

CASTELLON SUBDIVISION
LOTTED 9,940 Ac
STREET 3,131 Ac
COMMON 9,368 Ac
TOTAL 22,447 Ac

LOT # SQ. FT.

BLOCK 1

1 10815.264
2 9099.978
3 10204.748
4 8963.491
5 9629.059
6 9560.474

BLOCK 2

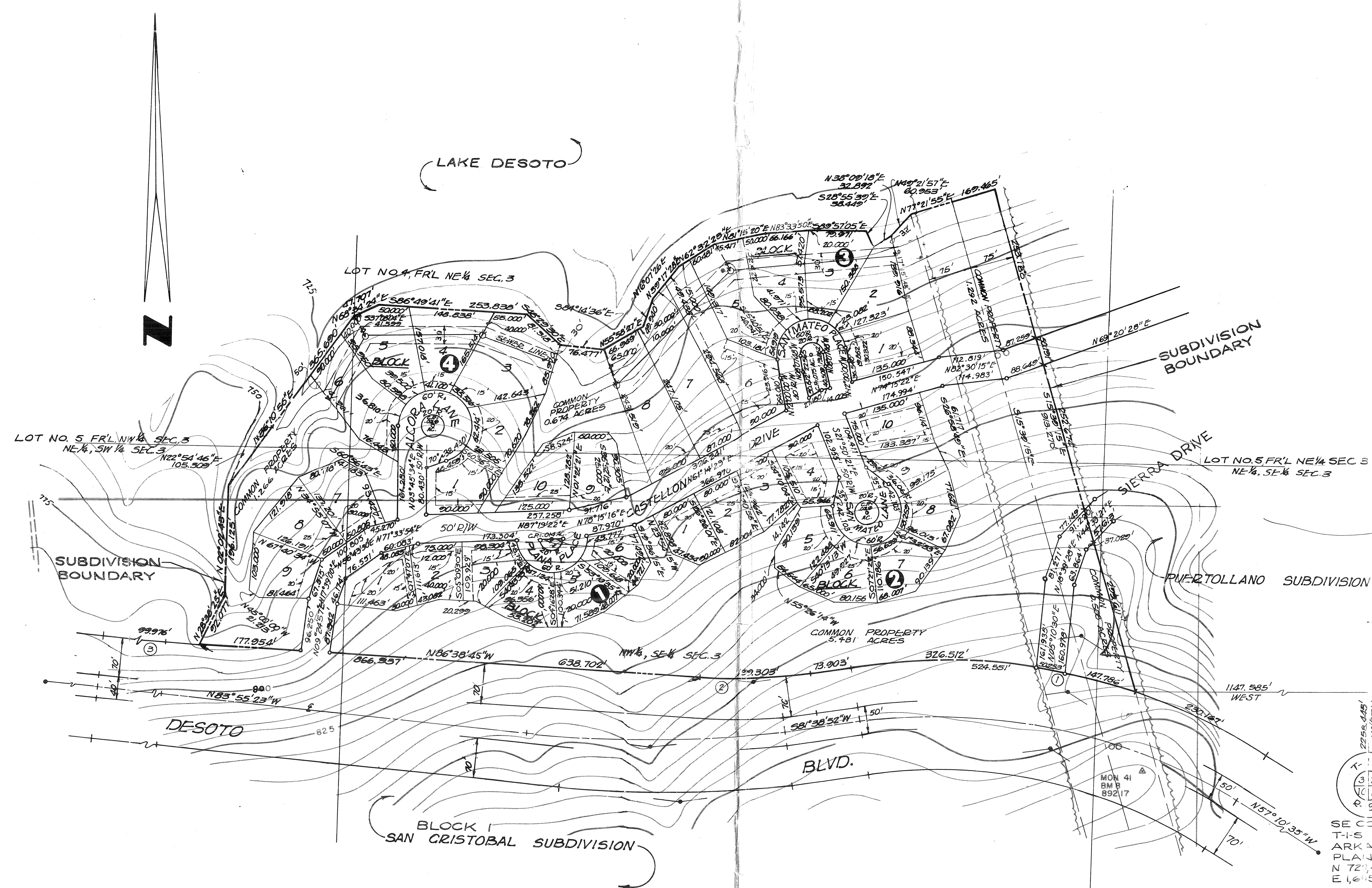
1 9175.553
2 10040.148
3 8912.092
4 10754.315
5 10751.968
6 10673.667
7 11028.166
8 9757.392
9 8947.912
10 11303.384

BLOCK 3

1 11227.383
2 11273.051
3 13837.655
4 14022.672
5 17753.915
6 23845.843
7 21738.183
8 19649.241
9 9570.788
10 10402.201

BLOCK 4

1 10688.872
2 9705.209
3 20765.877
4 14248.813
5 15848.205
6 16863.068
7 11469.587
8 10715.614
9 9855.719



CASTELLON SUBDIVISION BLOCKS 1 THRU 4
LEGAL DESCRIPTION

Commencing at the common corner of Sections 2, 3, 10 and 11, T-1-S, R-19-W, run North 2258.445 feet, thence West 1147.585 feet, to a point of beginning; thence West 1147.585 feet to the left 524.551 feet to a point, said curve having a delta angle of 41°10'32" and a radius of 1050.185 feet; thence S 81°30'52" W, 73.905 feet to a point of curvature; thence West 1147.585 feet to the right 199.303 feet to a point, said curve having a delta angle of 11°42'24" and a radius of 975.450 feet; thence N 86°38'45" W, 966.937 feet to a point; thence N 28°38'25" E, 92.077 feet; thence N 02°22'43" E, 196.125 feet to a point; thence N 36°10'56" E, 365.690 feet to a point; thence N 68°34'24" E, 47.707 feet to a point; thence S 86°49'41" E, 253.838 feet to a point; thence S 48°29'30" E, 81.318 feet to a point; thence S 84°14'36" E, 76.477 feet to a point; thence N 55°50'27" E, 76.949 feet to a point; thence N 16°07'26" E, 49.940 feet to a point; thence N 39°17'28" E, 79.438 feet to a point; thence N 62°32'23" E, 75.481 feet to a point; thence N 81°15'20" E, 95.417 feet to a point; thence N 83°33'50" E, 86.166 feet to a point; thence S 89°57'05" E, 79.971 feet to a point; thence S 28°55'59" E, 38.449 feet to a point; thence N 38°09'18" E, 32.892 feet to a point; thence N 49°21'57" E, 60.953 feet to a point; thence N 77°21'55" E, 169.465 feet to a point; thence S 15°39'15" E, 913.270 feet to the point of beginning, containing 22.447 Acres, more or less.

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

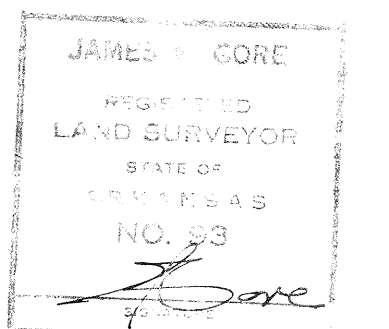
- LEGEND
- Subdivision Boundary Line
 - Building Setback Line
 - Utility And Drainage Easement
 - Edge of Protective Screening Area Exceeding 25% And Area Exceeding One Acre.
 - 30' Sewer Easement
 - 960

- 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 REQUIRED 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 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 253, AT PAGE 203, 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 LAOS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 27TH 1970, AFORESAID, AND LIVENISE THE DECLARATION FILED FOR RECORD ON APRIL 27TH 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 NO WISE 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 10000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 14,000 SQUARE FEET.
 - OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 15 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT J 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 ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 730.0 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK 1022, 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 THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS 19th DAY OF JULY, 1970.
JOHN A. COOPER COMPANY
BY: JAMES F. GORE
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 19th DAY OF JUNE, 1970
JAMES F. GORE
R.L.S. NO. 93



SE CORNER SECTION 3
T-1-S, R-19-W
ARKANSAS STATE
PLANE COORDINATES
N 72°40'53.533
E 16°50'59.103

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document No. 3260 filed for record
at 3:07 O'CLOCK P.M.
Recorded in Plat Book 2 at Page 182
Sharon Hilliard, Circuit Clerk

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

RECORD PLAT

CASTELLON SUBDIVISION
BLOCKS 1 thru 4

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

REVISIONS	
DATE	DESCRIPTION
DATE 3/25	
DRAWN	SHEET 1 OF 1
CHECKED	
DATE	DWG. NO. 845410
DATE	JOB NO.
DATE	SCALE: 1"=100'