.267	AC
L-6 =	0.267	AC
L-7 =	0.267	AC
L-8 =	0.251	AC
L-9 =	0.246	AC
L-10 =	0.236	AC
L-11 =	0.239	AC
L-12 =	0.244	AC
L-13 =	0.239	AC
L-14 =	0.238	AC
L-15 =	0.298	AC
TOTAL =	4.014	AC

BLOCK - 8		
L-1 =	0.291	AC
L-2 =	0.292	AC
L-3 =	0.252	AC
L-4 =	0.288	AC
L-5 =	0.248	AC
L-6 =	0.246	AC
L-7 =	0.239	AC
L-8 =	0.294	AC
TOTAL =	2.150	AC

BLOCK - 9		
L-1 =	0.259	AC
L-2 =	0.257	AC
L-3 =	1.270	AC
TOTAL =	1.786	AC

BLOCK - 10		
L-1 =	0.340	AC
L-2 =	0.386	AC
L-3 =	0.266	AC
L-4 =	0.257	AC
L-5 =	0.254	AC
L-6 =	0.270	AC
L-7 =	0.288	AC
L-8 =	0.248	AC
L-9 =	0.276	AC
TOTAL =	2.585	AC

ACREAGE CHART

LOTS	35.431	ACRES
STREETS	18.318	ACRES
COMMON PROPERTIES	20.923	ACRES
RESERVE PROPERTIES	3.134	ACRES
TOTAL	77.806	ACRES

LINEAL FEET OF STREET

100' RIGHT-OF-WAY	3,609
75' RIGHT-OF-WAY	2,722
50' RIGHT-OF-WAY	4,658

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- CONTOUR LINES: 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.
- BUILDING SETBACK LINE
- (M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
- 15' UTILITY EASEMENT

PALISANDRO SUBDIVISION

BLOCKS 1 THRU 10 INCLUSIVE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SW ¼ OF THE SW ¼ (1.703 ACRES ±) OF SECTION 10, IN THE SE ¼ OF THE SE¼ (34.633 ACRES ±), THE SW ¼ OF THE SE ¼ (40.553), THE SE ¼ OF THE SW ¼ (0.301 ACRES ±), THE NE ¼ OF THE SW ¼ (0.002 ACRES ±), THE NW ¼ OF THE SE ¼ (0.308 ACRES ±), AND THE NE ¼ OF THE SE ¼ (0.306 ACRES ±) ALL IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 189.890 FEET WEST AND 6,469 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 9 (ARKANSAS STATE PLANE COORDINATES OF NORTH 724,207.007 FEET AND EAST 1,689,634.268 FEET); THENCE, N 88°02'56" W 2,499.864 FEET; THENCE, N 88°12'36" W 10.000 FEET; THENCE, N 02°11'40" E 1,323.634 FEET; THENCE, S 88°12'54" E 2,681.215 FEET; THENCE, S 33°53'00" E 346.962 FEET; THENCE, S 55°38'49" E 91.985 FEET; THENCE, S 10°45'48" E 100.000 FEET; THENCE, S 79°14'12" W 695.000 FEET; THENCE, S 01°48'31" W 470.293 FEET; THENCE, S 14°20'17" W 50.718 FEET; THENCE, S 85°18'51" E 204.730 FEET; THENCE, S 01°03'59" W 220.699 FEET TO THE POINT OF BEGINNING CONTAINING 77.806 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 26th DAY OF February, 1982 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 THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 93

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

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS PALISANDRO SUBDIVISION, BLOCKS 1 THROUGH 10, INCLUSIVE, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS RECORDED ON THE 14TH DAY OF OCTOBER, 1981, AT PLAT BOOK 6 AT PAGE 33 AND HEREBY REPLATS THAT PLAT SUBJECT TO THE FOLLOWING PROVISIONS:

1. COOPER COMMUNITIES, INC. IS THE OWNER OF ALL PROPERTY REFLECTED ON THE ORIGINAL PLAT OF PALISANDRO SUBDIVISION, BLOCKS 1 THROUGH 10, INCLUSIVE, HOT SPRINGS VILLAGE, ARKANSAS, AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF REDESIGNING AND DELETING CERTAIN RESERVE AND LOTS.

2. AT 8:00 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1976, 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 HERE RECORDED IN RECORD BOOK 455, AT PAGE 395, TO WHICH RECORD OF OCTOBER 14, 1981, A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS WAS FILED FOR RECORD IN BOOK 672 AT PAGE 122, IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THIS REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20, 1976, AND LIKEWISE THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 26, 1976, IN ITS ENTIRETY, IS BY REFERENCE MADE A PART OF THIS REPLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE REPLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.

3. THE COMMON PROPERTIES DELINEATED ON THE PLAT AND HEREBY TO BE DEEDED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID REPLAT AS WELL AS OWNERS ON ALL THE PROPERTIES AS DEFINED IN THE DECLARATION AFORESAID AND SHALL IN FEE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

4. THE RESERVED PROPERTIES AS REFLECTED UPON THE REPLAT ARE NOT A PART OF THE REPLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

5. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE NOTES.

6. ALL LOTS REFLECTED UPON THE REPLAT ARE ZONED AS RESIDENTIAL LOTS, AND ACCORDINGLY ONLY ONE DETACHED SINGLE FAMILY DWELLING MAY BE CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. ONE SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,800 SQUARE FEET.

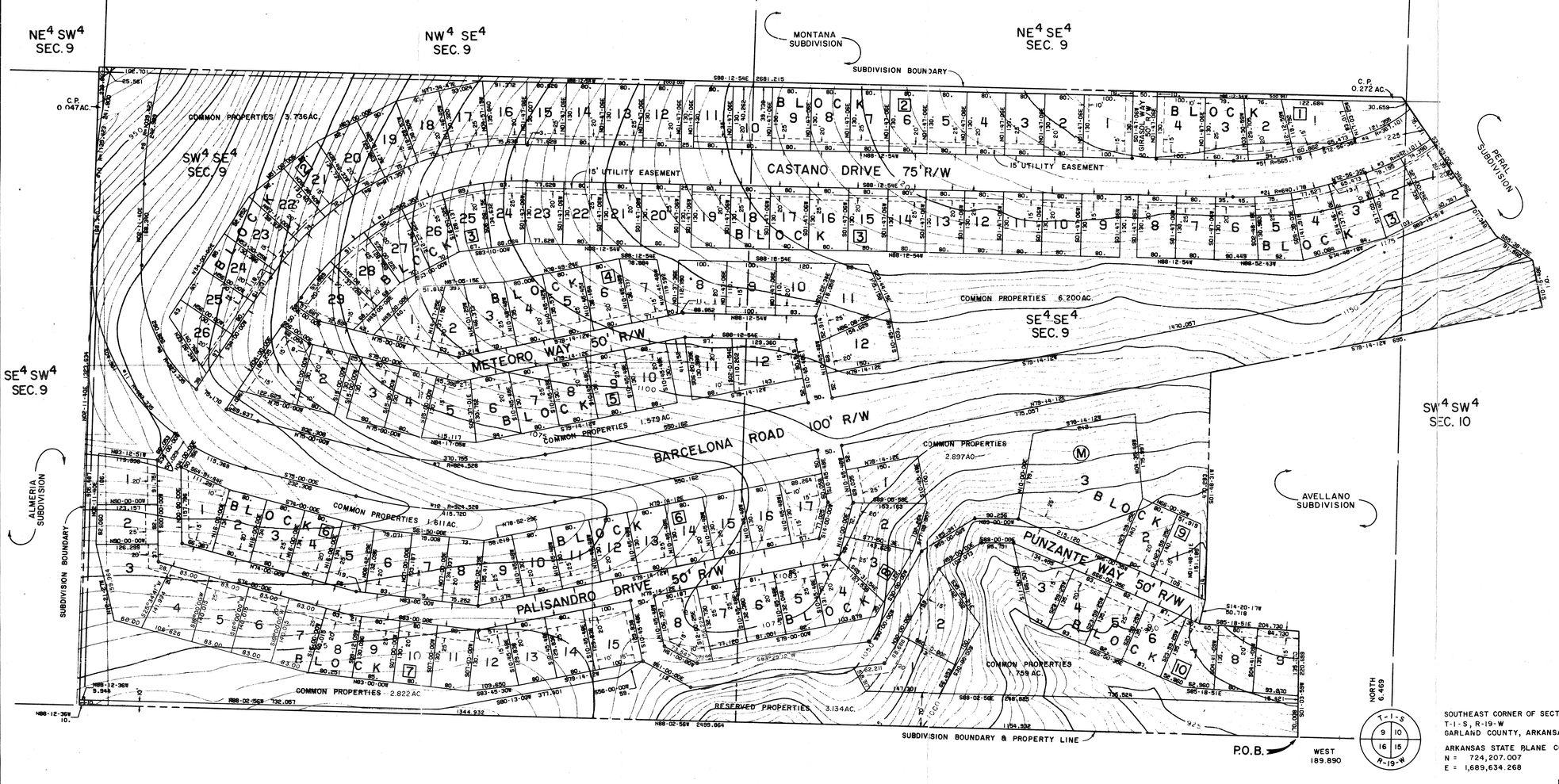
7. SETBACK LINES AS INDICATED UPON THE REPLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

8. WATER SHALL COMMUNITY USE PER PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID, IN AND ALL AREAS INDICATED UPON THE REPLAT AS INDICATIVE SUPPORTING AREAS.

9. USE OF MOTOR OFF VEHICLES REFLECTS THE ONLY PROPERTIES CONTACTS AS COMMON PROPERTIES FOR THE USE OF THE OWNERS OF LOTS SUBJECT TO THE DECLARATION AFORESAID AND ALL OTHER PROPERTIES SUBJECT TO THE DECLARATION AFORESAID AND ALL OTHER PROPERTIES SUBJECT TO THE DECLARATION AFORESAID, SUBJECT HOWEVER, TO THE PROVISIONS OF THE GENERAL RULES, REGULATIONS, RIGHTS, EASEMENTS AND PRIVILEGES THEREUNDER AS SET FORTH IN ARTICLE IV OF THE DECLARATION AFORESAID.

10. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT TO, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, TO ITS, OR SUCCESSORS OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH POST, CABLING, CONDUIT, FILLING, DRAINAGE, GRADING, BRIDGES, CULVERTS, WALKS AND OTHER RELATED FACILITIES AND APPURTENANCES AS MAY BE DEEMED NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS IN ITS SOLE DISCRETION. THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDES, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS INTERESTS TO LESSEN ANY DAMAGE OR INCONVENIENCE TO PROPERTIES WITHIN HOT SPRINGS VILLAGE, ARKANSAS, OWNED BY PROPERTY OWNER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND DESIRE OF DEDICATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AT ANY OR ALL TIMES, UTILIZING THE PROVISIONS HEREINABOVE SET FORTH.

26TH February, 1982.



SOUTHEAST CORNER OF SECTION 9
T-1-S, R-19-W
GARLAND COUNTY, ARKANSAS

ARKANSAS STATE PLANE COORDINATES
N = 724,207.007
E = 1,689,634.268

GRAPHIC SCALE IN FEET
100 0 100 200 300

CERTIFICATE OF RECORDING GARLAND COUNTY, ARK.
This Document Filed and Recorded
October 14, 1981 4:44 P.M.
Book 6 Page 41
Dwight Sanders, Circuit Clerk
By Joyce Engle D.C.

HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION APPROVAL

THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION HEREBY APPROVES THE REPLAT AS SHOWN HEREON.

DATE _____ PRESIDENT _____

ARCHITECTURAL CONTROL COMMITTEE APPROVAL

THE HOT SPRINGS VILLAGE ARCHITECTURAL CONTROL COMMITTEE HEREBY APPROVES THE PLAT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 19____

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY CHECKED	DATE	BY APPROVED	DATE

STATE OF ARKANSAS REGISTERED LAND SURVEYOR No 1222 JAMES F. GORE

RECORD REPLAT

PALISANDRO SUBDIVISION

BLOCKS 1-10 INCLUSIVE

Hot Springs Village, Arkansas

Cooper Consultants, Inc.
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712

SCALE: AS SHOWN	
DRAWN: T/A	DATE: 9/81
CHECKED: CCI	DATE: 10/81
APPROVED:	DATE: 2-26-82
FILE NO: 4-116-SD	
DWG. NO: 4-116-(12)-1815	
JOB NO: 5943	FILED IN: TB
SHEET 1 OF 1	

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"x17" IS 1"=300'

155 LOTS