



<u>TOTAL AREAS</u>	
LOTS.....	27.2277 ACRES
STREET RIGHT-OF-WAY.....	15.4093 ACRES
COMMON PROPERTY IN STREETS..	0.0643 ACRES
COMMON PROPERTY.....	17.3325 ACRES
SUBDIVISION BOUNDARY.....	60.0338 ACRES

LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY .....	175 FEET
50 FEET RIGHT-OF-WAY .....	4611 FEET
75 FEET RIGHT-OF-WAY .....	940 FEET
160 to 180 FEET RIGHT-OF-WAY .....	2065 FEET

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 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 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 369, ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, THE SAME BEING THE SAME AS THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED 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 NOWISE 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 THEREIN WITHOUT THE IMPOSITION OF ANY RESTRICTIONS OR COVENANTS. NO COVENANTS ARE CONTAINED IN THE DECLARATION. AFORESAID. A SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,000 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 I 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 LOT WHICH ARE HEREBY SUBJECTED TO DECLARATION AND GRANT OF WAY. HEREAFTER BECOMING SUBJECT TO THE DECLARATION FORESAID, SUCH DEDICATION BECOMES SUBJECT TO THE EXCLUSION OF THE GENERAL PUBLIC, AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THERE TO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION FORESAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 197\_\_\_\_\_

JOHN A. COOPER COMPANY

BY [Signature]  
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 18 DAY OF JUNE, 1971

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

**JAMES F. GORE**  
**REGISTERED**  
**LAND SURVEYOR**  
STATE OF  
ARKANSAS  
**NO. 93**  
*J. Gore*  
Commission Expires 12/31/2004

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  
ON THE LAND AND SHOULD NOT BE USED FOR DETAILED  
INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR  
INTERVAL FIVE FEET.  
BUILDING SETBACK LINE  
DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE  
APPROVAL OF THE ARCHITECTURAL CONTROL  
COMMITTEE OF AN ACCEPTABLE ALTERNATE DRAINAGE  
COURSE PROPOSED BY THE OWNER.  
NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED, BUT MAY  
BE DIVERTED WITHIN THE LOT BOUNDARY.

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

RECORD PLAT

ASTURIAS SUBDIVISION  
BLOCKS 1 THRU 4

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

REVISIONS		
DATE	BY	DESCRIPTION
6-17-71	JCS	Drain, Detc., Bearly, Nam

  

DRAWN: MCM	SHEET
DATE:	OF 1
CHECKED: BZ	DWG. NO.
DATE: 6-17-71	8-HS-63
JOB NO.	SCALE
ENG 8	1"=100'

STATE OF OREGON  
 REGISTERED  
 PROFESSIONAL  
 ENGINEER  
 No. 1222  
 JAMES F. GORE

APPROVED: *[Signature]*  
 DATE: 6/1/81

106 Lots