

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:

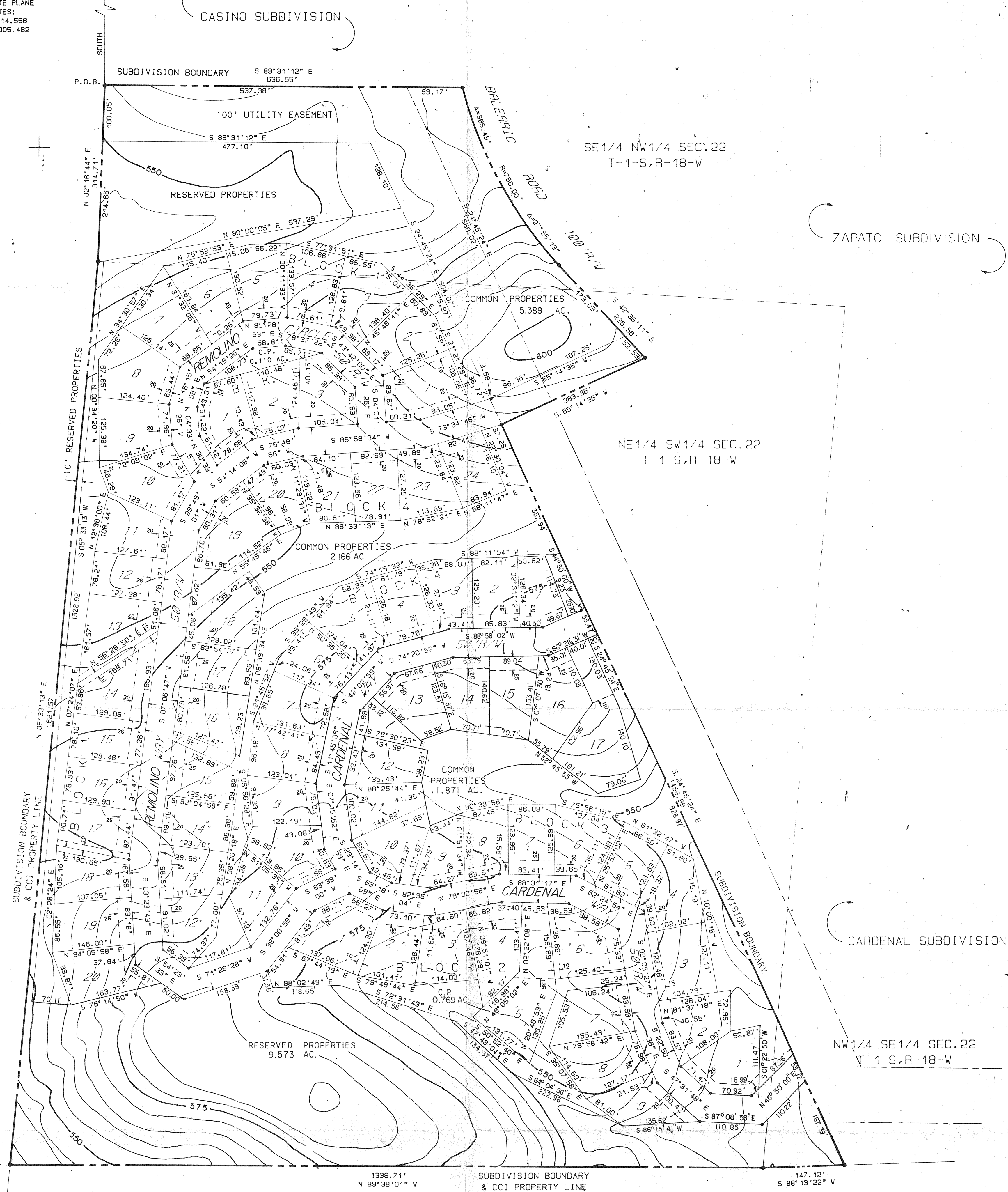
- AT 3:07 O'CLOCK ON THE 20TH DAY OF APRIL, 1980, THE DEVELOPER, JOINED BY THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED 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.
- 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 NOISE 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 PLAT NOTES.
- 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.
- 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 EXHIBIT 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 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.
- 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 SHALL 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 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 CONSISTENT WITH ITS PURPOSES TO LESSON 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 30 DAY OF MAY, 1985

COOPER COMMUNITIES, INC.

BY *John R. Cooper, Jr.* PRESIDENT

NORTHWEST CORNER SEC. 22
T-1-S-R-18-W
ARKANSAS STATE PLANE
COORDINATES:
NORTH=717,814.556
EAST=1,721,005.482



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 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.

0 100 200
GRAPHIC SCALE IN FEET

BLOCK 1			BLOCK 2			BLOCK 4		
LOT 1	0.311 AC.		LOT 1	0.327 AC.		LOT 1	0.198 AC.	
LOT 2	0.296 AC.		LOT 2	0.296 AC.		LOT 2	0.249 AC.	
LOT 3	0.309 AC.		LOT 3	0.269 AC.		LOT 3	0.252 AC.	
LOT 4	0.276 AC.		LOT 4	0.306 AC.		LOT 4	0.234 AC.	
LOT 5	0.294 AC.		LOT 5	0.472 AC.		LOT 5	0.294 AC.	
LOT 6	0.305 AC.		LOT 6	0.317 AC.		LOT 6	0.258 AC.	
LOT 7	0.319 AC.		LOT 7	0.267 AC.		LOT 7	0.242 AC.	
LOT 8	0.314 AC.		LOT 8	0.300 AC.		LOT 8	0.264 AC.	
LOT 9	0.286 AC.		LOT 9	0.236 AC.		LOT 9	0.230 AC.	
LOT 10	0.310 AC.		LOT 10	0.243 AC.		LOT 10	0.273 AC.	
LOT 11	0.250 AC.		LOT 11	0.249 AC.		LOT 11	0.249 AC.	
LOT 12	0.226 AC.		LOT 12	0.243 AC.		LOT 12	0.243 AC.	
LOT 13	0.313 AC.		LOT 13	0.237 AC.		LOT 13	0.237 AC.	
LOT 14	0.325 AC.		LOT 14	0.250 AC.		LOT 14	0.250 AC.	
LOT 15	0.231 AC.		LOT 15	0.229 AC.		LOT 15	0.229 AC.	
LOT 16	0.239 AC.		LOT 16	0.231 AC.		LOT 16	0.274 AC.	
LOT 17	0.251 AC.		LOT 17	0.240 AC.		LOT 17	0.242 AC.	
LOT 18	0.262 AC.		LOT 18	0.274 AC.		LOT 18	0.294 AC.	
LOT 19	0.274 AC.		LOT 19	0.243 AC.		LOT 19	0.339 AC.	
LOT 20	0.293 AC.		LOT 20	0.223 AC.		LOT 20	0.228 AC.	
TOTAL	5.684 AC.		TOTAL	5.684 AC.		TOTAL	6.041 AC.	

LENGTH OF RECORDED STREETS		
50' RIGHT OF WAY	4628	LINEAL FEET ±
TOTAL AREAS		
LOTTED AREA	19,840 AC. ±	
COMMON PROPERTIES	10,305 AC. ±	
RESERVED PROPERTIES	9,573 AC. ±	
STREET AREA	5,312 AC. ±	
TOTAL AREA	45,030 AC. ±	

REMOLINO SUBDIVISION
BLOCKS 1 THRU 5
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NW 1/4 (5.583 AC. ±), IN THE NE 1/4 OF THE SW 1/4 (38.977 AC. ±) AND IN THE NW 1/4 OF THE SE 1/4 (0.450 AC. ±) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1111.27 FEET EAST AND 2702.88 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 22 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,814.556 FEET AND EAST 1,721,005.482 FEET); THENCE, S 89° 31' 12" E 636.55 FEET; THENCE, SOUTHEASTWARD ALONG THE ARC OF A CURVE TO THE LEFT 365.48 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET AND A DELTA ANGLE OF 27° 55' 13"; THENCE, S 42° 36' 11" E 225.56 FEET; THENCE, S 65° 14' 36" W 285.35 FEET; THENCE, S 24° 45' 24" E 1456.89 FEET; THENCE, S 68° 13' 22" W 147.12 FEET; THENCE, N 89° 38' 01" W 1330.71 FEET; THENCE, N 05° 33' 13" E 1621.57 FEET; THENCE, N 02° 16' 44" E 314.71 FEET TO THE POINT OF BEGINNING, CONTAINING 45.030 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 30th DAY OF May, 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
JAMES F. GORE, R.L.S. NO. 93, ARKANSAS

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

THE SCALE OF THIS DRAWING WHEN REDUCED TO A SIZE OF 11" X 17" IS 1"=300'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	CHECKED	DATE	APPROVED	DATE
			RECORD PLAT				
			SCALE: 1" = 300'				
			REMOLINO SUBDIVISION				
			BLOCKS 1-5				
			HOT SPRINGS VILLAGE, ARKANSAS				
			COOPER CONSULTANTS, INC.				
			1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714				
			DWG NO: 4-116-(12)-2047				
			FILED IN: 17				
			SHEET 1 OF 1				