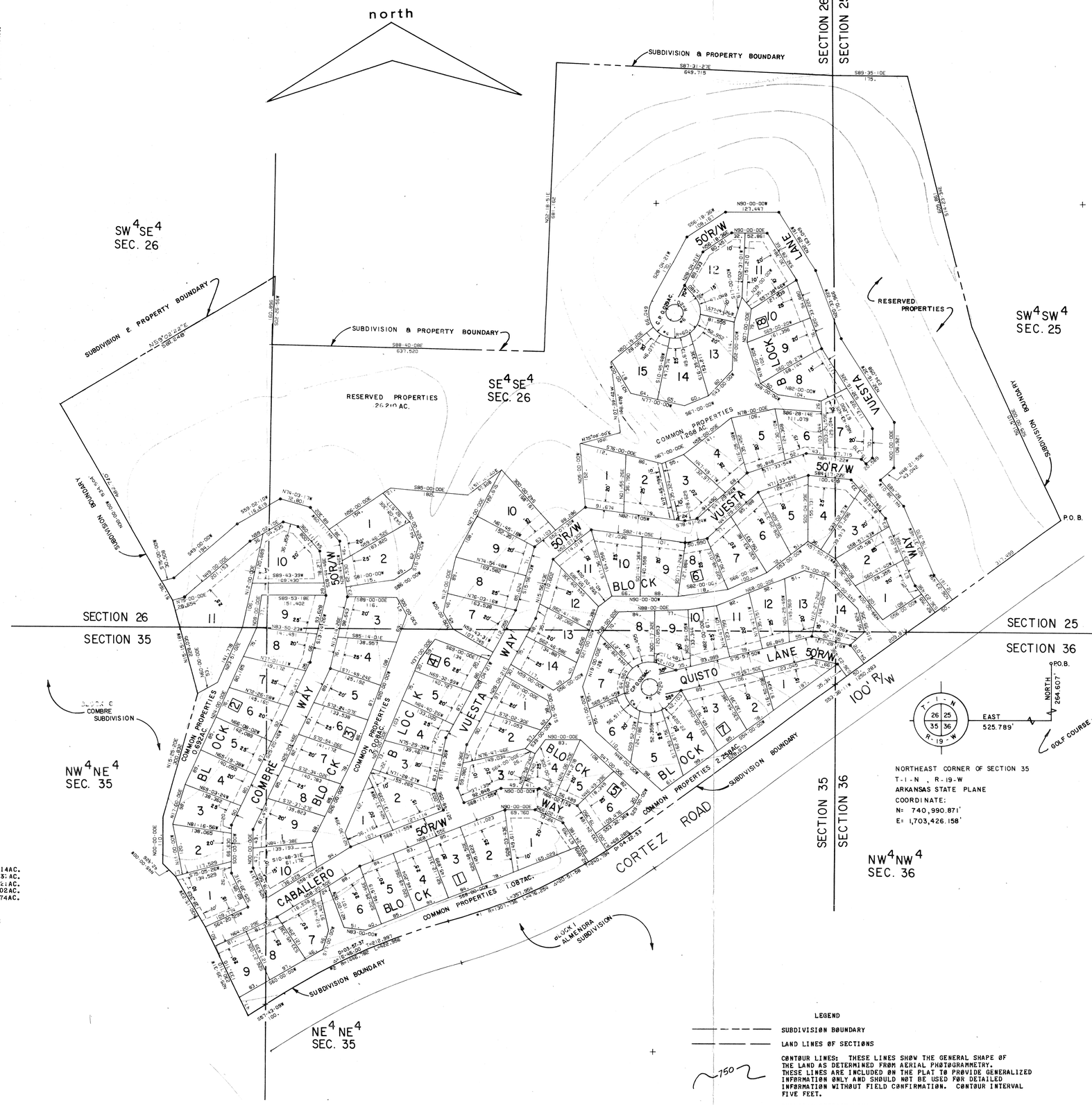
BLK-1,L-1	=	0.375	AC
L-2	=	0.316	AC
L-3	=	0.283	AC
L-4	=	0.280	AC
L-5	=	0.284	AC
L-6	=	0.261	AC
L-7	=	0.293	AC
L-8	=	0.254	AC
L-9	=	0.245	AC
BLK-1	=	2.591	AC
BLK-2,L-1	=	0.338	AC
L-2	=	0.266	AC
L-3	=	0.298	AC
L-4	=	0.270	AC
L-5	=	0.278	AC
L-6	=	0.276	AC
L-7	=	0.287	AC
L-8	=	0.275	AC
L-9	=	0.283	AC
L-10	=	0.423	AC
L-11	=	0.851	AC
BLK-2	=	3.606	AC
BLK-3,L-1	=	0.320	AC
L-2	=	0.370	AC
L-3	=	0.325	AC
L-4	=	0.275	AC
L-5	=	0.260	AC
L-6	=	0.265	AC
L-7	=	0.257	AC
L-8	=	0.271	AC
L-9	=	0.305	AC
L-10	=	0.320	AC
BLK-3	=	2.948	AC
BLK-4,L-1	=	0.209	AC
L-2	=	0.310	AC
L-3	=	0.263	AC
L-4	=	0.275	AC
L-5	=	0.254	AC
L-6	=	0.274	AC
L-7	=	0.301	AC
L-8	=	0.334	AC
L-9	=	0.327	AC
L-10	=	0.353	AC
BLK-4	=	2.911	AC
BLK-5,L-1	=	0.257	AC
L-2	=	0.277	AC
L-3	=	0.318	AC
L-4	=	0.243	AC
L-5	=	0.240	AC
L-6	=	0.251	AC
BLK-5	=	1.586	AC
BLK-6,L-1	=	0.256	AC
L-2	=	0.258	AC
L-3	=	0.265	AC
L-4	=	0.313	AC
L-5	=	0.311	AC
L-6	=	0.289	AC
L-7	=	0.287	AC
L-8	=	0.242	AC
L-9	=	0.290	AC
L-10	=	0.313	AC
L-11	=	0.273	AC
L-12	=	0.261	AC
L-13	=	0.248	AC
L-14	=	0.242	AC
BLK-6	=	3.847	AC
BLK-7,L-1	=	0.237	AC
L-2	=	0.237	AC
L-3	=	0.291	AC
L-4	=	0.291	AC
L-5	=	0.333	AC
L-6	=	0.253	AC
L-7	=	0.262	AC
L-8	=	0.280	AC
L-9	=	0.246	AC
L-10	=	0.236	AC
L-11	=	0.238	AC
L-12	=	0.255	AC
L-13	=	0.266	AC
L-14	=	0.269	AC
BLK-7	=	3.693	AC
BLK-8,L-1	=	0.328	AC
L-2	=	0.305	AC
L-3	=	0.316	AC
L-4	=	0.307	AC
L-5	=	0.300	AC
L-6	=	0.252	AC
L-7	=	0.359	AC
L-8	=	0.318	AC
L-9	=	0.333	AC
L-10	=	0.265	AC
L-11	=	0.339	AC
L-12	=	0.460	AC
L-13	=	0.301	AC
L-14	=	0.302	AC
L-15	=	0.312	AC
BLK-8	=	4.797	AC
RP-1	=	26.210	AC
CP-7	=	0.029	AC
CP-6	=	0.029	AC
CP-5	=	1.258	AC
CP-4	=	2.258	AC
CP-3	=	1.087	AC
CP-2	=	2.008	AC
CP-1	=	0.692	AC
COMBRE-W	=	1.575	AC
CABALERO-W	=	1.199	AC
VUESTA-W	=	2.123	AC
VUESTA-L	=	1.366	AC
QUISTO-L	=	0.760	AC
SUB-DIV	=	66.740	AC

TOTAL AREAS

LOTS	=	26.14AC.
COMMON PROPERTIES	=	7.3 AC.
RESERVED PROPERTIES	=	26.21AC.
STREETS	=	7.02AC.
SUBDIVISION	=	66.74AC.

TOTAL LENGTH OF STREETS

40' R/W = 475.825'
50' R/W = 5738.400'



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
- UTILITY AND DRAINAGE EASEMENT

89 LOTS

DEED DESCRIPTION

VUESTA SUBDIVISION

BLOCKS 1 THRU 8 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW4 SE4, (5.62AC.+/-), SE4 SE4, (30.31AC.+/-), OF SECTION 26, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS. AND THE SW4 SW4, (9.91AC.+/-), OF SECTION 25, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS. AND THE NW4 NW4, (0.23AC.+/-), OF SECTION 36, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS. AND THE NE4 NE4, (16.81AC.+/-), NW4 NE4, (3.66AC.+/-), OF SECTION 35, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SECTION 35, T-1-N, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN EAST 525.789', TO A POINT, THENCE NORTH 264.607', TO THE POINT OF BEGINNING; THENCE S53-36-11W, 1250.283', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 476.254', SAID CURVE HAVING A RADIUS OF 1307.736', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 422.956', SAID CURVE HAVING A RADIUS OF 1446.782, THENCE S57-43-09W 100.000', THENCE N25-39-31W 230.710', THENCE N30-15-23W 138.924', THENCE N45-00-00W 42.426', THENCE N00-00-00E 110.000', THENCE N15-25-20E 300.832', THENCE N15-15-18W 228.035', THENCE N30-00-00W 534.504', THENCE N59-02-22E 587.248', THENCE S02-26-56W 160.896', THENCE S88-40-08E 637.520', THENCE N02-18-51E 681.162', THENCE S87-31-27E 649.715', THENCE S89-35-10E 175.000', THENCE S14-23-34E 609.861', THENCE S25-00-00E 501.510', TO THE POINT OF BEGINNING AND CONTAINING 66.74 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

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:

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 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 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 NO WISE 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 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 1 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 _____, 197___.

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 23RD DAY OF MARCH, 1972.

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

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

CERTIFICATE OF RECORD, GARLAND COUNTY, ARK.
Filed for Record on the 3rd day of April A.D. 1972 at 8321 o'clock A.M. and duly recorded in Plat Book 4 on page 165
March 30, 1972
Witness my hand and seal of said Court this 3rd day of April A.D. 1972
Recorded in Dec. Record Vol. 635 Page 259
Dan Manry D.C.
Deputy Circuit Clerk

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1222 JAMES F. JORDAN

APPROVED: _____
DATE: 3/22/72

RECORD PLAT

VUESTA SUBDIVISION

BLOCKS 1 thru 8

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION
8-7-72	JM	N/W BOUNDARY

DRAWN: T/A. DATE:	SHEET 1 OF 1
CHECKED: RJB DATE: MARCH 15, 1972	DWG. NO. 4-116-(12)-1239
JOB NO. ENG.8	SCALE: 1"=100'