

LOT No.4 of the FRACTIONAL NW 1/4
SEC. 1, T-1-S, R-19-W

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN
CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON.

COOPER COMMUNITIES INC., HERINAFTER 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 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 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.
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 IX 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 1000 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 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.

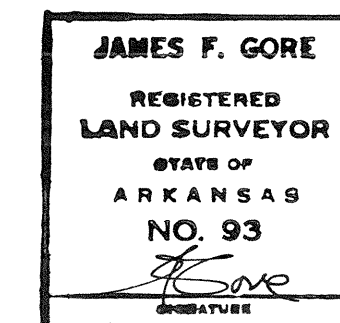
COOPER COMMUNITIES, INC.

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 8th DAY OF October, 1971.

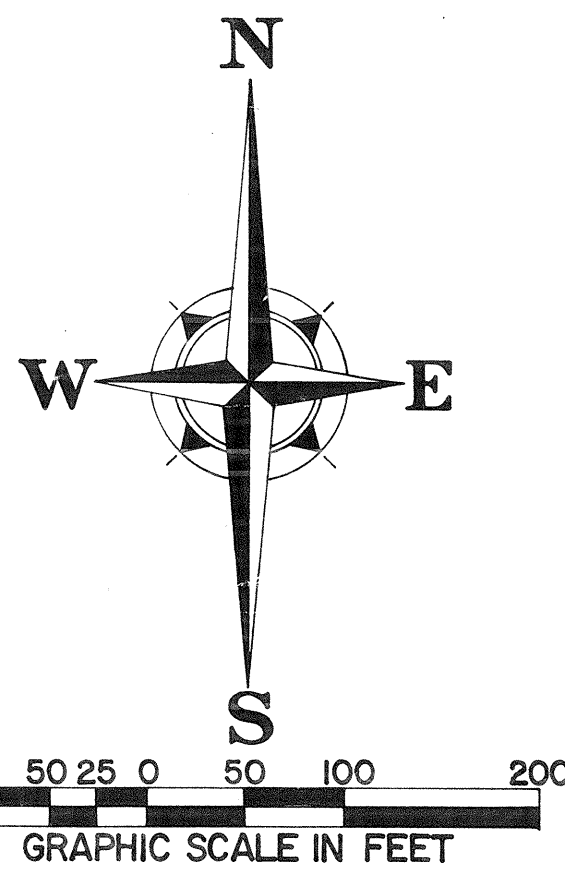
JAMES F. GORE R.L.S. NO. 93



DEED DESCRIPTION
"TERUEL SUBDIVISION"
BLOCKS 1 THRU 5

A PARCEL OF LAND LYING IN LOT No.4 OF THE FRACTIONAL NORTHWEST 1/4 (0.922 ACRES), LOT No.5 OF THE FRACTIONAL NORTHWEST 1/4 (0.974 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (4.452 ACRES), LOT No.6 OF THE FRACTIONAL NORTHEAST 1/4 (2.5903 ACRES), THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (2.6955 ACRES) OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2058.252 FEET NORTH AND 1329.852 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 19 WEST (ARKANSAS STATE PLANE COORDINATE: NORTH=728,857.301 EAST=1,705,651.272); THENCE S81°43'06"W, 849.202 FEET; THENCE WESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 770.564 FEET, AN ARC DISTANCE OF 607.995 FEET; THENCE N53°04'26"W, 162.546 FEET; THENCE N36°55'34"E, 100.000 FEET; THENCE N01°15'08"E, 582.278 FEET; THENCE N33°29'43"W, 815.414 FEET; THENCE DUE NORTH, 570.300 FEET; THENCE N20°38'31"E, 140.000 FEET; THENCE S69°21'29"E, 38.530 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 2829.750 FEET, AN ARC DISTANCE OF 559.002 FEET; THENCE S80°40'35"E, 501.821 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 607.958 FEET, AN ARC DISTANCE OF 688.422 FEET; THENCE S15°47'51"E, 547.863 FEET; THENCE SOUTHERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2954.790 FEET, AN ARC DISTANCE OF 387.598 FEET; THENCE S08°16'54"E, 591.879 FEET TO THE POINT OF BEGINNING; CONTAINING 69.3496 ACRES, MORE OR LESS.



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
- SANITARY SEWER EASEMENT

TOTAL AREAS

LOTS 30.1413 ACRES
STREET RIGHT-OF-WAY 22.8152 ACRES
COMMON PROPERTY IN STREETS 0.0664 ACRES
COMMON PROPERTY 16.3067 ACRES
SUBDIVISION BOUNDARY 69.3496 ACRES

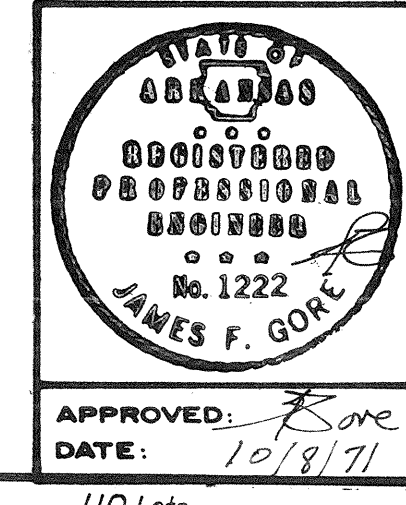
TOTAL LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY 668 FEET
50 FEET RIGHT-OF-WAY 5018 FEET
100 FEET RIGHT-OF-WAY 1400 FEET
160 FEET RIGHT-OF-WAY 3209 FEET

LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
BLOCK 1					
1	1929.9	11	9930.5	21	11630.1
2	15906.1	12	10860.8	22	11475.1
3	4197.8	13	11630.1	23	11475.1
4	12752.4	14	14352.0	24	11475.1
5	11342.7	15	11630.1	25	1160.5
6	10127.5	16	10760.5	26	15373.8
7	10108.5	17	10642.6	27	12769.6
8	9623.9	18	10726.5	28	12704.4
9	10377.7	19	10726.5	29	14197.2
10	13695.3	20	11466.6	30	14544.8
BLOCK 2					
1	12942.1	11	1265.8	21	11365.1
2	10541.7	12	12780.0	22	11365.1
3	9985.3	13	14876.4	23	11365.1
4	11026.9	14	14876.4	24	11365.1
5	11614.9	15	14876.4	25	11365.1
6	11535.2	16	14876.4	26	11365.1
7	11023.3	17	14876.4	27	11365.1
8	12496.7	18	14876.4	28	11365.1
9	12392.4	19	14876.4	29	11365.1
10	13334.5	20	14876.4	30	11365.1
BLOCK 3					
1	12071.7	11	1273.6	21	1273.6
2	11098.1	12	1273.6	22	1273.6
3	12612.1	13	1273.6	23	1273.6
4	11969.8	14	1273.6	24	1273.6
5	11855.6	15	1273.6	25	1273.6
6	12312.0	16	1273.6	26	1273.6
7	12331.3	17	1273.6	27	1273.6
8	11424.8	18	1273.6	28	1273.6
9	11244.4	19	1273.6	29	1273.6
10	11483.3	20	1273.6	30	1273.6

SOUTHEAST CORNER SECTION 1, TOWNSHIP 1 SOUTH, RANGE 19 WEST, ARKANSAS STATE PLANE COORDINATE: NORTH=728,857.301 EAST=1,705,651.272

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



REVISIONS		REVISIONS	
DATE	DESCRIPTION	DATE	DESCRIPTION
9-15-71	Check, Corrections, Reps, Distances	9-15-71	Check, Corrections, Reps, Distances
9-15-71	Check, Corrections, Reps, Distances	9-15-71	Check, Corrections, Reps, Distances
9-15-71	Check, Corrections, Reps, Distances	9-15-71	Check, Corrections, Reps, Distances
9-15-71	Check, Corrections, Reps, Distances	9-15-71	Check, Corrections, Reps, Distances
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9-15-71	Check, Corrections, Reps, Distances	9-15-71	Check, Corrections, Reps, Distances
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9-15-71	Check, Corrections, Reps, Distances	9-15-71	Check, Corrections, Reps, Distances

RECORD PLAT
TERUEL SUBDIVISION
BLOCKS 1 THRU 5
COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS
JOB NO. 8-15-71
SCALE: 1"=100'