

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 033, AT PAGE 303, 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 AND AS DESIGNATED UPON THIS PLAT OR THE PLAT 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 EXHIBIT 1 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 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 THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS _____ DAY OF _____, 1972.

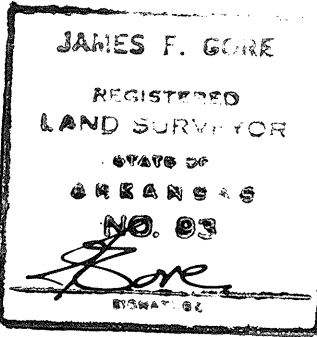
BY _____

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 12th DAY OF JUNE, 1972.

JAMES F. GORE, R.L.S., NO. 95



SW⁴SE⁴
SEC. 26

SE⁴SW⁴
SEC. 26

SUBDIVISION

RESERVED PROPERTIES
3.156 AC.

NE⁴NW⁴
SEC. 35

COMBRE

BLOCK 4

NW⁴NE⁴
SEC. 35

BLK-9, L-1	0.370 AC	BLK-12, L-1	0.258 AC
L-2	0.323 AC	L-2	0.229 AC
L-3	0.293 AC	L-3	0.217 AC
L-4	0.290 AC	L-4	0.235 AC
L-5	0.292 AC	L-5	0.248 AC
L-6	0.277 AC	L-6	0.240 AC
L-7	0.253 AC	L-7	0.279 AC
L-8	0.319 AC	L-8	0.292 AC
L-9	0.295 AC	L-9	0.245 AC
L-10	0.298 AC	L-10	0.252 AC
L-11	0.291 AC	L-11	0.230 AC
L-12	0.284 AC	L-12	0.246 AC
L-13	0.257 AC	L-13	0.272 AC
L-14	0.274 AC	L-14	0.249 AC
L-15	0.313 AC	L-15	0.274 AC
L-16	0.287 AC	L-16	0.261 AC
L-17	0.280 AC	L-17	0.211 AC
L-18	0.294 AC	L-18	0.306 AC
L-19	0.279 AC	L-19	0.270 AC
L-20	0.241 AC	L-20	0.253 AC
L-21	0.242 AC	L-21	0.274 AC
BLK-10, L-1	0.000 AC	L-2	0.262 AC
L-2	0.287 AC	L-3	0.235 AC
L-3	0.246 AC	L-4	0.286 AC
L-4	0.217 AC	L-5	0.303 AC
L-5	0.231 AC	L-6	0.235 AC
L-6	0.240 AC	L-7	0.244 AC
L-7	0.284 AC	L-8	0.249 AC
L-8	0.264 AC	L-9	0.237 AC
L-9	0.352 AC	L-10	0.248 AC
L-10	0.264 AC	L-11	2.844 AC
L-11	0.246 AC	BLK-13	3.150 AC
L-12	0.255 AC	CP-1	10.875 AC
L-13	0.275 AC	CP-2	0.084 AC
BLK-10, L-1	3.389 AC	CP-3	1.547 AC
L-2	0.271 AC	QUISTO-W	2.752 AC
L-3	0.253 AC	VUESTA-W	0.211 AC
L-4	0.240 AC	SUB-DIV	38.807 AC
L-5	0.245 AC		
L-6	0.281 AC		
L-7	0.345 AC		
L-8	0.351 AC		
L-9	0.299 AC		
L-10	0.301 AC		
L-11	0.318 AC		
L-12	0.333 AC		
BLK-11	4.453 AC		

TOTAL AREA

BLOCK	20.10 AC
COMMON PROPERTIES	12.49 AC
RESERVED PROPERTIES	3.16 AC
STREET	2.96 AC
SUBDIVISION	38.80 AC

TOTAL LENGTH OF STREETS

40' R/W	229,779'
50' R/W	2,392,800'

LEGEND

SUBDIVISION BOUNDARY

LAND LINES OF SECTIONS

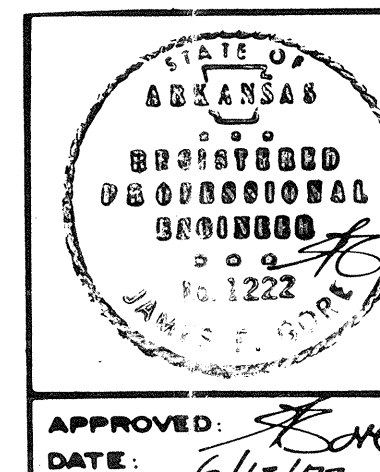
CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET.

BUILDING SETBACK LINE

UTILITY AND DRAINAGE EASEMENT

SOUTHWEST CORNER OF SECTION 25
T-1-N, R-19-W
ARKANSAS STATE PLANE
COORDINATES:
N = 740,990.871'
E = 1,703,426.158'

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



RECORD PLAT

VUESTA SUBDIVISION
BLOCKS 9 thru 13

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

REVISIONS	
DATE	DESCRIPTION
10/10/72	Revised Boundary
11/10/72	Revised Boundary
12/10/72	Revised Boundary
13/10/72	Revised Boundary
14/10/72	Revised Boundary
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