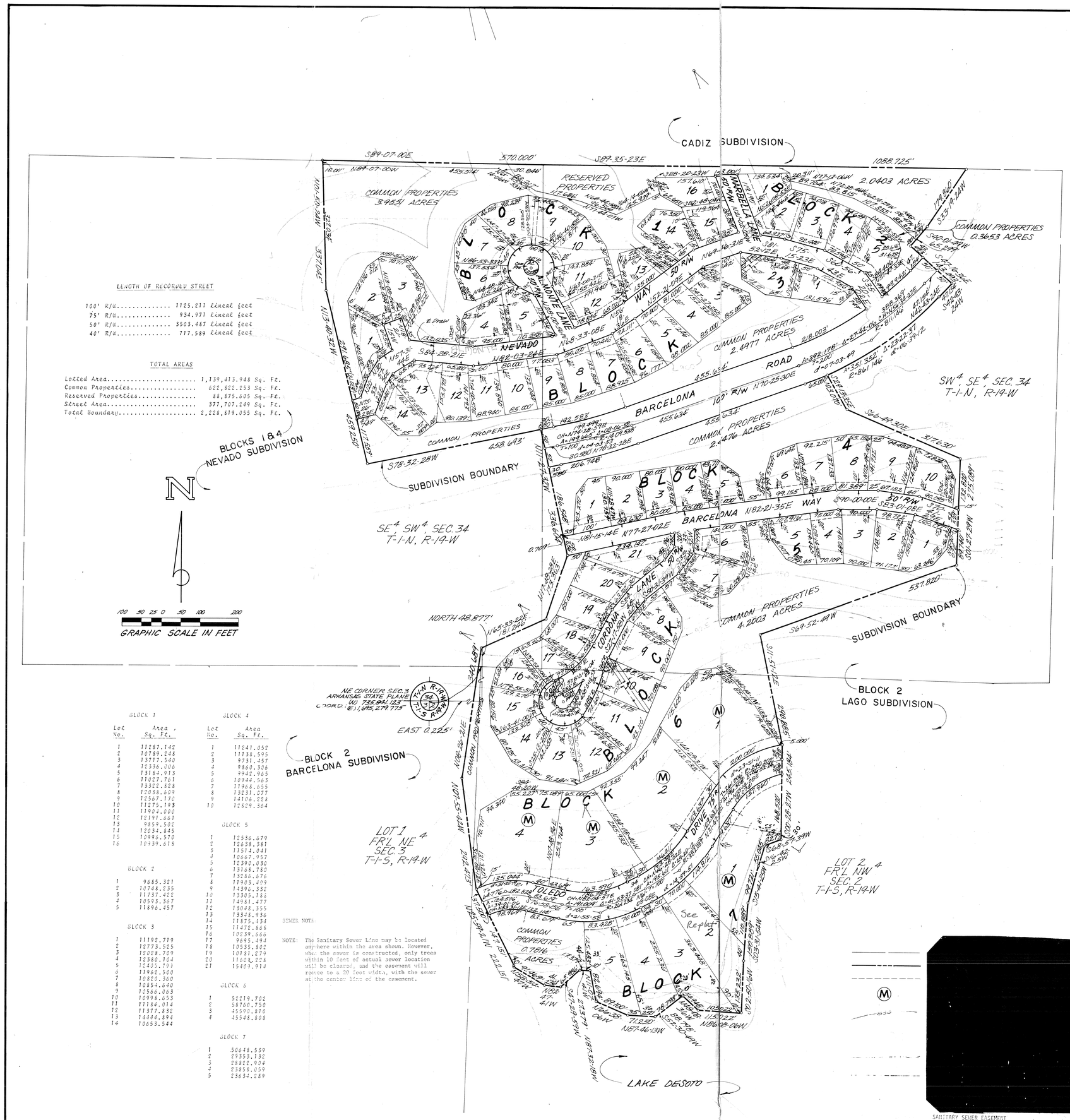

LENGTH OF RECORDED STREET

100' R/W	1125.211 lineal feet
75' R/W	934.971 lineal feet
50' R/W	3503.487 lineal feet
40' R/W	717.589 lineal feet

TOTAL AREAS

Lotted Area	1,139,413.948 Sq. Ft.
Common Properties	822,822.253 Sq. Ft.
Reserved Properties	88,875.605 Sq. Ft.
Street Area	377,707.249 Sq. Ft.
Total Boundary	2,228,819.055 Sq. Ft.

BLOCK 1

Lot No.	Area Sq. Ft.
1	11287.142
2	10789.248
3	13717.540
4	12336.006
5	13184.913
6	11027.761
7	13322.828
8	12038.609
9	12567.170
10	11275.193
11	11904.000
12	12191.661
13	9859.502
14	12034.845
15	10996.570
16	10939.618

BLOCK 2

Lot No.	Area Sq. Ft.
1	9685.321
2	10748.255
3	11737.422
4	10593.367
5	11896.457

BLOCK 3

Lot No.	Area Sq. Ft.
1	11192.719
2	12773.525
3	12028.709
4	12382.104
5	12405.793
6	11962.500
7	10820.360
8	10854.640
9	10566.063
10	10998.653
11	11184.014
12	11377.832
13	14444.894
14	10653.544

BLOCK 4

Lot No.	Area Sq. Ft.
1	11241.052
2	11138.595
3	9731.457
4	9860.306
5	9942.965
6	10944.563
7	11968.655
8	13231.077
9	14106.228
10	12829.364

BLOCK 5

Lot No.	Area Sq. Ft.
1	10536.679
2	12638.381
3	11514.041
4	10667.957
5	12390.030
6	13168.780
7	13286.676
8	11903.409
9	14396.332
10	13305.188
11	14981.477
12	13048.355
13	13348.936
14	11875.434
15	11472.868
16	10239.666
17	9695.494
18	10535.802
19	10131.279
20	11684.228
21	15409.914

BLOCK 6

Lot No.	Area Sq. Ft.
1	52219.702
2	58760.750
3	45590.810
4	45548.808

BLOCK 7

Lot No.	Area Sq. Ft.
1	50648.539
2	29353.132
3	28822.934
4	23858.059
5	23634.289

SEWER NOTE

NOTE: The Sanitary Sewer Line may be located anywhere within the area shown. However, when the sewer is constructed, only trees within 10 feet of actual sewer location will be cleared, and the easement will reduce to a 20 foot width, with the sewer at the center line of the easement.

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:

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 as 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 residence structure shall be constructed which shall have a floor space of less than 1000 square feet, except single family detached structures on lakeshore lots which shall not have a floor space of less than 1400 square feet.

6. 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.

7. The property line along the lake is a meander line at a constant elevation one foot higher than the highest proposed spillway elevation of 7300 M.G.L. ± 0.5' as determined from bench mark M103, U.S.C. & G.S., 1935.

8. 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.

9. 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.

10. 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 _____, 197_.

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 4 day of MARCH, 1971.

Jayes F. Gore R.L.S. No. 93

JAMES F. GORE
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 93
SIGNATURE

DEED DESCRIPTION

TOLEDO SUBDIVISION
BLOCKS 1 to 7 INCLUSIVE

A parcel of land lying in the SE4, SW4, (9.34 AC.±), the SW4, SE4, (27.43 AC.±) of Section 34, T-1-N, R-19-W and in Lot 1, Fractional NE4, (0.26 AC.±) of Section 3, T-1-S, R-19-W and in Lot 2, Fractional NW4, (14.13 AC.±) of Section 2, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the NE corner of Section 3, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas (State Plane Coordinates North 735,841.123 and East 1,695,279.775), run east 0.225' to a point; thence run north 48.877' to the point of beginning; thence run N65°33'22"E 181.246' to a point; thence run N17°48'28"E 173.383' to a point; thence run N11°27'32"W 336.604' to a point; thence run S78°32'28"W 458.693' to a point; thence run N13°40'32"W 459.250' to a point; thence run N01°50'24"W 337.045' to a point; thence run S89°07'00"E 570.000' to a point; thence run S89°35'23"E 1088.725' to a point; thence run S33°19'24"W 179.860' to a point; thence run S40°01'49"W 65.299' to a point; thence run S47°16'36"E 143.493' to a point; thence run S42°43'24"W 47.154' to a point of curvature; thence run southwestwardly along a curve to the right 351.352' to a point, said curve having a degree of curvature of 6°39'12" and a chord of S54°24'43"W 348.920'; thence run S29°13'35"E 103.070' to a point; thence run S66°49'30"E 317.630' to a point; thence run S01°27'09"W 275.089' to a point; thence run S69°52'49"W 537.820' to a point; thence run S11°51'12"E 290.885' to apoint; thence run S00°28'27"W 245.184' to a point; thence run S68°57'49"W 43.827' to a point; thence run S16°42'25"W 55.045' to a point; thence S15°41'25"W 99.721' to a point; thence run S03°31'54"W 150.889' to a point; thence run S02°50'16"W 135.232' to a point; thence run N86°08'06"W 115.022' to a point; thence run N48°08'15"W 54.948' to a point; thence run S52°30'49"W 88.798' to a point; thence run N87°46'13"W 71.250' to a point; thence run N66°38'06"W 89.100' to a point; thence run N11°07'11"W 82.694' to a point; thence run N87°32'18"W 27.379' to a point; thence run S47°29'59"W 65.986' to a point; thence run N82°47'41"W 41.236' to a point; thence run N58°54'17"W 91.469' to a point; thence run N25°59'21"W 222.151' to a point; thence run N07°55'12"W 292.473' to a point; thence run N08°26'21"E 340.689' to the point of beginning and containing a total of 51.1666 Acres.

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

APPROVED: _____
DATE: 3/4/71

RECORD PLAT

TOLEDO SUBDIVISION

BLOCKS 1-7 INCLUSIVE

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

REVISIONS		
DATE	BY	DESCRIPTION
2-18-71	BB	DRAWING CONVERTED TO ENGLISH

DRAWN: BRE TM DATE: 12-22-70	SHEET 1 OF 1
CHECKED: BB DATE: 1-26-70	DWG. NO. B-HS-412-R
JOB NO. ENG.8	SCALE: 1" = 100'