

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 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 653, at page 369, 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 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 wise 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 Q, minimum shall be 1,200 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 I 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.

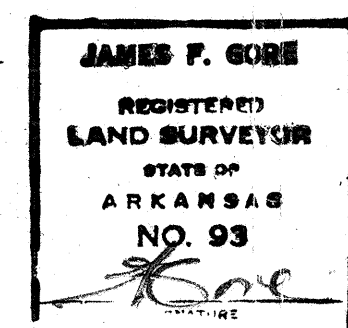
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1971

COOPER COMMUNITIES, INC.

By \_\_\_\_\_ 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 14 day of JANUARY, 1972



TOTAL ACRES

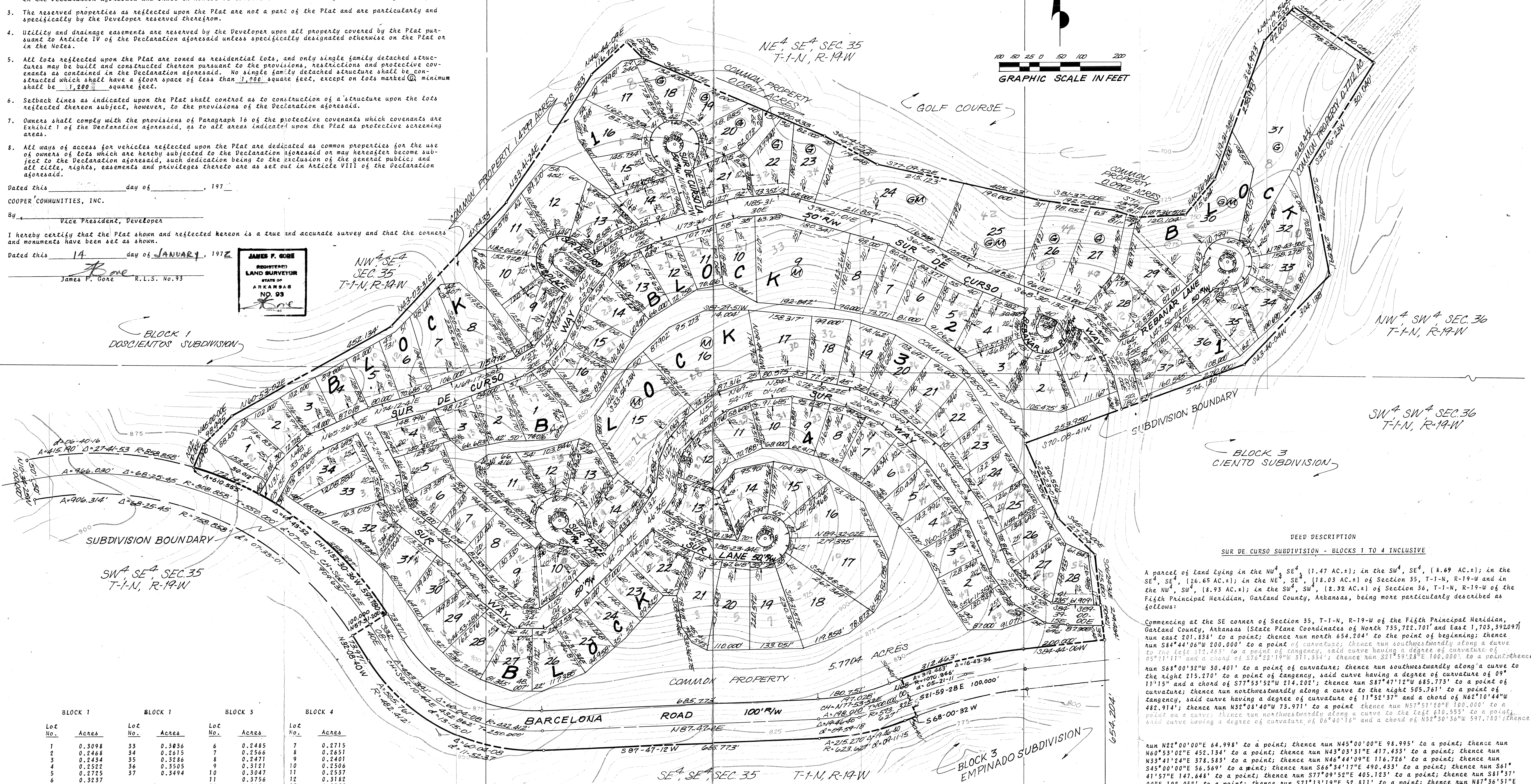
Lotted Area..... 43.7681 Acres  
Common Properties..... 10.9449 Acres  
Street Area..... 11.3641 Acres  
Total Boundary..... 66.0971 Acres

LENGTH OF RECORDED STREETS

40' R/W..... 1120± Lineal Feet  
50' R/W..... 5580± Lineal Feet  
100' R/W..... 2680± Lineal Feet



GRAPHIC SCALE IN FEET  
100 50 25 0 50 100 200



BLOCK 1		BLOCK 1		BLOCK 3		BLOCK 4	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.3098	33	0.3036	6	0.2485	7	0.2715
2	0.1466	34	0.2615	7	0.2566	8	0.2651
3	0.2434	35	0.3286	8	0.2471	9	0.2401
4	0.2522	36	0.3505	9	0.3121	10	0.2506
5	0.2725	37	0.3494	10	0.3047	11	0.2537
6	0.3237			11	0.3756	12	0.3182
7	0.4565			12	0.2876	13	0.3573
8	0.4813			13	0.2713	14	0.3422
9	0.3751	1	0.4101	14	0.3508	15	0.3118
10	0.3285	2	0.3856	15	1.0710	16	0.4711
11	0.3249	3	0.2978	16	1.0721	17	0.6644
12	0.4296	4	0.3818	17	0.4965	18	0.6590
13	0.3636	5	0.3037	18	0.3221	19	0.4789
14	0.3155	6	0.2769	19	0.3520	20	0.4578
15	0.2825	7	0.3010	20	0.3313	21	0.4196
16	0.3894	8	0.3603	21	0.3278	22	0.3609
17	0.4105	9	1.0392	22	0.3101	23	0.2784
18	0.2781	10	0.3685	23	0.2474	24	0.2739
19	0.2492	11	0.2932	24	0.2707	25	0.2790
20	0.3378	12	0.2892	25	0.2473	26	0.3552
21	0.3389	13	0.3177	26	0.2707	27	0.3483
22	0.3524	14	0.2893	27	0.2687	28	0.3158
23	0.3422	15	0.2880	28	0.2546	29	0.3171
24	1.1119	16	0.2984			30	0.2756
25	1.0059					31	0.3148
26	0.5096					32	0.3424
27	0.5475					33	0.3197
28	0.3834	1	0.3865	2	0.2712	14	0.3837
29	0.2960	2	0.2785	3	0.2497		
30	1.0006	3	0.2506	4	0.2734		
31	1.8339	4	0.2980	5	0.2844		
32	0.3994	5	0.2654	6	0.2649		

LEGEND:

SUBDIVISION BOUNDARY  
LAND LINES OF SECTIONS  
BUILDING SETBACK LINE  
MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE  
GOLF VIEW LOTS. SEE NOTE 5  
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.

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.  
This Document No. 6120 filed for record on 1-19-72 at 2:30 o'clock P.M. in the 1st Book at page 22.  
Supplemental Declaration of Covenants and Restrictions recorded in Deed Record Vol. 688 Page 247.  
Sharon Hillard, Circuit Clerk  
By: \_\_\_\_\_

A parcel of land lying in the NW 1/4, SE 1/4 (1.47 AC.±); in the SW 1/4, SE 1/4 (8.69 AC.±); in the SE 1/4, SE 1/4 (26.65 AC.±); in the NE 1/4, SE 1/4 (18.03 AC.±) of Section 35, T-1-N, R-19-W and in the NW 1/4, SW 1/4 (8.93 AC.±); in the SW 1/4, SW 1/4 (2.32 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 SE corner of Section 35, T-1-N, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas (State Plane Coordinates of North 735,722.701' and East 1,703,392.097' run east 201.838' to a point; thence run north 654.204' to the point of beginning; thence run S84°44'06"W 200.000' to a point of curvature; thence run southwestwardly along a curve to the left 312.465' to a point of tangency, said curve having a degree of curvature of 05°21'11" and a chord of S76°22'19"W 311.354'; thence run S21°59'28"E 100.000' to a point; thence run S68°00'32"W 30.401' to a point of curvature; thence run southwestwardly along a curve to the right 215.270' to a point of tangency, said curve having a degree of curvature of 09°11'15" and a chord of S77°53'52"W 214.202'; thence run S87°47'12"W 685.773' to a point of curvature; thence run northwestwardly along a curve to the right 505.761' to a point of tangency, said curve having a degree of curvature of 11°52'37" and a chord of N66°10'44"W 482.914'; thence run N32°03'40"W 75.971' to a point; thence run N57°51'28"E 100.000' to a point; and curve having a degree of curvature of 06°40'16" and a chord of N32°30'36"W 597.750'; thence

run N28°00'00"E 64.998' to a point; thence run N45°00'00"E 98.995' to a point; thence run N40°53'02"E 452.134' to a point; thence run N43°03'31"E 417.433' to a point; thence run N33°41'24"E 378.583' to a point; thence run N46°44'09"E 116.726' to a point; thence run S45°00'00"E 56.569' to a point; thence run S66°34'17"E 490.433' to a point; thence run S61°41'57"E 147.648' to a point; thence run S77°09'52"E 405.123' to a point; thence run S61°37'00"E 192.052' to a point; thence run S71°13'19"E 52.611' to a point; thence run N87°50'51"E 364.993' to a point; thence run N40°28'14"E 115.424' to a point; thence run N19°31'38"E 240.052' to a point; thence run S32°06'23"W 301.040' to a point; thence run S54°19'25"E 274.591' to a point; thence run S43°40'04"W 304.138' to a point; thence run S70°08'41"W 574.130' to a point; thence run S23°23'07"E 201.556' to a point; thence run S45°00'00"E 127.279' to a point; thence run S06°24'31"E 214.434' to the point of beginning and containing a total of 66.09 Acres; more or less.

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

		<b>RECORD PLAT</b>  <b>SUR DE CORSO SUBDIVISION</b> BLOCKS 1-4 INCLUSIVE  <b>COOPER COMMUNITIES, INC.</b> ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS		<b>REVISIONS</b> <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	DESCRIPTION			
DATE	BY	DESCRIPTION								
APPROVED: _____ DATE: 1/14/72	DRAWN BY: _____ DATE: _____ CHECKED: _____ DATE: _____	DATE: _____								