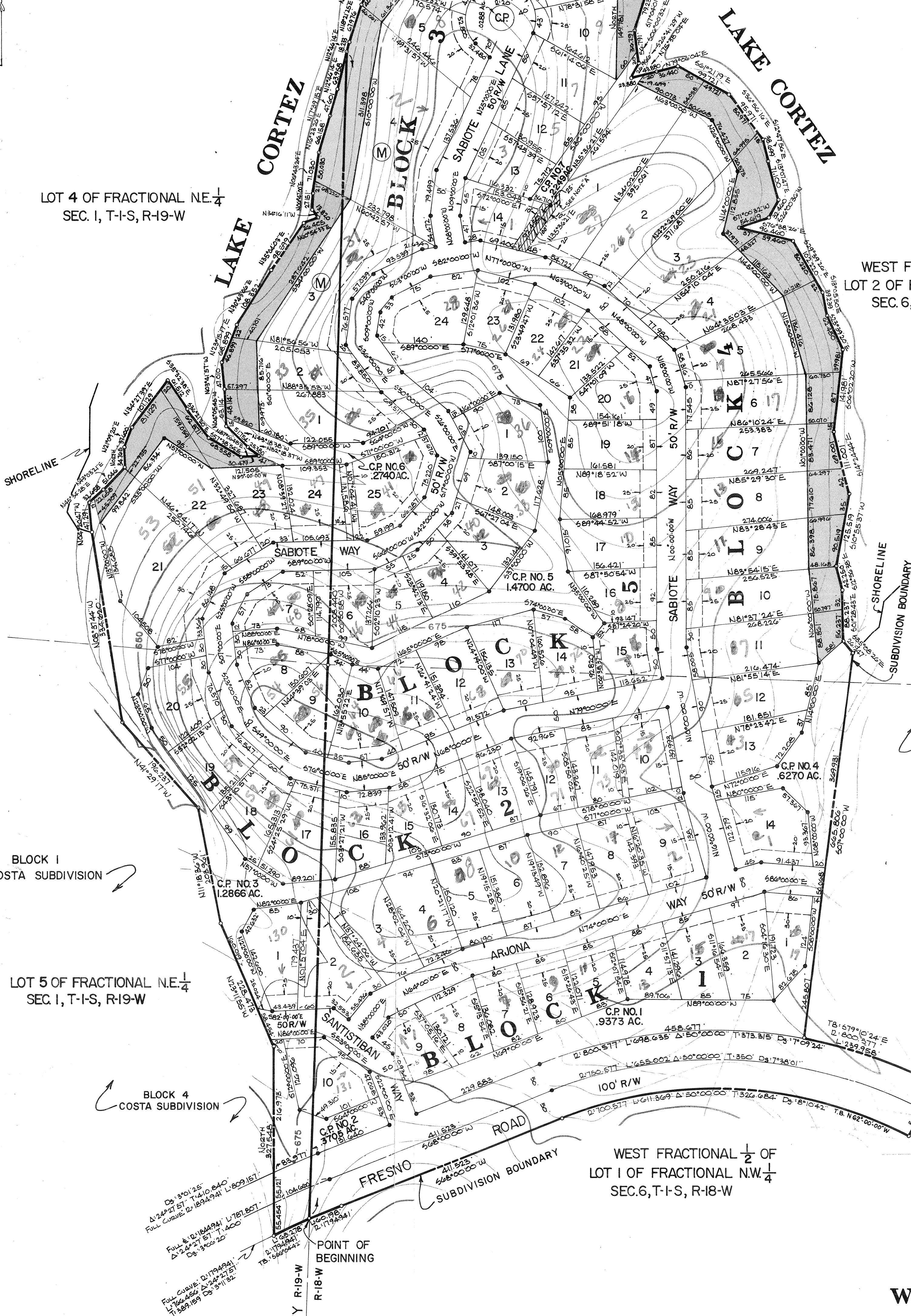


WEST FRACTIONAL 1/2 OF  
LOT 3 OF FRACTIONAL NW 1/4  
SEC. 6, T-1-S, R-18-W

NORTHWEST CORNER SECTION 6, TOWNSHIP 1 SOUTH,  
RANGE 18 WEST  
NORTHEAST CORNER SECTION 1, TOWNSHIP 1 SOUTH  
RANGE 19 WEST  
ARKANSAS STATE PLANE COORDINATE:  
NORTH= 735,693.064'  
EAST= 1,705,871.972'

LOT 4 OF FRACTIONAL NE 1/4  
SEC. 1, T-1-S, R-19-W

WEST FRACTIONAL 1/2 OF  
LOT 2 OF FRACTIONAL NW 1/4  
SEC. 6, T-1-S, R-18-W



DEED DESCRIPTION  
"SABOTE SUBDIVISION"  
GARLAND COUNTY, ARKANSAS

A PARCEL OF LAND LYING IN LOT 5 OF FRACTIONAL NORTHEAST 1/4 (3.7288 ACRES), LOT 4 OF FRACTIONAL NORTHEAST 1/4 (5.0215 ACRES) OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3803.063 FEET SOUTH AND 122.794 FEET WEST OF THE NORTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=735,693.064' EAST=1,705,871.972') OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 19 WEST, THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1794.941 FEET, A TANGENT BEARING OF S66°04'42\"

DEED DESCRIPTION  
"SABOTE SUBDIVISION"  
GARLAND COUNTY, ARKANSAS

A PARCEL OF LAND LYING IN THE WEST FRACTIONAL 1/2 OF LOT 1 OF FRACTIONAL NORTHEAST 1/4 (16.1362 ACRES), THE WEST FRACTIONAL 1/2 OF LOT 2 OF FRACTIONAL NORTHEAST 1/4 (22.1965 ACRES), THE WEST FRACTIONAL 1/2 OF LOT 3 OF FRACTIONAL NORTHEAST 1/4 (0.0002 ACRES) OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 3803.063 FEET SOUTH AND 122.794 FEET WEST OF THE NORTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=735,693.064' EAST=1,705,871.972') OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 18 WEST, THENCE N01°50'58\"

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN  
CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC., (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF MERGER),  
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 JOHN A. COOPER COMPANY, JOINED BY 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 IN WHICH IS THERE RECORDED IN RECORD BOOK PAGE 225, 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 BRINGING THE GARLAND COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS ON THE 20TH DAY OF APRIL, 1970, AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
- AT ON THE DAY OF 197, THE DEVELOPER, JOINED BY 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 IS THERE RECORDED IN RECORD BOOK PAGE 185, ET. SEC. 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 BRINGING THE GARLAND COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS, ON THE DAY OF 1972, AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS 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 NOWISE 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 AND AS DESIGNATED ON THIS 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, 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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS SHALL HAVE A FLOOR SPACE OF NOT LESS THAN 1200 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 15 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I 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 BE 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 VII OF THE DECLARATION AFORESAID.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION, ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 630.0 M.G.L. ±0.5, AS DETERMINED FROM BENCH MARK N103, USCGS 1935.
- NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE, THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
- A PLAT IDENTICAL TO THIS PLAT WILL BE EXECUTED AND FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS.

DATED THIS DAY OF 197

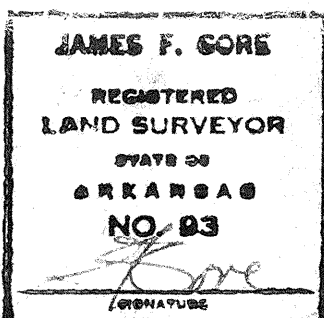
COOPER COMMUNITIES, INC.

BY VICE PRESIDENT, DEVELOPER

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

DATED THIS 28th DAY OF JUNE 1972

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



ADDRESS COPY

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

REVISIONS	
DATE	DESCRIPTION

DRAWN: MCM		SHEET 1 OF 1	
DATE: 6-22-72		DWG. NO. 4-116-12-199	
CHECKED: JF		DATE: 6-22-72	
JOB NO. ENG. 8		SCALE: 1" = 300'	

RECORD PLAT  
SABOTE SUBDIVISION  
BLOCKS 1 THRU 5  
COOPER COMMUNITIES, INC.  
ENGINEERING & PLANNING DIVISION  
HOT SPRINGS VILLAGE, ARKANSAS

87 LOTS