

Book 7 Page 762

- 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 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, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT 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 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 MANNER 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 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, 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 DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING 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 GENERAL PUBLIC; AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
 9. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RECEIVES 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 SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADINGS, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, ELEVATORS, DAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS 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 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 CONSIDER WITH ITS PURPOSES 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 ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 6th DAY OF February, 1985.
COOPER COMMUNITIES, INC.
BY *James F. Gore*
SENIOR VICE PRESIDENT

SOUTHEAST CORNER SECTION 21
T-1-S, R-18-W
ARKANSAS STATE PLANE
COORDINATES:
N=712,451.804
E=1,720,607.471

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 7	
LOT 1	0.349 AC.	LOT 1	0.241 AC.	LOT 1	0.358 AC.	LOT 1	0.356 AC.
LOT 2	0.318 AC.	LOT 2	0.251 AC.	LOT 2	0.285 AC.	LOT 2	0.286 AC.
LOT 3	0.290 AC.	LOT 3	0.254 AC.	LOT 3	0.218 AC.	LOT 3	0.267 AC.
LOT 4	0.294 AC.	LOT 4	0.245 AC.	LOT 4	0.228 AC.	LOT 4	0.208 AC.
LOT 5	0.310 AC.	LOT 5	0.214 AC.	LOT 5	0.224 AC.	LOT 5	0.222 AC.
LOT 6	0.274 AC.	LOT 6	0.244 AC.	LOT 6	0.228 AC.	LOT 6	0.268 AC.
LOT 7	0.292 AC.	LOT 7	0.241 AC.	LOT 7	0.226 AC.	LOT 7	0.306 AC.
LOT 8	0.379 AC.	LOT 8	0.231 AC.	LOT 8	0.215 AC.	LOT 8	0.335 AC.
LOT 9	0.448 AC.	LOT 9	0.301 AC.	LOT 9	0.224 AC.	LOT 9	0.349 AC.
LOT 10	0.445 AC.	LOT 10	0.270 AC.	LOT 10	0.225 AC.	LOT 10	0.303 AC.
LOT 11	0.350 AC.	LOT 11	0.272 AC.	LOT 11	0.254 AC.	LOT 11	0.336 AC.
LOT 12	0.360 AC.	LOT 12	0.279 AC.	LOT 12	0.257 AC.	LOT 12	0.235 AC.
LOT 13	0.338 AC.	LOT 13	0.214 AC.	LOT 13	0.213 AC.	LOT 13	0.240 AC.
LOT 14	0.326 AC.	LOT 14	0.259 AC.	LOT 14	0.288 AC.	LOT 14	0.320 AC.
LOT 15	0.412 AC.	LOT 15	0.288 AC.	LOT 15	0.271 AC.	LOT 15	0.294 AC.
LOT 16	0.358 AC.	LOT 16	0.358 AC.	LOT 16	0.271 AC.	LOT 16	0.231 AC.
LOT 17	0.398 AC.	LOT 17	0.378 AC.	LOT 17	0.282 AC.	LOT 17	0.281 AC.
LOT 18	0.534 AC.			LOT 18	0.282 AC.	LOT 18	0.305 AC.
				LOT 19	0.281 AC.	LOT 19	0.281 AC.
				LOT 20	0.244 AC.	LOT 20	0.244 AC.
				LOT 21	0.245 AC.	LOT 21	0.245 AC.
				LOT 22	0.289 AC.	LOT 22	0.289 AC.
				LOT 23	0.246 AC.	LOT 23	0.246 AC.
				LOT 24	0.279 AC.	LOT 24	0.279 AC.
				LOT 25	0.248 AC.	LOT 25	0.248 AC.
				LOT 26	0.259 AC.	LOT 26	0.259 AC.
				LOT 27	0.295 AC.	LOT 27	0.295 AC.
				LOT 28	0.235 AC.	LOT 28	0.235 AC.
				LOT 29	0.231 AC.	LOT 29	0.231 AC.
				LOT 30	0.282 AC.	LOT 30	0.282 AC.
				LOT 31	0.282 AC.	LOT 31	0.282 AC.
				LOT 32	0.282 AC.	LOT 32	0.282 AC.
				LOT 33	0.282 AC.	LOT 33	0.282 AC.
				LOT 34	0.282 AC.	LOT 34	0.282 AC.
				LOT 35	0.282 AC.	LOT 35	0.282 AC.
				LOT 36	0.282 AC.	LOT 36	0.282 AC.
				LOT 37	0.282 AC.	LOT 37	0.282 AC.
				LOT 38	0.282 AC.	LOT 38	0.282 AC.
				LOT 39	0.282 AC.	LOT 39	0.282 AC.
				LOT 40	0.282 AC.	LOT 40	0.282 AC.

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	CHECKED	DATE	APPROVED	DATE

RECORD PLAT

RECLAMO SUBDIVISION

BLOCKS 1 THRU 7

HOT SPRINGS VILLAGE, ARKANSAS

COOPER CONSULTANTS, INC.

1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

FILED IN: 28

SHEET 1 OF 1

DATE: 10/84

DATE: 1/85

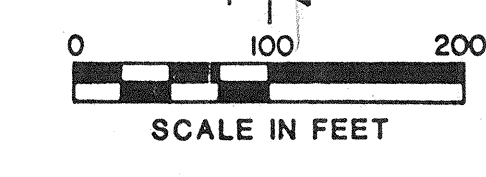
DATE: 2/85

FILE NO: 4-116-SD

DWG. NO: 4-116-(12)-1991

CERTIFICATE OF RECORDING GARLAND COUNTY, ARK.
This Document No. 12345 filed for record
2-28-85 at 2:20 P.M.
Recorded in Plat Book 7 at Page 762
Gail of Assurance, Deed Book Vol. 185, Page 112
Calvin Sanders, Circuit Clerk

- LEGEND
- 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 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.
 - GOLF VIEW LOT, SEE NOTE 5.



A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (4.070 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (32.073 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (2.600 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (10.400 ACRES ±), IN THE SW 1/4 OF THE NE 1/4 (5.310 ACRES ±), ALL IN SECTION 21, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 727.47 FEET WEST AND 2360.20 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 21 (ARKANSAS STATE PLANE COORDINATES OF NORTH 712,451.804 FEET AND EAST 1,720,607.471 FEET); THENCE, S 76° 45' 34" W 279.45 FEET; THENCE, S 66° 07' 54" W 247.14 FEET; THENCE, S 59° 06' 14" W 580.35 FEET; THENCE, S 02° 39' 12" W 92.61 FEET; THENCE, S 53° 05' 00" W 189.76 FEET; THENCE, S 56° 10' 57" W 424.88 FEET; THENCE, S 65° 46' 20" W 109.66 FEET; THENCE, N 64° 21' 32" W 138.65 FEET; THENCE, N 00° 47' 05" E 365.03 FEET; THENCE, N 05° 26' 25" W 105.48 FEET; THENCE, N 10° 53' 08" W 132.38 FEET; THENCE, N 25° 46' 10" W 161.01 FEET; THENCE, N 32° 57' 09" W 148.41 FEET; THENCE, N 50° 33' 51" W 149.18 FEET; THENCE, N 22° 16' 32" W 333.84 FEET; THENCE, N 80° 13' 21" E 1377.92 FEET; THENCE, S 88° 54' 16" E 51.59 FEET; THENCE, S 53° 34' 00" E 166.62 FEET; THENCE, S 24° 47' 00" E 57.27 FEET; THENCE, S 10° 52' 12" E 153.76 FEET; THENCE, S 53° 54' 26" E 707.87 FEET; THENCE, S 14° 13' 15" W 150.62 FEET TO THE POINT OF BEGINNING, CONTAINING 44.403 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 6th DAY OF February, 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
No. 53
James F. Gore
SIGNATURE

LINDURA SUBDIVISION

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

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

JABALI SUBDIVISION

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

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

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

JABALI SUBDIVISION