

- NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON
- JOHN A. COOPER COMPANY, 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 HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NONPROFIT 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 003, AT PAGE 251, ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, WHICH HAS THE EFFECT OF AFFIRMING THE COVENANTS AND RESTRICTIONS REFLECTED UPON THE PLAT WITHIN THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20TH 1970, AFORESAID, IN ITS ENTIRETY IS BY REF. A PART OF THIS PLAT; THE PROVISIONS OF THE DECLARATION AFORESAID SHALL BE THE PART OF 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 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, 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 WITH A "C" MINIMUM SHALL BE 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 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.

DATED THIS 16 DAY OF JULY, 1970

JOHN A. COOPER COMPANY
BY [Signature] 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 16 DAY OF JULY, 1970

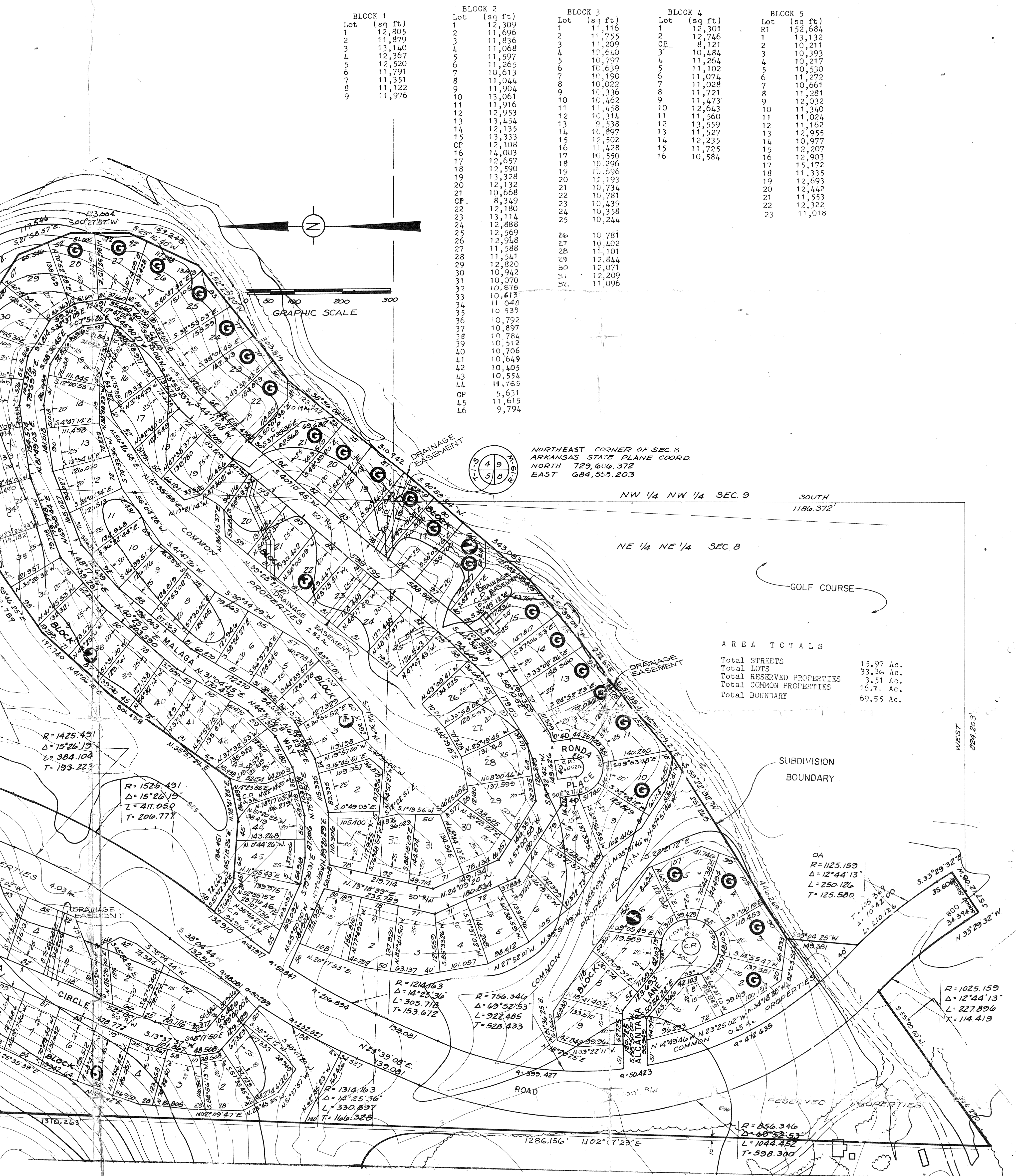
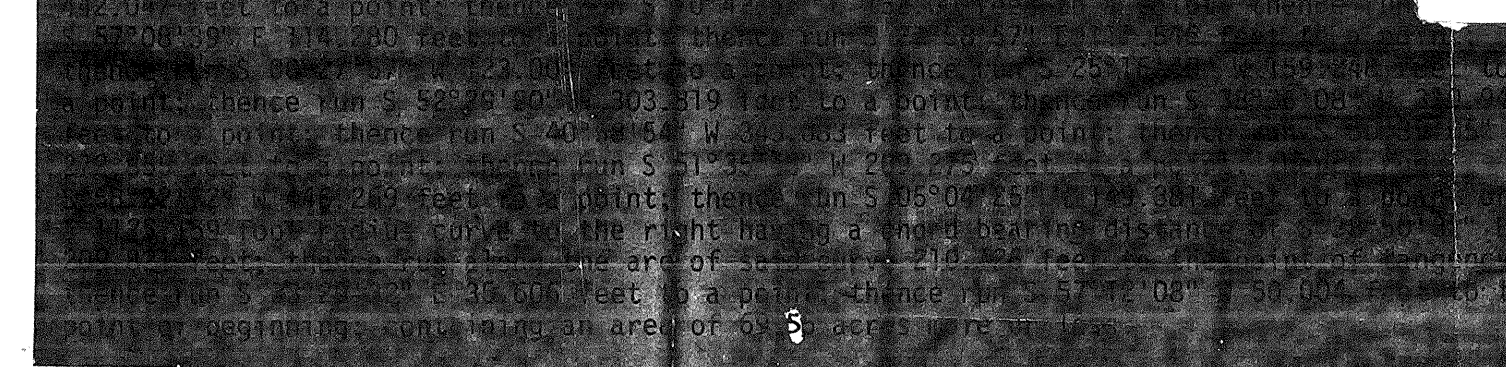
JAMES F. GORE R.L.S. NO. 93

DEED DESCRIPTION
SANTA CRUZ SUBDIVISION
BLOCKS 1-5 INCLUSIVE

A parcel of land lying in the NE4 SE4 (10.28 Ac.), SE4 SE4 (20.42 Ac.), located in Section 5, T-1-S, R-19-W; and the NW4 SW4 (7.72 Ac.) located in Section 4, T-1-S, R-19-W; and the NW4 NW4 (0.09 Ac.) located in Section 9, T-1-S, R-19-W; and the NE4 NE4 (22.04 Ac.) located in Section 8, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, and being more particularly described as follows:

Commencing at the NE Corner Section 8, T-1-S, R-19-W (Arkansas State Plane Coordinates North 729,606.372 East 684,558.203) of the Fifth Principal Meridian, Garland County, Arkansas; run South 1186.372 feet West 824.203 feet to the point of beginning; thence run S 57°12'08"W 50.004 feet to a point; thence run N 33°29'32"W 34.394 feet to the point of curvature of a 1025.159 foot radius curve to the left having a long chord bearing and distance of N 39°51'39"W 227.427 feet; thence run along the arc of said curve 227.896 feet to the point of curvature; thence run S 59°00'00"W 396.290 feet to a point; thence run N 02°07'12"E 1286.156 feet to a point; thence run to a point; thence run S 90°00'00"E 132.775 feet to a point on a 336.479 foot radius curve to the left having a chord bearing and distance of S 36°51'17"E 225.548 feet; thence run along the arc of said curve 230.000 feet to the point of tangency; thence run N 33°28'46"E 100.000 feet to a point; thence run S 56°31'13"E 81.494 feet to the point of curvature of a 818.120 foot radius curve to the right having a long chord bearing and distance of S 16°56'24"E 1042.546 feet; thence run along the arc of said curve 1130.326 feet to the point of tangency; thence run S 22°38'25"W 249.177 feet to the point of curvature of a 1525.491 foot radius curve to

the right having a long chord bearing and distance of S 20°21'35"W 409.807 feet; thence run along the arc of said curve 411.050 feet to the point of tangency; thence run S 38°04'44"W 38.000 feet to a point; thence run S 57°42'34"E 72.665 feet to a point; thence run S 85°18'26"E 134.451 feet to a point; thence run N 78°41'24"E 86.083 feet to a point; thence run N 35°57'12"E 301.438 feet to a point; thence run N 41°06'15"E 197.740 feet to a point; thence run N 55°46'25"E 162.789 feet to a point; thence run N 8



BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
Lot	(sq ft)	Lot	(sq ft)	Lot	(sq ft)	Lot	(sq ft)	Lot	(sq ft)
1	12,309	1	12,309	1	12,309	1	12,309	1	12,309
2	11,879	2	11,879	2	11,879	2	11,879	2	11,879
3	13,140	3	13,140	3	13,140	3	13,140	3	13,140
4	12,367	4	12,367	4	12,367	4	12,367	4	12,367
5	12,520	5	12,520	5	12,520	5	12,520	5	12,520
6	11,791	6	11,791	6	11,791	6	11,791	6	11,791
7	11,351	7	11,351	7	11,351	7	11,351	7	11,351
8	11,122	8	11,122	8	11,122	8	11,122	8	11,122
9	11,976	9	11,976	9	11,976	9	11,976	9	11,976

AREA TOTALS	
Total STREETS	15.97 Ac.
Total LOTS	33.34 Ac.
Total RESERVED PROPERTIES	3.51 Ac.
Total COMMON PROPERTIES	16.71 Ac.
Total BOUNDARY	69.55 Ac.

- LEGEND
- LANDLINES OF SECTION.
 - SUBDIVISION BOUNDARY LINES
 - BUILDING SETBACK LINES
 - CONTOUR LINE. 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 LOTS: SEE NOTE 5.

RECORD PLAT	
SANTA CRUZ SUBDIVISION	
BLOCKS 1 THRU 5	
JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS	
APPROVED: [Signature] DATE: 7/16/70	REVISIONS DATE DESCRIPTION 7/16/70 [Signature] [Signature]
DRAWN: [Signature] DATE: [Signature]	SHEET OF [Signature] DWS. NO. [Signature] JOB NO. [Signature] ENG. NO. [Signature]