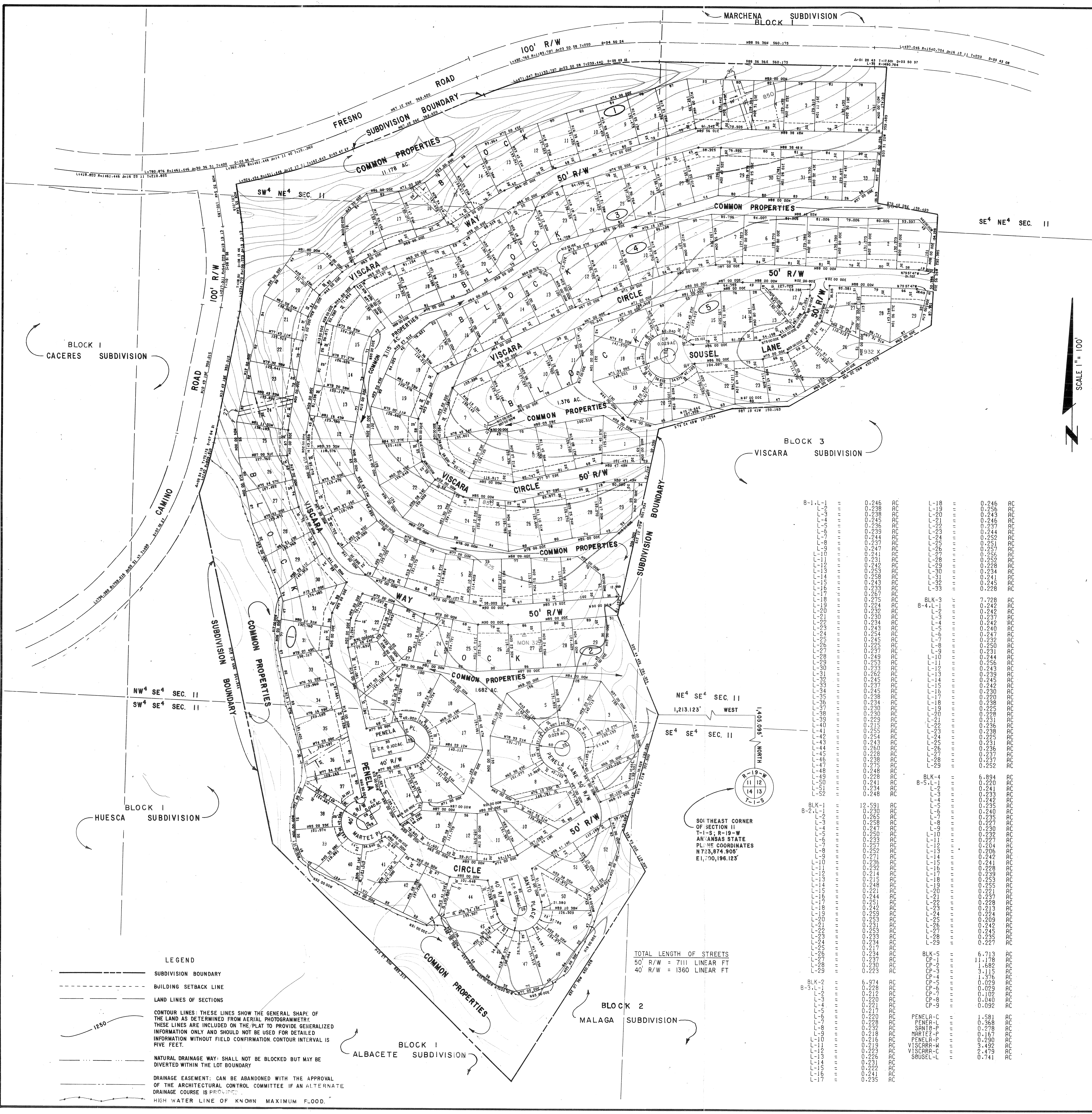




TOTAL AREAS

LOTS	40.900 AC.
STREET	9.396 AC.
COMMON PROPERTIES	17.643 AC.
RESERVED PROPERTIES	0.000 AC.
BOUNDARY	67.939 AC.

DEED DESCRIPTION

BLOCKS THRU 5 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW 1/4, NE 1/4, (6-10 AC. +/-), SE 1/4, NE 1/4, (5-8 AC. +/-), NW 1/4, SE 1/4, (33-32 AC. +/-), NE 1/4, SE 1/4, (14-12 AC. +/-), SE 1/4, SE 1/4, (10-19 AC. +/-), OF SECTION 11, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SECTION 11, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN NORTH 140.055° TO A POINT, THENCE WEST 121.123°, TO THE POINT OF BEGINNING, THENCE S16-1-1/2° 322.800', THENCE S29-23-03° 118.207', THENCE S32-07-36° 650.620', THENCE N45-27-30° 883.913', THENCE N12-10-46° 344.344', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 140.000', SAID CURVE HAVING A RADIUS OF 809.815', THENCE N10-43-19° 350.015', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 234.772', SAID CURVE HAVING A RADIUS OF 896.293', THENCE N08-35-54° 101.016', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 324.494', SAID CURVE HAVING A RADIUS OF 151.144', THENCE N67-12-26° 369.620', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 471.947', SAID CURVE HAVING A RADIUS OF 1133.797', THENCE S08-36-36° 560.175', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 35.000', SAID CURVE HAVING A RADIUS OF 1490.704', THENCE S03-31-20° 359.689', THENCE S79-49-28° 158.493', THENCE S02-56-26° 392.365', THENCE S60-02-26° 430.508', THENCE S87-19-41° 150.163', THENCE S74-24-49° 197.254', THENCE S12-23-23° 501.334', THENCE S22-44-42° 281.924', TO THE POINT OF BEGINNING AND CONTAINING 67.34 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

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 553, AT PAGE 369, ET SEQU. 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 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 1000 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 HERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS 30 DAY OF Aug., 1971.

JOHN A. COOPER COMPANY

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 25 DAY OF August, 1971.

JAMES F. GARE R.L.S. NO. 93

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

REVISIONS	
NO.	DESCRIPTION
1	AS SHOWN

RECORD PLAT	
TARSUS SUBDIVISION	
BLOCKS 1 THRU 5	
APPROVED	DATE: 8/15/71
DATE: 8-10-71	8-HS-728
DATE: 8-10-71	8-HS-728
DATE: 8-10-71	8-HS-728

JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS