

NOTICE: THIS PLAT AND ALL PROPERTY THEREON SHALL BE CONSIDERED AS A PART OF THE PLAT AND ALL PROPERTY 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 DEPOSITED SUBJECT TO THE FOLLOWING PROVISIONS:

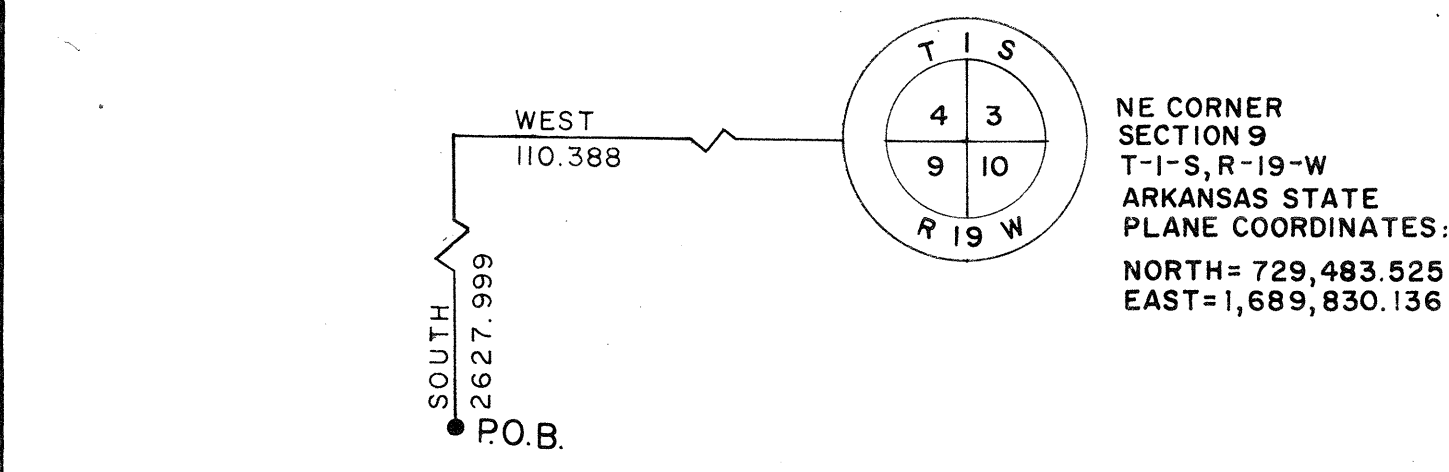
- AT 3:07 O'CLOCK P.M. ON THE 30TH DAY OF APRIL, 1970, THE DEVELOPER, JOINTLY BY NOTar PUBLICS VILLAGE PROPERTY OWNERS' ASSOCIATION, NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE 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 THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, WHICH HAS THE EFFECT OF BINDING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20, 1970, AFORESAID, AND IN ADDITION 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 CONTINUE 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 THEREFOR.
- 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 ALLOCATED OTHERWISE ON THE PLAT OR IN THE NOTES.

THE LOTS REFLECTED UPON THE PLAT ARE INTENDED 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. A SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,500 SQUARE FEET.

- ENTRANCE LINES AS INDICATED ON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE ON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID, AS TO THE 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, WITH DEDICATION SAVING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE V OF THE DECLARATION AFORESAID.
- COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY ASSUMES A PERPETUAL BLIND TRUST, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTION 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 OMISSIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY OF 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 CONSISTENT WITH ITS DUTY TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREFORE 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 ALTERNATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 30th DAY OF March, 1970.
COOPER COMMUNITIES, INC.
BY *James F. Gore*
PRESIDENT/DEVELOPER

Block 1	Block 4	Block 6	Block 7	Block 9	Block 10
LOT 1 0.251 AC. LOT 2 0.252 AC. LOT 3 0.249 AC. LOT 4 0.249 AC. LOT 5 0.254 AC. TOTAL 1.255 AC.	LOT 1 0.257 AC. LOT 2 0.256 AC. LOT 3 0.254 AC. LOT 4 0.253 AC. LOT 5 0.251 AC. LOT 6 0.254 AC. LOT 7 0.256 AC. LOT 8 0.246 AC. LOT 9 0.243 AC. LOT 10 0.240 AC. LOT 11 0.244 AC. TOTAL 2.734 AC.	LOT 1 0.263 AC. LOT 2 0.255 AC. LOT 3 0.257 AC. LOT 4 0.256 AC. LOT 5 0.249 AC. LOT 6 0.250 AC. LOT 7 0.255 AC. LOT 8 0.252 AC. LOT 9 0.250 AC. LOT 10 0.250 AC. LOT 11 0.253 AC. LOT 12 0.251 AC. LOT 13 0.253 AC. LOT 14 0.270 AC. LOT 15 0.255 AC. LOT 16 0.256 AC. LOT 17 0.266 AC. LOT 18 0.268 AC. LOT 19 0.262 AC. LOT 20 0.256 AC. LOT 21 0.260 AC. LOT 22 0.250 AC. LOT 23 0.250 AC. LOT 24 0.251 AC. LOT 25 0.264 AC. LOT 26 0.264 AC. LOT 27 0.265 AC. LOT 28 0.262 AC. LOT 29 0.256 AC. LOT 30 0.254 AC. LOT 31 0.265 AC. LOT 32 0.279 AC. LOT 33 0.250 AC. TOTAL 9.025 AC.	LOT 1 0.259 AC. LOT 2 0.257 AC. LOT 3 0.255 AC. LOT 4 0.253 AC. LOT 5 0.252 AC. LOT 6 0.248 AC. LOT 7 0.255 AC. LOT 8 0.252 AC. LOT 9 0.250 AC. LOT 10 0.250 AC. LOT 11 0.253 AC. LOT 12 0.251 AC. LOT 13 0.253 AC. LOT 14 0.270 AC. LOT 15 0.255 AC. LOT 16 0.256 AC. LOT 17 0.266 AC. LOT 18 0.268 AC. LOT 19 0.262 AC. LOT 20 0.256 AC. LOT 21 0.260 AC. LOT 22 0.250 AC. LOT 23 0.250 AC. LOT 24 0.251 AC. LOT 25 0.264 AC. LOT 26 0.264 AC. LOT 27 0.265 AC. LOT 28 0.262 AC. LOT 29 0.256 AC. LOT 30 0.254 AC. LOT 31 0.265 AC. LOT 32 0.279 AC. LOT 33 0.250 AC. TOTAL 9.025 AC.	LOT 1 0.254 AC. LOT 2 0.254 AC. LOT 3 0.275 AC. LOT 4 0.250 AC. LOT 5 0.250 AC. LOT 6 0.254 AC. LOT 7 0.251 AC. LOT 8 0.254 AC. LOT 9 0.250 AC. LOT 10 0.250 AC. LOT 11 0.253 AC. LOT 12 0.251 AC. LOT 13 0.253 AC. LOT 14 0.270 AC. LOT 15 0.255 AC. LOT 16 0.256 AC. LOT 17 0.266 AC. LOT 18 0.268 AC. LOT 19 0.262 AC. LOT 20 0.256 AC. LOT 21 0.260 AC. LOT 22 0.250 AC. LOT 23 0.250 AC. LOT 24 0.251 AC. LOT 25 0.264 AC. LOT 26 0.264 AC. LOT 27 0.265 AC. LOT 28 0.262 AC. LOT 29 0.256 AC. LOT 30 0.254 AC. LOT 31 0.265 AC. LOT 32 0.279 AC. LOT 33 0.250 AC. TOTAL 9.025 AC.	LOT 1 0.259 AC. LOT 2 0.257 AC. LOT 3 0.255 AC. LOT 4 0.253 AC. LOT 5 0.252 AC. LOT 6 0.248 AC. LOT 7 0.255 AC. LOT 8 0.252 AC. LOT 9 0.250 AC. LOT 10 0.250 AC. LOT 11 0.253 AC. LOT 12 0.251 AC. LOT 13 0.253 AC. LOT 14 0.270 AC. LOT 15 0.255 AC. LOT 16 0.256 AC. LOT 17 0.266 AC. LOT 18 0.268 AC. LOT 19 0.262 AC. LOT 20 0.256 AC. LOT 21 0.260 AC. LOT 22 0.250 AC. LOT 23 0.250 AC. LOT 24 0.251 AC. LOT 25 0.264 AC. LOT 26 0.264 AC. LOT 27 0.265 AC. LOT 28 0.262 AC. LOT 29 0.256 AC. LOT 30 0.254 AC. LOT 31 0.265 AC. LOT 32 0.279 AC. LOT 33 0.250 AC. TOTAL 9.025 AC.



SEI/4NEI/4Sec.9
T-I-S, R-19-W

NEI/4SEI/4Sec.9
T-I-S, R-19-W

SWI/4NW/4 Sec.10
T-I-S, R-19-W

SEI/4 NW/4 Sec.10
T-I-S, R-19-W

NW/4SW/4 Sec.10
T-I-S, R-19-W

NEI/4SW/4 Sec.
T-I-S, R-19-W

NWI/4SEI/4 Sec.10
T-I-S, R-19-W



TOTAL ACRES

LOTTED	37.395
STREET	11.173
COMMON PROPERTIES	17.136
RESERVED PROPERTIES	.189
TOTAL	65.893

LENGTH OF RECORDED STREET

75' RIGHT-OF-WAY	3,143 LINEAL FEET
50' RIGHT-OF-WAY	1,019 LINEAL FEET

- LEGEND
- SUBDIVISION BOUNDARY
 - LAND LINES OF SECTIONS
 - CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. 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

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

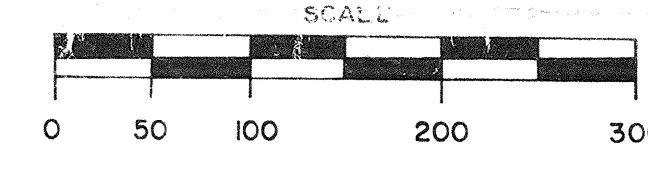
JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF ARKANSAS
NO. 93

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY PLANNED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 30th DAY OF MARCH, 1970, AND THAT COPIES 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 THEREIN, 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



REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	CHECKED	APPROVED
			RECORD PLAT				
			PERAL SUBDIVISION				
			BLOCKS 1-10 INCLUSIVE				
			HOT SPRINGS VILLAGE, ARKANSAS				
			Cooper Consultants, Inc.				
			RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712				
			139 LOTS				