

TOTAL AREA	
LOTTED AREA	41,810 AC.
STREET AREA	13,258 AC.
COMMON PROPERTIES	16,290 AC.
RESERVED PROPERTIES	0.761 AC.
TOTAL	72,119 AC.

LENGTH OF RECORDED STREETS	
40' RIGHT-OF-WAY	873 LINEAL FEET
75' RIGHT-OF-WAY	1,955 LINEAL FEET
50' RIGHT-OF-WAY	7,319 LINEAL FEET

\_\_\_\_\_ BOUNDARY OF SUBDIVISION  
 \_\_\_\_\_ LAND LINES OF SECTIONS  
 - - - - - BUILDING SETBACK LINE  
 \_\_\_\_\_ UTILITY AND DRAINAGE EASEMENT  
 \_\_\_\_\_ CONTOUR LINES: THESE LINES SHOW THE  
 GENERAL SHAPE OF THE LAND AS DETERMINED  
 FROM AERIAL OTTOGRAMMETRY. 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.  
 GOLF VIEW LOT, SEE NOTE 5

SW 1/4 SE 1/4 SEC.21  
T-1-S, R-18-W

COOPER COMMUNITIES INC.

JABALI  
SUBDIVISION

SW 1/4 SE 1/4 SEC.21  
T-1-S, R-18-W

SE 1/4 SE 1/4 SEC. 21  
T-1-S, R-18-W

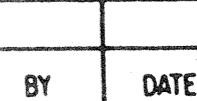
COMMON PROPERTIES 9.267 AC

SOUTHEAST CORNER SEC. 2  
T-1-S, R-18-W  
ARKANSAS STATE PLANE  
COORDINATES:  
NORTH = 712,451.80  
EAST = 1,720,607.47

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"= 300'

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

	RECORD PLAT		SCALE: 1"=100'
	PEDRERA SUBDIVISION		DRAWN: PPL DATE: 10/84
	BLOCKS 1 THRU 14		CHECKED: <i>WBS</i> DATE: <i>4/85</i>
	HOT SPRINGS VILLAGE, ARKANSAS		APPROVED: <i>[Signature]</i> DATE: <i>4/10</i>
			FILE NO. 4-116-SD

DWG. NO. 4-116-(12)-1993	
JOB NO.	FILED IN SHEET
	<i>28</i> I OF

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:

1. AT 3:07 O'CLOCK ON THE 20TH DAY OF APRIL, 1970, THE DEVELOPER, JOINED BY THE 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 HEREBY INCORPORATED BY REFERENCE INTO THIS DECLARATION. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER, WHICH IS THE SAME AS SET FORTH IN THE DECLARATION AFORESAID, WITHIN THE PROVISIONS OF THE APRIL 20TH, 1970 DECLARATION AFORESAID, WHICH 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 DEED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE PROPERTIES AS 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.
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 NO SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT OR 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 AREA OF MORE THAN ONE THOUSAND SQUARE FEET, EXCEPT ON LOTS MARKED "C" MINIMUM SHALL BE 1,200 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 I OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE COVENANT AREAS.
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 STATE OF ARKANSAS AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET FORTH IN ARTICLE VIII OF THE DECLARATION AFORESAID.
9. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES A PERPETUAL BLANKET 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 MAY DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE EFFICIENT AND SAFE FOR THE PURPOSES OF TRANSPORTATION AND TRAVEL. 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. AND ITS SUCCESSORS AND ASSIGNS. PROVIDE HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREFORE BEEN LOCATED UPON THE PROPERTY.
10. FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALLING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 10TH DAY OF APRIL, 1985

COOPER COMMUNITIES, INC.

BY W. E. Chaverman  
EXECUTIVE VICE PRESIDENT

PEDRERA SUBDIVISION  
BLOCKS 1 THRU 14  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (16.426 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (12.231 ACRES ±) AND IN THE SE 1/4 OF THE SE 1/4 (42.192 ACRES ±) OF SECTION 21, ALL LYING IN TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21 (ARKANSAS STATE PLANE COORDINATES OF NORTH 712,451.80 FEET AND EAST 1,720,607.47 FEET; THENCE, N 85° 20' 11" W 1,267.63 FEET; THENCE, N 86° 38' 34" W 566.82 FEET; THENCE, N 12° 01' 20" W 149.43 FEET; THENCE, N 01° 09' 18" E 245.08 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 524' 31" FEET, A DELTA ANGLE OF 24° 19' 52"; THENCE, N 22° 29' 15" E 481.54 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 382.93 FEET, SAID CURVE HAVING A RADIUS OF 414.68 FEET AND A DELTA ANGLE OF 52° 54' 31"; THENCE, N 14° 36' 00" E 105.45 FEET; THENCE, N 01° 09' 18" E 245.08 FEET; THENCE, S 85° 20' 11" W 1,267.63 FEET; THENCE, S 86° 38' 34" W 566.82 FEET, SAID CURVE HAVING A RADIUS OF 498.89 FEET AND A DELTA ANGLE OF 12° 20' 16"; THENCE, N 31° 51' 00" W 150.46 FEET; THENCE, N 01° 55' 00" E 95.86 FEET; THENCE, N 45° 51' 00" W 96.92 FEET; THENCE, N 53° 44' 56" E 427.55 FEET; THENCE, N 01° 09' 18" E 245.08 FEET; THENCE, S 85° 20' 11" W 1,267.63 FEET; THENCE, S 86° 38' 34" W 566.82 FEET; THENCE, N 01° 09' 18" E 245.08 FEET; THENCE, S 82° 38' 34" W 566.82 FEET; THENCE, S 07° 21' 09" W 670.95 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 513.35 FEET, SAID CURVE HAVING A RADIUS OF 365.39 FEET AND A DELTA ANGLE OF 52° 54' 31"; THENCE, S 08° 58' 16" W 1,484.56 FEET; THENCE, S 07° 21' 09" W 670.95 FEET; THENCE, S 82° 38' 34" W 566.82 FEET; THENCE, S 86° 38' 34" W 566.82 FEET TO THE POINT OF BEGINNING, CONTAINING 72.119 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 013 DAY OF APRIL, 1985 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  
REGISTERED  
LAND SURVEYOR  
STATE OF  
ARKANSAS  
AND. 93  
*[Signature]*  
SIGNATURE

**COOPER CONSULTANTS, INC.**  
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714