



LOT AREAS BLOCK 1		LOT AREAS BLOCK 2		LOT AREAS BLOCK 3		LOT AREAS BLOCK 4		LOT AREAS BLOCK 5		LOT AREAS BLOCK 6		LOT AREAS BLOCK 7	
Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)
1	16,194.387	1	18,309.660	1	13,338.366	1	12,760.698	1	11,935.827	1	11,413.467	1	9,985.559
2	16,273.723	2	10,465.275	2	14,543.343	2	12,944.789	2	12,137.839	2	10,180.450	2	10,021.781
3	16,602.337	3	9,230.708	3	11,018.504	3	14,312.329	3	12,125.436	3	10,050.529	3	10,238.046
4	15,519.137	4	9,701.787	4	9,643.177	4	9,643.177	4	11,685.523	4	9,920.396	4	10,752.774
5	15,092.0	5	13,533.024	5	10,548.186	5	12,172.201	5	12,664.785	5	10,115.577	5	12,672.774
6	15,825.00	6	10,689.359	6	10,351.540	6	12,353.193	6	15,810.021	6	10,162.675	6	13,360.033
7	16,146.480	7	12,809.890	7	11,518.350	7	12,999.231	7	13,325.851	7	10,036.693	7	11,891.983
8	16,167.487	8	20,203.939	8	14,639.872	8	13,666.582	8	13,300.617	8	10,823.640	8	11,062.000
9	13,862.643	9	15,326.397	9	25,477.034	9	13,202.349	9	13,731.273	9	10,400.013	9	10,603.819
10	17,931.900	10	18,673.374	10	27,760.491	10	11,404.064	10	10,823.640	10	10,399.955	10	14,335.470
11	16,176.864	11	17,144.323	11	33,020.756	11	11,223.363	11	10,823.640	11	10,399.955	11	10,399.955
12	13,093.023	12	23,587.869	12	32,922.617	12	11,042.800	12	10,399.955	12	10,399.955	12	10,399.955
13	12,531.400	13	17,595.945	13	22,074.197	13	11,089.175	13	10,399.955	13	10,399.955	13	10,399.955
14	13,277.435	14	30,980.664	14	20,868.785	14	10,406.193	14	10,406.193	14	10,406.193	14	10,406.193
15	18,574.382	15	13,017.973	15	18,500.860	Total	162,200.469	Total	169,146.929	Total	169,146.929	Total	125,164.871
Total	233,268.199	16	12,076.468	16	13,559.725	Total	302,582.138	Total	169,146.929	Total	169,146.929	Total	125,164.871
		17	11,420.357	17	12,796.335								
		18	11,257.934										
		19	10,864.931										
		20	10,951.535										
		21	12,712.686										
		Total	316,248.098										

- NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON
- 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 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 055, AT PAGE 205, 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 BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FOR RECORD ON APRIL 20TH, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 1970, AFORESAID, 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 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 SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 SQUARE FEET.
 - 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.
 - THE PROPERTY LINE ALONG THE LAKE IS A MEASURE 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 1003, U.S.C. & G.S., 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.
 - 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.
 - 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.

LEGEND

LAND LINES OF SECTIONS
SUBDIVISION BOUNDARY
BUILDING SETBACK LINE
HIGH-WATER LINE OF KNOWN MAXIMUM FLOOD
SANITARY SEWER EASEMENT
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.

LEGAL DESCRIPTION
SANTISTABAN SUBDIVISION
BLOCKS 1 THROUGH 7 INCLUSIVE

TOTAL AREA

LOTS	31.691 AC.
STREETS	7.442 AC.
COMMON PROPERTY	13.532 AC.
BOUNDARY	52.665 AC.

thence run N 69°02'59" E 69.646 feet to a point; thence run S 68°15'56" E 37.239 feet to a point; thence run N 51°39'12" E 84.416 feet to a point; thence run S 34°25'01" E 76.989 feet to a point; thence run N 11°57'18" E 50.014 feet to a point; thence run N 37°11'51" W 35.736 feet to a point; thence run N 08°39'42" E 52.391 feet to a point; thence run N 42°13'18" E 43.953 feet to a point; thence run N 88°51'33" E 115.358 feet to a point; thence run S 80°52'52" E 52.253 feet to a point; thence run N 47°55'52" E 77.142 feet to a point; thence run N 68°14'47" E 38.012 feet to a point; thence run N 87°33'46" E 53.802 feet to a point; thence run S 30°48'23" E 43.129 feet to a point; thence run S 29°23'22" E 50.927 feet to a point; thence run S 24°54'08" E 54.784 feet to a point; thence run S 42°49'09" W 33.911 feet to a point; thence run S 00°54'08" E 93.507 feet to a point; thence run S 07°24'37" E 69.495 feet to a point; thence run S 07°33'33" E 69.704 feet to a point; thence run N 07°24'37" E 69.495 feet to a point; thence run N 18°32'27" E 48.351 feet to a point; thence run N 35°38'16" E 34.844 feet to a point; thence run N 87°22'41" E 65.336 feet to a point; thence run N 82°08'15" E 52.347 feet to a point; thence run N 42°17'17" E 46.702 feet to a point; thence run S 22°25'04" W 95.265 feet to a point; thence run N 05°32'50" W 14.700 feet to a point; thence run N 80°59'10" E 73.255 feet to a point; thence run N 49°33'19" E 43.448 feet to a point; thence run N 16°35'40" E 90.657 feet to a point; thence run N 38°58'06" E 74.291 feet to a point; thence run N 49°10'24" E 60.593 feet to a point; thence run N 50°10'45" E 51.714 feet to a point; thence run S 77°10'29" E 65.538 feet to a point; thence run S 53°52'30" E 68.434 feet to a point; thence run N 81°24'47" E 38.980 feet to a point; thence run S 65°10'37" E 155.953 feet to a point; thence run S 71°42'08" E 69.983 feet to a point; thence run S 14°09'38" E 44.028 feet to a point; thence run S 63°22'39" E 120.042 feet to a point; thence run S 66°43'52" E 41.910 feet to a point; thence run S 19°00'00" W 190.197 feet to a point; thence run N 69°57'10" W 16.938 feet to a point; thence run S 16°00'00" W 145.440 feet to a point; thence run S 33°41'44" E 60.803 feet to a point; thence run S 10°00'00" W 134.584 feet to a point; thence run S 81°08'27" E 9.384 feet to a point; thence run S 09°00'00" W 343.016 feet to a point; thence run S 81°02'31" E 7.754 feet to a point; thence run S 07°00'00" W 290.772 feet to a point; thence run N 80°40'35" W 457.072 feet to a point on a 270°1'30" degree of curve to the right; said curve having a bearing and chord distance of N 75°01'02" W 558.052 feet; thence run along the arc of said curve 558.052 feet to the point of tangency; thence run N 69°21'29" W 558.315 feet to a point on a 109°39'02" degree of curve to the right; said curve having a bearing and chord distance of N 46°04'43" W 425.199 feet; thence run along the arc of said curve 427.145 feet to the point of tangency; thence run N 22°47'58" W 44.158 feet to a point on a 49°25'27" degree of curve to the left; said curve having a bearing and chord distance of N 48°23'34" W 525.254 feet; thence run along the arc of said curve 543.131 feet to the point of tangency; thence run N 73°39'10" W 856.538 feet to a point on a 105°1'07" degree of curve to the left; said curve having a bearing and chord distance of N 64°07'12" W 415.560 feet; thence run along the arc of said curve 417.736 feet; thence run N 06°33'17" W 170.000 feet to a point on a 18°12'12" degree of curve to the right; said curve having a bearing and chord distance of N 25°17'02" E 332.081 feet; thence run along the arc of said curve 349.838 feet; thence run S 14°57'45" E 75.113 feet to a point; thence run S 27°44'19" E 49.962 feet to a point; thence run S 52°00'01" W 42.209 feet to a point; thence run S 38°30'00" E 95.313 feet to a point; thence run S 69°52'18" E 32.651 feet to a point; thence run S 57°51'53" E 48.152 feet to a point; thence run N 25°30'47" E 31.151 feet to a point; thence run S 80°29'10" E 36.162 feet to a point; thence run S 56°35'32" E 48.353 feet to a point; thence run N 73°22'40" E 74.723 feet to a point; thence run S 70°10'59" E 144.577 feet to the point of beginning; area containing 52.665 acres more or less.

RECORD PLAT

SANTISTABAN SUBDIVISION
BLOCKS 1 THROUGH 7

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

APPROVED: *[Signature]*
DATE: 7/19/72

REVISIONS:
DATE: 11-14-72
BY: [Signature]
DESCRIPTION: [Signature]

DRAWN BY: [Signature]
DATE: THR.
CHECKED BY: [Signature]
DATE: 1-27-74
JOB NO. ENG. 8