



BLK. 1	BLK. 2	BLK. 3	BLK. 4	BLK. 5	BLK. 6
1 103800	1 10755.4	1 10755.4	1 10755.4	1 10755.4	1 10755.4
2 10224.2	2 10271.6	2 10271.6	2 10271.6	2 10271.6	2 10271.6
3 10922.4	3 11161.6	3 11161.6	3 11161.6	3 11161.6	3 11161.6
4 10674.3	4 10736.8	4 10736.8	4 10736.8	4 10736.8	4 10736.8
5 11200.3	5 10916.6	5 10916.6	5 10916.6	5 10916.6	5 10916.6
6 10998.0	6 10139.6	6 10139.6	6 10139.6	6 10139.6	6 10139.6
7 10379.1	7 8905.3	7 8905.3	7 8905.3	7 8905.3	7 8905.3
8 10418.1	8 17433.1	8 17433.1	8 17433.1	8 17433.1	8 17433.1
9 10691.1	9 11592.9	9 11592.9	9 11592.9	9 11592.9	9 11592.9
10 10884.6	10 10842.4	10 10842.4	10 10842.4	10 10842.4	10 10842.4
11 11161.0	11 11471.8	11 11471.8	11 11471.8	11 11471.8	11 11471.8
12 11260.3	12 15016.4	12 15016.4	12 15016.4	12 15016.4	12 15016.4
13 12162.6	13 11349.1	13 11349.1	13 11349.1	13 11349.1	13 11349.1
	14 11387.3	14 11387.3	14 11387.3	14 11387.3	14 11387.3
	15 10605.0	15 10605.0	15 10605.0	15 10605.0	15 10605.0
	16 11349.1	16 11349.1	16 11349.1	16 11349.1	16 11349.1
	17 11387.3	17 11387.3	17 11387.3	17 11387.3	17 11387.3
	18 12629.5	18 12629.5	18 12629.5	18 12629.5	18 12629.5
	19 10616.7	19 10616.7	19 10616.7	19 10616.7	19 10616.7
	20 11551.2	20 11551.2	20 11551.2	20 11551.2	20 11551.2
	21 10765.9	21 10765.9	21 10765.9	21 10765.9	21 10765.9
	22 10765.9	22 10765.9	22 10765.9	22 10765.9	22 10765.9

TOTAL AREAS	
LOTS	39.3064 ACRES
STREET R/W	21.6438 ACRES
COMMON PROP. IN STREETS	0.1385 ACRES
COMMON PROPERTY	15.836 ACRES
RESERVED PROPERTY	34.7807 ACRES
ARK. ELEC. COOP. ESM'T	7.2411 ACRES
TOTAL LIN. FT. OF ROAD	12,532.961 FT.
BOUNDARY OF SUBDIVISION	118,946 ACRES

- 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:
- At 3:07 o'clock P.M. on the 27th day of April 1970, the DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT AND EXHIBIT OFFICE RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK PAGE 200, E.T. 354. 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 27th 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 27th 1970, AFORESAID, 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 NO MANNER 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 SINGLE FAMILY DETACHED STRUCTURES ON 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 PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID AS TO ALL AREAS INDICATED UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
 - THE PROPERTY LINE ALONG THE LAKE IS A MEANER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 730 M.S.L. ± 0.1', AS DETERMINED FROM BENCH MARK 1003, U.S.C. & G.S. ± 0.2'.
 - 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.
 - SEABACK 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.

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This document No. 671 filed for record
April 27 at 4:26 P.M.
at page 26
Revised at 2:45 P.M.
Supplemental Declaration of Covenants and Restrictions
671 245.

NOTE: THE SANITARY SEWER LINE MAY BE LOCATED ANYWHERE WITHIN THE AREA SHOWN. HOWEVER, WHEN THE SEWER IS CONSTRUCTED THE EASEMENT WILL REDUCE TO A 20' WIDTH WITH THE SEWER AT THE CENTER LINE OF THE EASEMENT.

NOTE: THE HIGH WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANER LINE AT ELEVATION 740.0 M.S.L.

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 16 DAY OF MARCH, 1971.

Donald M. Grisham
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 293

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

APPROVED: [Signature]
DATE: 3-16-71

RECORD PLAT	
BARCELONA SUBDIVISION BLOCKS 1 THRU 6	
JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS	
REVISIONS	
DATE	DESCRIPTION
3-16-71	As Shown
DRAWN: T. W. [Signature]	
DATE: 3-16-71	
SHEET 1 OF 1	
CHECKED: [Signature]	DWG. NO. 8-45-492
DATE: 3-16-71	JOB NO. 1-1-80
SCALE: 1" = 300'	