

Pandilla Subdivision

Lake Balboa

THE 100 YEAR FLOODLINE (HIGHWATER MARK) ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT 537.7 M.S.L. NO RESIDENCE MAY BE BUILT WITH A HABITABLE FLOOR LESS THAN ONE FOOT ABOVE THIS ELEVATION.

SE 1/4 NW 1/4
SECTION 22
T-1-S, R-18-W

SW 1/4 NE 1/4
SECTION 22
T-1-S, R-18-W

SE 1/4 NE 1/4
SECTION 22
T-1-S, R-18-W

LOT	ACREAGE
1	0.250
2	0.232
3	0.209
4	0.244
5	0.259
6	0.258
BLOCK 1	1.193

LOT	ACREAGE
1	0.354
2	0.369
3	0.279
4	0.324
5	0.359
6	0.342
7	0.287
BLOCK 2	2.314

LOT	ACREAGE
1	0.342
2	0.251
3	0.303
4	0.315
5	0.374
6	0.358
7	0.246
8	0.274
9	0.259
10	0.237
11	0.238
12	0.224
13	0.230
14	0.258
15	0.241
16	0.229
17	0.238
18	0.226
19	0.239
20	0.234
21	0.243
22	0.247
23	0.245
BLOCK 3	6.061

LOT	ACREAGE
1	0.229
2	0.216
3	0.235
4	0.242
5	0.237
6	0.240
7	0.239
8	0.239
9	0.240
10	0.240
11	0.240
12	0.311
13	0.270
14	0.247
15	0.215
16	0.273
17	0.304
18	0.232
19	0.328
20	0.251
21	0.233
22	0.267
23	0.238
24	0.234
25	0.259
26	0.254
27	0.252
28	0.212
29	0.231
30	0.220
31	0.271
BLOCK 4	7.699

LOT	ACREAGE
1	0.285
2	0.245
3	0.245
4	0.275
5	0.301
6	0.299
7	0.357
8	0.359
BLOCK 5	2.362

100' RIGHT-OF-WAY 1482 FT.
50' RIGHT-OF-WAY 718 FT.
40' RIGHT-OF-WAY 702 FT.

ACREAGE CHART
LOTS 19,629 ACRES
COMMON PROPERTIES 7,654 ACRES
STREETS 9,416 ACRES
TOTAL 36,699 ACRES

COMMON PROPERTIES
0.090 AC.

COMMON PROPERTIES
0.255 AC.

COMMON PROPERTIES
2.383 AC.

COMMON PROPERTIES
0.723 AC.

COMMON PROPERTIES
1.015 AC.

COMMON PROPERTIES
3.048 AC.

NW 1/4 SE 1/4
SECTION 22
T-1-S, R-18-W

NE 1/4 SE 1/4
SECTION 22
T-1-S, R-18-W

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
- UTILITY AND DRAINAGE EASEMENT

SE CORNER SECTION 22
T-1-S, R-18-W
ARIZONA STATE PLANE
COORDINATES
NORTH = 712,383.587
EAST = 1,725,904.240

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 THE 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 368, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE APRIL 20TH, 1970, DECLARATION AFORESAID, WHICH 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 1,000 SQUARE FEET, EXCEPT LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 SQUARE FEET.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION OF ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 538.0 M.S.L. + 0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1955.
- 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.
- 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.
- 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.
- 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 GRADING, LEVELING, FILLING, DRAINAGE, 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 BEST INTERESTS TO AVOID ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE 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 10TH DAY OF APRIL, 1970

COOPER COMMUNITIES, INC.
BY *James F. Gore*
EXECUTIVE VICE PRESIDENT

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 10TH DAY OF APRIL, 1970, AND THAT THE CORNERS 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
J.F.G.

SCALE 1" = 100'
100 50 0 50 100
GRAPHIC SCALE

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED		APPROVED	
RECORD PLAT							
ZAPATO SUBDIVISION							
BLOCKS 1 THRU 5 INCLUSIVE							
HOT SPRINGS VILLAGE, ARKANSAS							
COOPER CONSULTANTS, INC.							
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714							
DRAWN: TA DATE: 1/85				SCALE: 1" = 100'			
CHECKED: WRS DATE: 2/85				FILE NO: 4-116-SD			
APPROVED: <i>James F. Gore</i> DATE: 4/85				DWG. NO: 4-116-(12)-2012			
JOB NO: 77				SHEET 1 OF 1			