

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE
1	0.267	1	0.268	1	0.281	1	0.262
2	0.238	2	0.240	2	0.263	2	0.250
3	0.252	3	0.259	3	0.222	3	0.290
4	0.241	4	0.261	4	0.223	4	0.279
5	0.240	5	0.260	5	0.218	5	0.270
6	0.254	6	0.272	6	0.280	6	0.298
7	0.247	7	0.306	7	0.362	7	0.256
8	0.282	8	0.306	8	0.275	8	0.275
9	0.272	9	0.282	9	0.222	9	0.234
10	0.276	10	0.239	10	0.239	10	0.241
11	0.303	11	0.249	11	0.249	11	0.224
12	0.300	12	0.235	12	0.235	12	0.224
13	0.366	13	0.224	13	0.218	13	0.218
14	0.364	14	0.220	14	0.220	14	0.239
15	0.379	15	0.218	15	0.218	15	0.249
16	0.379	16	0.217	16	0.217	16	0.237
17	0.379	17	0.219	17	0.219	17	0.247
18	0.379	18	0.248	18	0.248	18	0.265
19	0.379	19	0.248	19	0.248	19	0.244
20	0.379	20	0.248	20	0.248	20	0.244
21	0.379	21	0.248	21	0.248	21	0.244
22	0.379	22	0.248	22	0.248	22	0.244
23	0.379	23	0.248	23	0.248	23	0.244
24	0.379	24	0.248	24	0.248	24	0.244
25	0.379	25	0.248	25	0.248	25	0.244
26	0.379	26	0.248	26	0.248	26	0.244
27	0.379	27	0.248	27	0.248	27	0.244
28	0.379	28	0.248	28	0.248	28	0.244
29	0.379	29	0.248	29	0.248	29	0.244
30	0.379	30	0.248	30	0.248	30	0.244
31	0.379	31	0.248	31	0.248	31	0.244
32	0.379	32	0.248	32	0.248	32	0.244
33	0.379	33	0.248	33	0.248	33	0.244
34	0.379	34	0.248	34	0.248	34	0.244
35	0.379	35	0.248	35	0.248	35	0.244
36	0.379	36	0.248	36	0.248	36	0.244
37	0.379	37	0.248	37	0.248	37	0.244
38	0.379	38	0.248	38	0.248	38	0.244
39	0.379	39	0.248	39	0.248	39	0.244
40	0.379	40	0.248	40	0.248	40	0.244
41	0.379	41	0.248	41	0.248	41	0.244
42	0.379	42	0.248	42	0.248	42	0.244
43	0.379	43	0.248	43	0.248	43	0.244
44	0.379	44	0.248	44	0.248	44	0.244
45	0.379	45	0.248	45	0.248	45	0.244
46	0.379	46	0.248	46	0.248	46	0.244
47	0.379	47	0.248	47	0.248	47	0.244
48	0.379	48	0.248	48	0.248	48	0.244
49	0.379	49	0.248	49	0.248	49	0.244
50	0.379	50	0.248	50	0.248	50	0.244
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53	0.379	53	0.248	53	0.248	53	0.244
54	0.379	54	0.248	54	0.248	54	0.244
55	0.379	55	0.248	55	0.248	55	0.244
56	0.379	56	0.248	56	0.248	56	0.244
57	0.379	57	0.248	57	0.248	57	0.244
58	0.379	58	0.248	58	0.248	58	0.244
59	0.379	59	0.248	59	0.248	59	0.244
60	0.379	60	0.248	60	0.248	60	0.244
61	0.379	61	0.248	61	0.248	61	0.244
62	0.379	62	0.248	62	0.248	62	0.244
63	0.379	63	0.248	63	0.248	63	0.244
64	0.379	64	0.248	64	0.248	64	0.244
65	0.379	65	0.248	65	0.248	65	0.244
66	0.379	66	0.248	66	0.248	66	0.244
67	0.379	67	0.248	67	0.248	67	0.244
68	0.379	68	0.248	68	0.248	68	0.244
69	0.379	69	0.248	69	0.248	69	0.244
70	0.379	70	0.248	70	0.248	70	0.244
71	0.379	71	0.248	71	0.248	71	0.244
72	0.379	72	0.248	72	0.248	72	0.244
73	0.379	73	0.248	73	0.248	73	0.244
74	0.379	74	0.248	74	0.248	74	0.244
75	0.379	75	0.248	75	0.248	75	0.244
76	0.379	76	0.248	76	0.248	76	0.244
77	0.379	77	0.248	77	0.248	77	0.244
78	0.379	78	0.248	78	0.248	78	0.244
79	0.379	79	0.248	79	0.248	79	0.244
80	0.379	80	0.248	80	0.248	80	0.244
81	0.379	81	0.248	81	0.248	81	0.244
82	0.379	82	0.248	82	0.248	82	0.244
83	0.379	83	0.248	83	0.248	83	0.244
84	0.379	84	0.248	84	0.248	84	0.244
85	0.379	85	0.248	85	0.248	85	0.244
86	0.379	86	0.248	86	0.248	86	0.244
87	0.379	87	0.248	87	0.248	87	0.244
88	0.379	88	0.248	88	0.248	88	0.244
89	0.379	89	0.248	89	0.248	89	0.244
90	0.379	90	0.248	90	0.248	90	0.244
91	0.379	91	0.248	91	0.248	91	0.244
92	0.379	92	0.248	92	0.248	92	0.244
93	0.379	93	0.248	93	0.248	93	0.244
94	0.379	94	0.248	94	0.248	94	0.244
95	0.379	95	0.248	95	0.248	95	0.244
96	0.379	96	0.248	96	0.248	96	0.244
97	0.379	97	0.248	97	0.248	97	0.244
98	0.379	98	0.248	98	0.248	98	0.244
99	0.379	99	0.248	99	0.248	99	0.244
100	0.379	100	0.248	100	0.248	100	0.244

LINEAL FEET OF STREET  
50' RIGHT-OF-WAY 3411 FT.

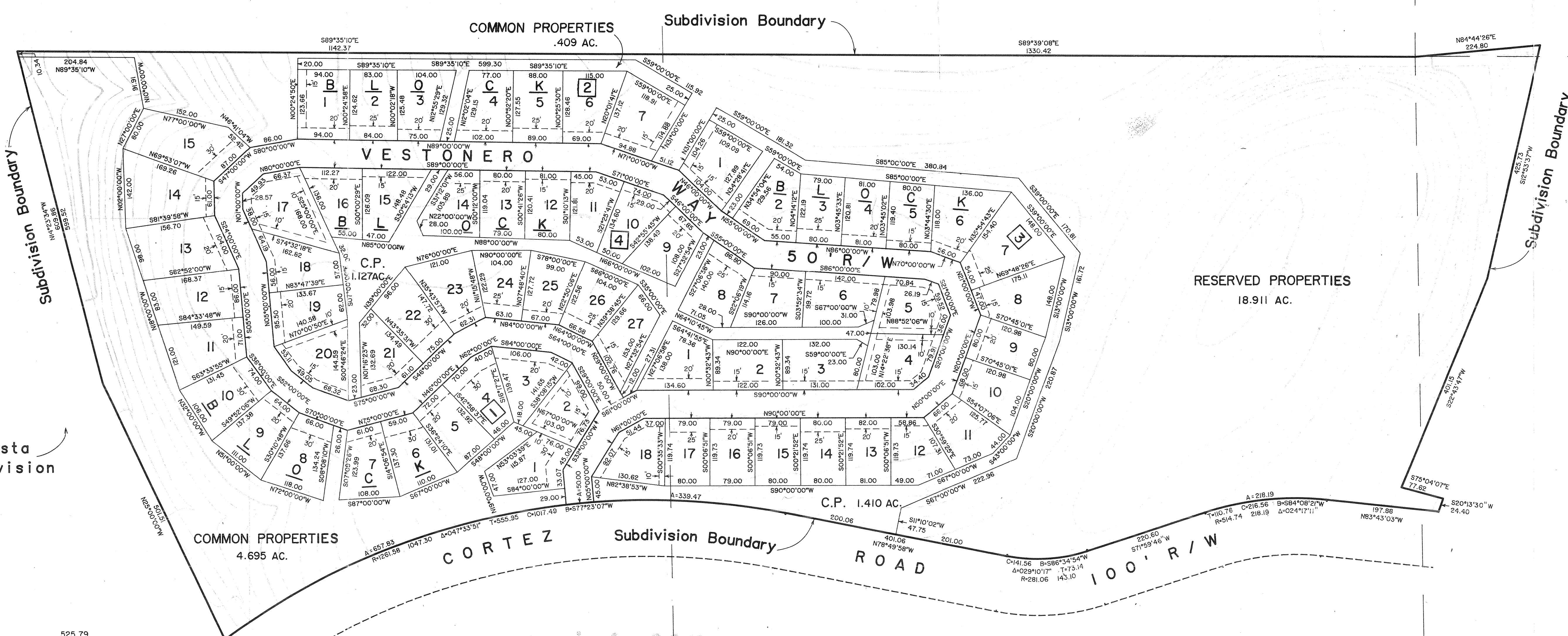
ACREAGE CHART	
LOTS	17.494 ACRES
STREETS	3.915 ACRES
COMMON PROPERTIES	7.641 ACRES
RESERVED PROPERTIES	18.911 ACRES
TOTAL	47.961 ACRES

VESTONERO SUBDIVISION  
BLOCKS 1 THRU 4 INCLUSIVE  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (120.656 ACRES +/-), THE SE 1/4 OF THE SW 1/4 (125.274 ACRES +/-), THE NW 1/4 OF THE SE 1/4 (10.054 ACRES +/-) AND THE SW 1/4 OF THE SE 1/4 (11.977 ACRES +/-), ALL IN SECTION 25, TOWNSHIP 1 NORTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SECTION 25, (ARKANSAS STATE PLANE COORDINATES OF NORTH 740,990.871 FEET AND EAST 1,703,426.158 FEET) RUN NORTH 264.61 FEET TO A POINT; THENCE EAST 565.79 FEET TO THE POINT OF BEGINNING; THENCE N65°00'00"W 501.51 FEET; THENCE N14°23'34"W 609.86 FEET; THENCE S89°35'10"E 1142.37 FEET; THENCE S89°39'08"E 1330.42 FEET; THENCE N84°44'26"E 224.80 FEET; THENCE S12°53'37"W 425.73 FEET; THENCE S22°43'47"W 401.15 FEET; THENCE S75°04'07"E 77.62 FEET; THENCE S20°13'32"W 24.40 FEET; THENCE N83°43'03"W 197.88 FEET; THENCE SOUTH-WESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 218.19 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 024°17'12" AND A RADIUS OF 514.74 FEET; THENCE S71°59'45"W 220.60 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 143.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 039°10'17" AND A RADIUS OF 281.06 FEET; THENCE N78°49'58"W 401.06 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 047.30 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 047°33'51" AND A RADIUS OF 1261.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.961 ACRES MORE OR LESS.

NW 1/4 SE 1/4 SECTION 25  
T-1-N, 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., 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 THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS 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 AND AS DESIGNATED UPON THIS PLAT OR THE PLAT NOTES.
  - ALL LOTS REFLECTED ON 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 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 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 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.
  - COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADINGS, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 28TH DAY OF October, 1972.  
COOPER COMMUNITIES, INC.  
BY *James F. Gore*  
PRESIDENT, DEVELOPER

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 27TH DAY OF October, 1972, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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

JAMES F. GORE  
REGISTERED  
LAND SURVEYOR  
STATE OF  
ARKANSAS  
NO. 93  
*James F. Gore*

SW 1/4 SW 1/4 SECTION 25  
T-1-N, R-19-W

SE 1/4 SW 1/4 SECTION 25  
T-1-N, R-19-W

SW 1/4 SE 1/4 SECTION 25  
T-1-N, R-19-W

SW CORNER SECTION 25  
T-1-N, R-19-W  
ARKANSAS STATE PLANE  
COORDINATES:  
NORTH = 740,990.871 FEET  
EAST = 1,703,426.158 FEET

31432  
November 14, 1972  
1003  
Bj. Joyce Sings & Co.

- LEGEND
- BOUNDARY OF SUBDIVISION
  - 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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	APPROVED
1						
RECORD PLAT				SCALE: AS SHOWN		
VESTONERO SUBDIVISION				DRAWN: T.A. DATE: 10/82		
BLOCKS 1 THRU 4 INCLUSIVE				CHECKED: SAM DATE: 10/82		
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: <i>James F. Gore</i> DATE: 10-27-82		
				FILE NO: 4-116-SD		
				DWG NO: 4-116-102-1844		
Cooper Consultants, Inc.				JOB NO. FILED IN: SHEET		
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712				1 OF 1		

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