

RINCON SUBDIVISION  
BLOCKS 1 THRU 3 INCLUSIVE  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NE 1/4 (10.185 AC +/-), THE NE 1/4 OF THE SE 1/4 (6.931 AC +/-) OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, AND THE NW 1/4 OF THE SW 1/4 (23.857 AC +/-) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 22 (ARKANSAS STATE PLANE COORDINATES OF NORTH 717,814.556 FEET AND EAST 1,721,005.482 FEET) RUN WEST 211.44 FEET TO A POINT; THENCE SOUTH 2390.17 FEET TO THE POINT OF BEGINNING; THENCE S87°27'24"E 661.23 FEET; THENCE S05°24'42"W 1597.33 FEET; THENCE N76°04'29"W 688.15 FEET; THENCE N61°54'10"W 387.86 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 313.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 49°54'27" AND A RADIUS OF 363.39 FEET; THENCE N07°21'00"E 870.95 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 494.68 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 07°08'21" AND A RADIUS OF 3970.04 FEET; THENCE S57°16'38"E 172.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30.973 ACRES MORE OR LESS.

EXCEPT THAT PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (10.126 AC +/-) OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, AND THE NW 1/4 OF THE SW 1/4 (11.429 AC +/-) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 22, RUN WEST 71.81 FEET TO A POINT; THENCE SOUTH 2775.93 FEET TO THE POINT OF BEGINNING; THENCE S02°00'03"W 322.59 FEET; THENCE N89°02'29"W 210.00 FEET; THENCE N02°00'07"E 322.59 FEET; THENCE S89°02'29"E 210.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.555 ACRES MORE OR LESS.

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 P.M. 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 THEREIN 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 NO MANNER 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 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 AND 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 1000 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 TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON 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 LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE 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.

DATED THIS 20th DAY OF APRIL, 1970.

COOPER COMMUNITIES, INC.  
BY: *James F. Gore*  
EXECUTIVE VICE PRESIDENT

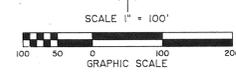
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 22nd DAY OF APRIL, 1970, 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 THEREON, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND

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

JAMES F. GORE  
REGISTERED  
LAND SURVEYOR  
STATE OF  
ARKANSAS  
NO. 93  
*James F. Gore*  
SIGNATURE



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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	CHECKED	APPROVED
RECORD PLAT							
SCALE: 1" = 100'							
<b>RINCON SUBDIVISION</b>							
<b>BLOCKS 1 THRU 3 INCLUSIVE</b>							
<b>HOT SPRINGS VILLAGE, ARKANSAS</b>							
DRAWN: T.A.				DATE: 2/85			
CHECKED: WRS				DATE: 2/85			
APPROVED: <i>James F. Gore</i>				DATE: 4/10/70			
FILE NO. 4-116-SD				DWG. NO. 4-116-(12)-2016			
JOB NO. 17		FILED IN 17		SHEET 1		OF 1	



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

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

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

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

**BLOCK-1**

LOT	ACREAGE
1	0.305
2	0.286
3	0.267
4	0.283
5	0.307
6	0.347
7	0.514
8	0.385
9	0.434
BLOCK-1	3.128

**BLOCK-2**

LOT	ACREAGE
1	0.298
2	0.294
3	0.329
4	0.271
5	0.293
6	0.322
7	0.340
8	0.321
9	0.284
10	0.301
11	0.263
12	0.267
13	0.271
BLOCK-2	3.854

**BLOCK-3**

LOT	ACREAGE
1	0.253
2	0.274
3	0.319
4	0.201
BLOCK-3	1.147

**LINEAL FEET OF STREET**  
50' RIGHT-OF-WAY 2,917 FT.  
42' RIGHT-OF-WAY 751 FT.

**ACREAGE CHART**

LOTS	8.129 ACRES
STREETS	4.038 ACRES
COMMON PROPERTIES	12.563 ACRES
RESERVED PROPERTIES	4.688 ACRES
TOTAL	29.418 ACRES

- 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

