



SE 1/4 NW 1/4 SEC. 36

DEED DESCRIPTION

SENDER'S SUBDIVISION

BLOCKS 1 THRU 7 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW 1/4 NE 1/4, (0.05AC, +/-), SE 1/4 NE 1/4, (0.05AC, +/-), NE 1/4 SE 1/4, (0.05AC, +/-), OF SECTION 35, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, AND THE SW 1/4 NW 1/4, (0.05AC, +/-), NW 1/4 NW 1/4, (0.05AC, +/-), OF SECTION 36, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN NORTH 1832.299' TO A POINT, THENCE EAST 172.903' TO THE POINT OF BEGINNING; THENCE N51-29-27W 594.243', THENCE N72-02-38W 567.649', THENCE N21-48-05W 55.852', THENCE S70-33-36W 90.139', THENCE N26-33-24W 33.541', THENCE N56-10-54W 18.378', THENCE N59-44-37E 10.609', THENCE N70-33-36E 85.804', THENCE N37-25-40W 649.610', THENCE N50-42-38W 71.063', THENCE N11-07-45E 310.846', THENCE NORTH 50.000', THENCE N36-23-04W 118.004', THENCE N70-01-01E 292.618', THENCE N63-26-06E 245.968', THENCE N01-47-04E 160.078', THENCE S88-59-42E 285.044', THENCE S15-56-43E 109.202', THENCE S51-37-57E 306.105', THENCE N89-28-10E 540.023', THENCE N74-28-35E 186.815', THENCE N53-21-57E 485.004', THENCE S60-52-35E 400.656', THENCE S75-59-51E 172.627', THENCE S33-41-24W 378.593', THENCE S21-48-05W 107.703', THENCE S49-20-18W 514.126', THENCE S19-26-24W 90.139', THENCE S15-17-24E 103.948', THENCE S51-50-54E 89.023', THENCE S51-52-54W 413.098', THENCE S40-36-05W 184.331', THENCE S19-32-12W 493.407', TO THE POINT OF BEGINNING AND CONTAINING 68.34 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:

1. 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 557, AT PAGE 303, 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 FILED FOR RECORD ON APRIL 20TH, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 1970, AFORESAID, IN 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.
2. 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.
3. 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.
4. 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.
5. 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 (C), MINIMUM SHALL BE 1,500 SQUARE FEET.
6. 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.
7. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 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.
8. 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 BE 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 _____ DAY OF _____, 197__.

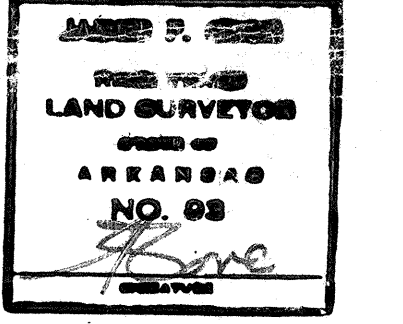
COOPER COMMUNITIES, INC.,

BY: *Frank M. 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 22 DAY OF FEBRUARY, 1972.

JAMES F. GORE, R.L.S. NO. 35



LEGEND

SUBDIVISION BOUNDARY

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

GOLF VIEW LOTS: SEE NOTE 5.

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

REVISIONS

DATE	DESCRIPTION

REVISIONS

DATE	DESCRIPTION

REVISIONS

DATE	DESCRIPTION

STATE OF ARKANSAS

PROFESSIONAL LAND SURVEYOR

NO. 1222

JAMES F. GORE

APPROVED: *Frank M. Gore*

DATE: 2/29/72

RECORD PLAT

SENDER'S SUBDIVISION

BLOCKS 1 thru 7

COOPER COMMUNITIES, INC.

ENGINEERING & PLANNING DIVISION

HOT SPRINGS VILLAGE, ARKANSAS

JOB NO. _____

SCALE: 1" = 100'

B-1, L-1	=	0.282	AC
L-2	=	0.285	AC
L-3	=	0.280	AC
L-4	=	0.262	AC
L-5	=	0.262	AC
L-6	=	0.282	AC
L-7	=	0.309	AC
L-8	=	0.351	AC
L-9	=	0.329	AC
L-10	=	0.293	AC
L-11	=	0.418	AC
L-12	=	0.517	AC
L-13	=	0.370	AC
L-14	=	0.244	AC
L-15	=	0.295	AC
L-16	=	0.274	AC
L-17	=	0.349	AC
L-18	=	0.481	AC
L-19	=	0.440	AC
L-20	=	0.248	AC
L-21	=	0.255	AC
L-22	=	0.272	AC
L-23	=	0.277	AC
L-24	=	0.319	AC
L-25	=	0.308	AC
L-26	=	0.307	AC
L-27	=	0.282	AC
L-28	=	0.268	AC
L-29	=	0.294	AC
L-30	=	0.248	AC
L-31	=	0.293	AC
L-32	=	0.274	AC
L-33	=	0.326	AC
L-34	=	0.336	AC
L-35	=	0.340	AC
L-36	=	0.326	AC
L-37	=	0.415	AC
L-38	=	0.317	AC
L-39	=	0.290	AC
L-40	=	0.278	AC
L-41	=	0.248	AC
L-42	=	0.269	AC
L-43	=	0.246	AC
L-44	=	0.276	AC
L-45	=	0.264	AC
L-46	=	0.262	AC
L-47	=	0.290	AC
L-48	=	0.269	AC
L-49	=	0.231	AC
L-50	=	0.267	AC
L-51	=	0.235	AC
L-52	=	0.239	AC
L-53	=	0.510	AC
L-54	=	0.312	AC
L-55	=	0.282	AC
L-56	=	0.284	AC
L-57	=	0.313	AC
L-58	=	0.305	AC
L-59	=	0.307	AC
L-60	=	0.285	AC
L-61	=	0.311	AC
L-62	=	0.330	AC
L-63	=	0.386	AC
L-64	=	0.309	AC
L-65	=	0.429	AC
L-66	=	0.273	AC
L-67	=	0.260	AC
L-68	=	0.260	AC
L-69	=	0.260	AC
L-70	=	0.333	AC
L-71	=	0.320	AC
L-72	=	0.320	AC
L-73	=	6.665	AC

B-6, L-1	=	0.365	AC
L-2	=	0.361	AC
L-3	=	0.319	AC
L-4	=	0.276	AC
L-5	=	0.259	AC
L-6	=	0.292	AC
L-7	=	0.271	AC
L-8	=	0.264	AC
L-9	=	0.288	AC
L-10	=	0.305	AC
L-11	=	0.270	AC
L-12	=	0.268	AC
L-13	=	0.263	AC
L-14	=	0.272	AC
L-15	=	0.274	AC
L-16	=	0.238	AC
L-17	=	0.257	AC
L-18	=	0.276	AC
L-19	=	0.298	AC
L-20	=	0.251	AC
L-21	=	0.378	AC
L-22	=	0.330	AC
L-23	=	0.371	AC
L-24	=	0.325	AC
L-25	=	0.269	AC
L-26	=	0.266	AC
L-27	=	0.303	AC
L-28	=	0.352	AC
L-29	=	0.292	AC
L-30	=	0.289	AC
L-31	=	0.269	AC
L-32	=	0.301	AC
L-33	=	0.447	AC
L-34	=	0.261	AC
L-35	=	0.265	AC
L-36	=	0.248	AC
L-37	=	0.296	AC
L-38	=	0.277	AC
L-39	=	0.406	AC
L-40	=	0.369	AC
L-41	=	0.343	AC
L-42	=	0.331	AC
L-43	=	0.291	AC
L-44	=	0.331	AC
L-45	=	0.291	AC
L-46	=	0.290	AC
L-47	=	0.273	AC
L-48	=	0.338	AC
L-49	=	0.367	AC
L-50	=	5.997	AC

SOUTHEAST CORNER OF SECTION 35

T-1-N, R-19-W

ARKANSAS STATE PLANE COORDINATE:

N = 735,722.701'

E = 1,703,392.097'

ACCESS-DIM = 2.681 AC

ACCESS-LAN = 0.405 AC

DOSCIENTOS = 4.477 AC

BELLOTA-PLAC = 0.228 AC

BELLOTA-PLAC = 0.187 AC

CENTERO-CI = 2.204 AC

CENTERO-LA = 0.309 AC

CENTERO-PL = 0.115 AC

SUBDN. = 68.337 AC

TOTAL LENGTH OF STREETS

40' R/W = 1324.825'

50' R/W = 8645.300'

TOTAL AREAS

LOTS = 51.05 AC.

COMMON PROPERTIES = 6.15 AC.

STREETS = 11.14 AC.

SUBDIVISION = 68.34 AC.

LEGEND

SUBDIVISION BOUNDARY

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