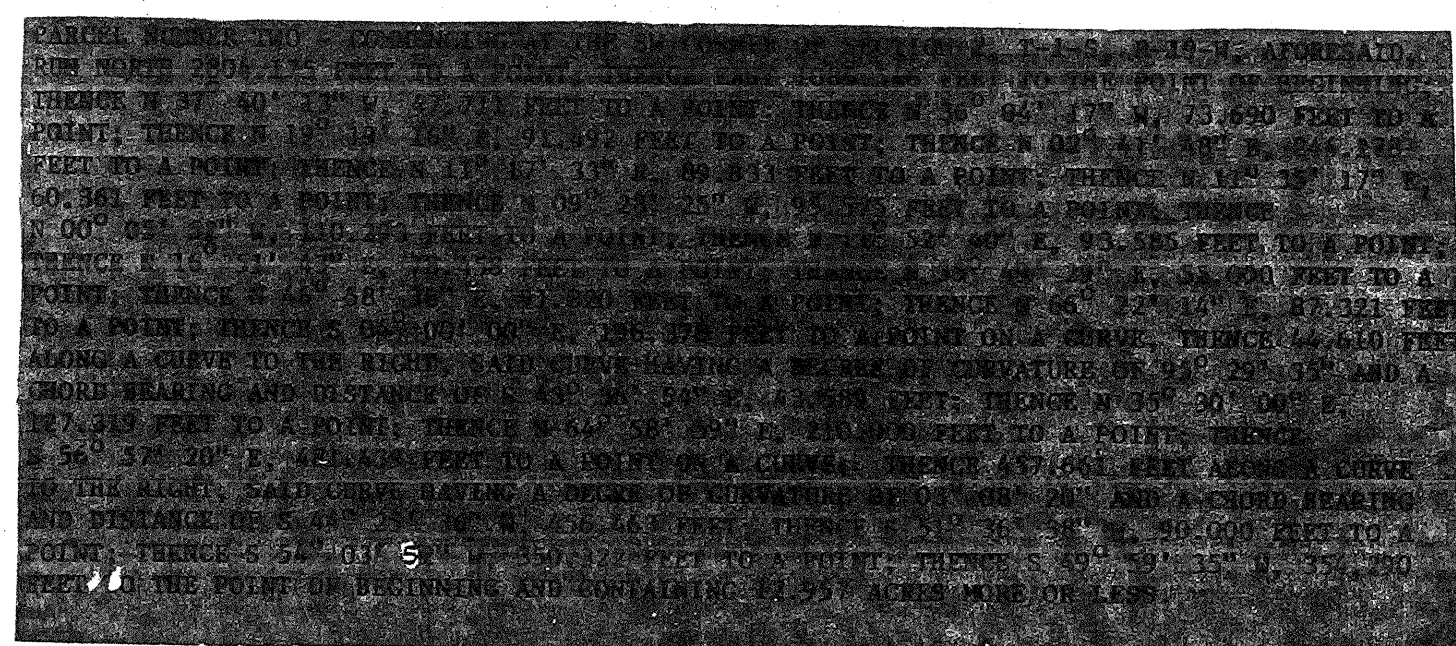


DEED DESCRIPTION
SEVILLE SUBDIVISION
BLOCKS 1 & 2

TWO PARCELS OF LAND LYING IN LOT NUMBER 6 FRACTIONAL NW 4 (7.634 AC.); LOT NUMBER 5 FRACTIONAL NW 4 (5.593 AC.); AND THE NW 1/4 (0.068 AC.); ALL IN SECTION 2, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NUMBER ONE- COMMENCING AT THE SW CORNER SECTION 2, T-1-S, R-19-W, GARLAND COUNTY, ARKANSAS: (ARKANSAS STATE PLANE COORDINATE - NORTH, 729,407.553 - EAST, 1,695,059.103); RUN NORTH 2440.708 FEET TO A POINT; THENCE EAST 687.459 FEET TO THE POINT OF BEGINNING; THENCE N 49° 44' 38" E, 76.804 FEET TO A POINT; THENCE N 35° 04' 21" E, 145.183 FEET TO A POINT; THENCE N 06° 41' 52" E, 65.206 FEET TO A POINT; THENCE N 16° 29' 33" E, 82.363 FEET TO A POINT; THENCE S 70° 48' 40" E, 95.570 FEET TO A POINT; THENCE S 46° 58' 43" E, 28.939 FEET TO A POINT ON A CURVE; THENCE 384.984 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A DEGREE OF CURVATURE OF 03° 45' 47" AND A CHORD BEARING AND DISTANCE OF S 44° 08' 15" W, 383.959 FEET; THENCE N 53° 06' 23" W, 14.443 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.338 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

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 023, AT PAGE 203, ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, 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 AFORESAID 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 NOISE 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 1,400 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 MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 730 M.S.L. ± 0.5', AS DETERMINED FROM BENCH MARK 1103, 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.

DATED THIS 10 DAY OF August, 1970.

JOHN A. COOPER COMPANY

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 6 DAY OF July, 1973

JAMES F. GORE R.L.S., NO. 33

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

RECORD PLAT

SEVILLE SUBDIVISION

BLOCKS 1 & 2

JOHN A. COOPER COMPANY

ENGINEERING & PLANNING DIVISION

HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS

DATE BY DESCRIPTION

DRAWN J.H. SHEET 1 OF 1

DATE 6-9-70

CHECKED J.H. DWG. NO. 8-15-199

DATE 6/11/70

JOB NO. SCALE: 1"=100'

ENG. 8

TOTAL AREAS	
LOTS	8.081 ACRES
STREET R/W	7.547 ACRES
COMMON PROPERTIES	3.667 ACRES
BOUNDARY	13.285 ACRES

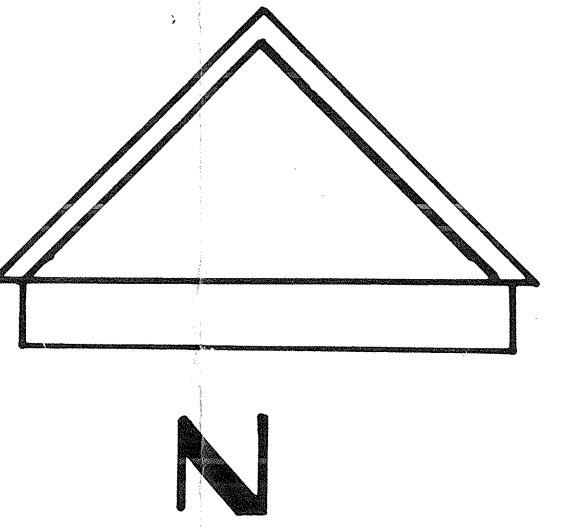
BLOCK 1

LOT NO.	AREA SQ. FT.
1	10760
2	9632
3	8558
4	11190
5	10165
6	2114
7	15370
8	17375
9	14605
10	4884
11	11245
12	11046
13	9316
14	15115
TOTAL	169374

BLOCK 2

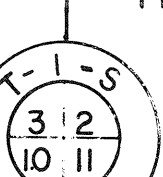
LOT NO.	AREA SQ. FT.
1	18276
2	15301
3	13436
4	15924
5	14246
6	15047
7	18756
8	25902
9	31919
TOTAL	182,627

TOTAL LOT AREA 352,001



LAKE DESOTO

NORTH 2440.708'



NW 1/4 SEC. 2
T-1-S R-19-W

EAST 687.459'

N-53° 06' 23" W 14.443'

N-16° 29' 33" E 82.363'

N-06° 41' 52" E 65.206'

N-34° 10' 34" E 76.804'

N-46° 58' 43" E 28.939'

N-70° 48' 40" E 95.570'

S-44° 08' 15" W 383.959'

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