

NW 4 SE 4
SEC. 25

SW 4 SE 4
SEC. 25

RESERVED PROPERTIES
16.278 AC.

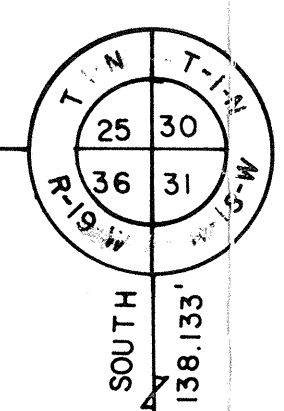
SEE SEGADOR BLKS 3-10

SE 4 SW 4
SEC. 25

SECTION 25
SECTION 36

NE 4 NW 4
SEC. 36

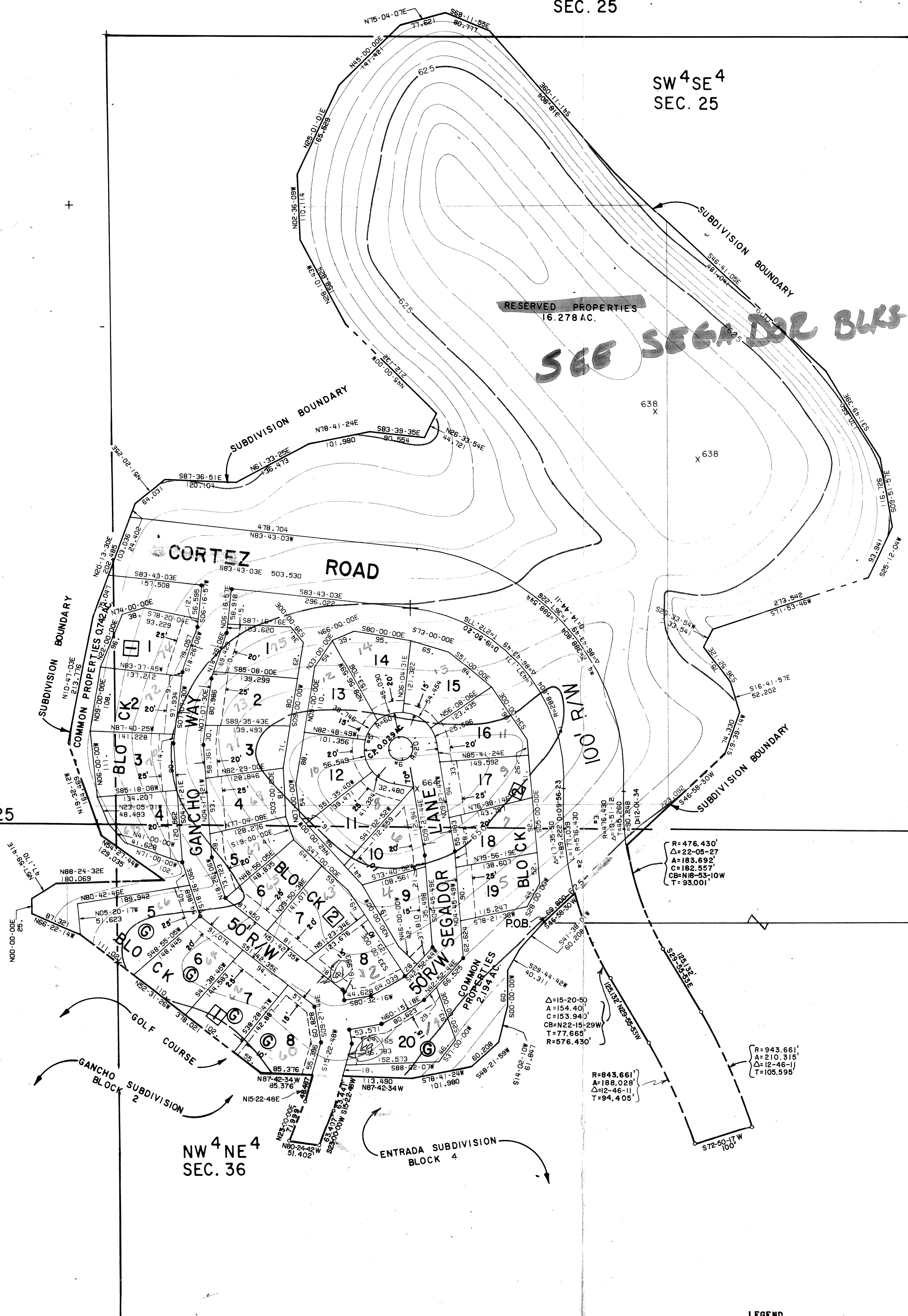
SOUTHEAST CORNER OF SECTION 25
T-1-N, R-19-W
ARKANSAS STATE PLANE
COORDINATE:
N = 740,938.133'
E = 1,708,731.125'



B-1-L-1	0.308	AC
L-2	0.328	AC
L-3	0.320	AC
L-4	0.259	AC
L-5	0.423	AC
L-6	0.335	AC
L-7	0.323	AC
L-8	0.311	AC
BK-1	2.607	AC
B-2-L-1	0.251	AC
L-2	0.273	AC
L-3	0.245	AC
L-4	0.295	AC
L-5	0.236	AC
L-6	0.290	AC
L-7	0.291	AC
L-8	0.278	AC
L-9	0.249	AC
L-10	0.254	AC
L-11	0.277	AC
L-12	0.282	AC
L-13	0.269	AC
L-14	0.276	AC
L-15	0.287	AC
L-16	0.293	AC
L-17	0.277	AC
L-18	0.281	AC
L-19	0.270	AC
L-20	0.311	AC
BK-2	5.407	AC
RP-1	16.278	AC
OP-1	0.742	AC
OP-2	2.194	AC
OP-3	0.029	AC
CORTEZ-R	3.742	AC
GANCHOW	1.197	AC
SEGADOR-L	0.815	AC
SUBDN.	35.011	AC

TOTAL LENGTH OF STREETS
40' R/W = 204.675'
50' R/W = 1591.620'
100' R/W = 1630.990'

TOTAL AREAS
LOTS = 8.01 AC.
COMMON PROPERTIES = 2.36 AC.
STREETS = 5.76 AC.
RESERVED PROPERTIES = 16.28 AC.
SUBDIVISION = 33.01 AC.



LEGEND

SUBDIVISION BOUNDARY
LAND LINES OF SECTIONS

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.

BUILDING SETBACK LINE

GOLF VIEW LOTS, SEE NOTE 5.

DEED DESCRIPTION
SEGADOR SUBDIVISION
BLOCKS 1 THRU 2 INCLUSIVE

A PARCEL OF LAND LYING IN THE SE 1/4 SW 1/4 (0.47 AC. ±), SW 1/4 SE 1/4 (24.79 AC. ±), NW 1/4 SE 1/4 (0.09 AC. ±), OF SECTION 25, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS; AND THE NE 1/4 NW 1/4 (0.28 AC. ±), NW 1/4 NE 1/4 (7.38 AC. ±), OF SECTION 36, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN SOUTH 138.133' TO A POINT, THENCE WEST 1941.125' TO THE POINT OF BEGINNING, THENCE S41° 38' 01" W, 60.208'; THENCE S29° 44' 42" W, 40.311'; THENCE S00° 00' 00" W, 80.000'; THENCE S14° 02' 10" W, 61.847'; THENCE S45° 21' 59" W, 60.208'; THENCE S78° 41' 24" W, 101.980'; THENCE N87° 42' 34" W, 113.490'; THENCE S15° 22' 48" W, 63.441'; THENCE S23° 00' 00" W, 63.407'; THENCE N88° 24' 42" W, 51.402'; THENCE N23° 00' 00" E, 71.899'; THENCE N15° 22' 48" E, 48.487'; THENCE N87° 42' 34" W, 81.376'; THENCE N52° 31' 26" W, 378.021'; THENCE N66° 22' 14" W, 87.321'; THENCE N10° 00' 00" E, 25.000'; THENCE N57° 59' 41" E, 47.170'; THENCE N88° 24' 32" E, 180.069'; THENCE N54° 27' 44" W, 129.035'; THENCE N19° 32' 12" W, 164.469'; THENCE N10° 47' 03" E, 213.776'; THENCE N20° 13' 30" E, 202.485'; THENCE N51° 20' 25" E, 64.031'; THENCE S87° 36' 51" E, 120.104'; THENCE N61° 33' 25" E, 136.473'; THENCE N78° 41' 24" E, 101.980'; THENCE S83° 39' 35" E, 90.554'; THENCE N26° 33' 54" E, 44.721'; THENCE N45° 00' 00" W, 212.132'; THENCE N29° 10' 43" W, 150.824'; THENCE N06° 36' 09" W, 110.114'; THENCE N65° 01' 01" E, 165.529'; THENCE N45° 00' 00" E, 141.421'; THENCE N75° 04' 07" E, 77.621'; THENCE S68° 11' 55" E, 80.777'; THENCE S41° 11' 09" E, 318.904'; THENCE S46° 41' 05" E, 481.041'; THENCE S31° 49' 39" E, 170.660'; THENCE S09° 51' 57" E, 116.726'; THENCE S 22° 12' 04" W, 93.941'; THENCE S71° 53' 46" W, 273.542'; THENCE S26° 33' 54" W, 33.541'; THENCE S36° 52' 12" E, 75.000'; THENCE S16° 41' 57" E, 52.202'; THENCE S19° 39' 14" W, 74.330'; THENCE S46° 58' 30" W, 223.092'; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 131.692', SAID CURVE HAVING A RADIUS OF 476.430'; THENCE S29° 55' 53" E, 125.132'; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 210.315', SAID CURVE HAVING A RADIUS OF 943.661'; THENCE S72° 50' 17" W, 100.000'; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 188.028', SAID CURVE HAVING A RADIUS OF 943.661'; THENCE N29° 55' 53" W, 125.132'; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 154.401', SAID CURVE HAVING A RADIUS OF 576.430'; THENCE S46° 58' 30" W, 69.800' TO THE POINT OF BEGINNING, AND CONTAINING 33.01 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:

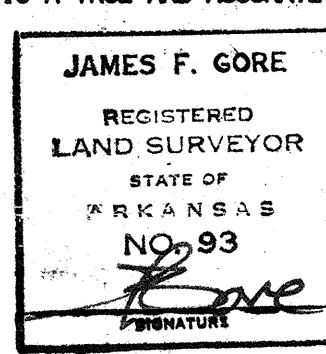
- AT 3:07 O'CLOCK P.M. ON THE 27TH DAY OF APRIL 1970, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NONPROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 035, AT PAGE 115. 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 FILED FOR RECORD ON APRIL 27TH 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 27TH 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 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, 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 LOTS MARKED (C), MINIMUM SHALL BE 1,500 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 THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS 21st DAY OF MARCH, 1972,
COOPER COMMUNITIES, INC.

BY JAMES F. GORE, 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 21st DAY OF MARCH, 1972,
JAMES F. GORE, R.L.S., NO. 95



CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Declaration No. 8320
March 30, 1972, at 2:53 p.m.
Recorded in Plat Book 4, at page 105
Supplemental Declaration 63
Recorded in Deed Record Vol. 63, Page 288
Sheridan Hilliard, Circuit Clerk

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

APPROVED DATE: 5/24/72	RECORD PLAT	REVISIONS		
		DATE	DESCRIPTION	
JAMES F. GORE REGISTERED LAND SURVEYOR STATE OF ARKANSAS NO. 95	SEGADOR SUBDIVISION		DRAWN/T/A DATE: 3-3-72	SHEET 1 OF 1
	BLOCKS 1 thru 2			
	COOPER COMMUNITIES, INC. ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS			
28 LOTS		JOB NO. ENG. 8	DWG. NO. 4-16-12-1179	SCALE: 1" = 100'