



TOTAL AREAS	
LOTS	50.739 AC.
COMMON PROPERTIES	14.607 AC.
STREETS	15.307 AC.
RESERVED PROPERTIES	0.000 AC.
BOUNDARY	80.653 AC.

DEED DESCRIPTION
A PARCEL OF LAND LYING IN THE SE 4 NE 1/4 SEC. 12, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN NORTH 63° 09' 55" TO A POINT, THENCE WEST 225.123', TO THE POINT OF BEGINNING, THENCE N64° 23' 28" 643.162', THENCE N25° 47' 58" 446.053', THENCE N25° 47' 58" 446.053', THENCE N15° 11' 21" 322.800', THENCE N22° 44' 42" 281.924', THENCE N12° 12' 32" 301.334', THENCE N74° 24' 49" 197.254', THENCE N87° 19' 41" 150.163', THENCE N60° 02' 26" 430.528', THENCE N02° 56' 26" 292.385', THENCE N79° 49' 28" 156.493', THENCE N03° 31' 20" 359.689', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 387.862', SAID CURVE HAVING A RADIUS OF 1490.704', THENCE S72° 41' 25" 688.861', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 319.695', SAID CURVE HAVING A RADIUS OF 839.334', THENCE S52° 11' 25" 150.330', THENCE S35° 46' 58" 182.897', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 356.884', SAID CURVE HAVING A RADIUS OF 506.455', THENCE S05° 53' 58" 482.805', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 502.412', SAID CURVE HAVING A RADIUS OF 612.652', THENCE S43° 25' 16" 450.936', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 295.000', SAID CURVE HAVING A RADIUS OF 448.210', THENCE S86° 38' 44" 318.547', TO THE POINT OF BEGINNING AND CONTAINING 80.65 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 ON 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 653, AT PAGE 363, 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 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 CALLED OUT IN 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 _____, 197____.

JOHN A. COOPER COMPANY

BY _____ VICE PRESIDENT, DEVELOPER

JAMES F. GORE 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.

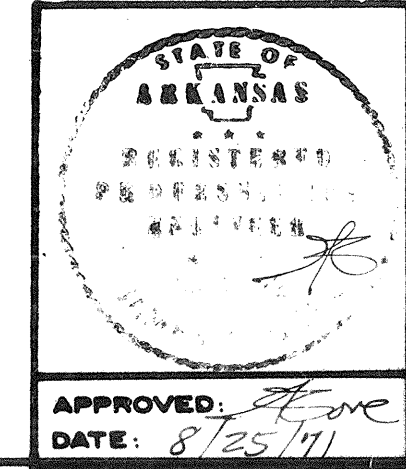
DATED THIS _____ DAY OF AUGUST, 197____.

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

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

TOTAL LENGTH OF STREETS
75' R/W = 2217 LINEAR FT.
50' R/W = 8858 LINEAR FT.
40' R/W = 1487 LINEAR FT.

- 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.
 - NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.
 - BUILDING SETBACK LINE



REVISIONS	
NO.	DESCRIPTION
1	1 OF 1
DATE:	8/25/71
DESIGNED BY:	ENG. B.
DRAWN BY:	8-HS-726
JOB NO.	1" X 100'
SCALE:	

RECORD PLAT

VISCARA SUBDIVISION
BLOCKS 1 THRU 7

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