



BLOCK 4			BLOCK 4			BLOCK 5			BLOCK 5		
Lot No.	Area Sq. Ft.		Lot No.	Area Sq. Ft.		Lot No.	Area Sq. Ft.		Lot No.	Area Sq. Ft.	
9	11691.087		24	10922.842		1	44072.409		18	12413.521	
10	10766.314		25	9782.253		2	43655.150		19	11389.597	
11	11045.480		26	10648.870		3	10457.210		20	10742.763	
12	10756.989		27	11281.458		4	10375.248				
13	10366.010		28	11709.494		5	10001.471				
14	10712.423		29	11607.909		6	9014.338				
15	9631.783		30	11524.438		7	44237.765		1	52063.943	
16	10721.659		31	10190.411		8	11440.406		2	45543.987	
17	10566.884		32	10200.403		9	10362.548		3	48950.625	
18	10458.037		33	10316.135		10	10345.071		4	46062.138	
19	13704.524		34	11065.441		11	10302.266		5	45657.259	
20	13119.323		35	11954.688		12	11964.629		6	44464.515	
21	12650.857		36	10753.122		13	11175.478		7	48040.830	
22	11580.468		37	11192.528		14	9576.311		8	44350.907	
23	10607.603		38	10343.891		15	11360.768		9	44713.022	
						16	11111.105		10	43875.138	
						17	10762.203		11	45303.099	

DEED DESCRIPTION

CATALONIA SUBDIVISION - BLOCKS 1 TO 6 INCLUSIVE

A parcel of land lying in the SE⁴, SE⁴, (0.25 AC.) of Section 2, T-1-S, R-19-W; and in the SW⁴, (14.25 AC.) of Section 2, T-1-S, R-19-W; and in the NE⁴, NE⁴, (4.60 AC.) of Section 11, T-1-S, R-19-W; and in the NW⁴, NW⁴, (39.37 AC.) of Section 12, T-1-S, R-19-W; and in the SW⁴, (17.79 AC.) of Section 12, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the SE corner of Section 2, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, (State Plane Coordinates North 729,161.198', East 1,700,374.036'), run west 98.271' to a point; thence run south 51.817' to the point of beginning; thence run N35°17'11" W 75.656' to a point; thence run N52°36'43" E 50.000' to a point; thence run N53°17'11" W 98.271' to a point; thence run N22°36'26" E 328.713' to a point; thence run N22°36'26" E 328.713' to a point of tangency; thence run southeasterly along a curve to the left 130.000' to a point of tangency, said curve having a degree of curvature of 8°48'39" and a chord of 563°37'03" E 129.784'; thence run S69°10'40" E 575.073' to a point of curvature; thence run southeasterly along a curve to the right 486.740' to a point of reverse curvature, said curve having a degree of curvature of 11°51'51" and a chord of S40°28'15" E 466.398'; thence run southeasterly along a curve to the left 573.819' to a point, said curve having a degree of curvature of 11°40'56" and a chord of S45°00'51" E 541.647'; thence run N11°22'08" E 75.000' to a point; thence run S78°37'52" E 353.713' to a point of curvature; thence run southeasterly along a curve to the right 560.510' to a point of tangency, said curve having a degree of curvature of 13°24'58" and a chord of S41°01'54" E 521.138'; thence run S03°51'57" E 418.648' to a point of curvature; thence run southeasterly along a curve to the right 410.461' to a point, said curve having a degree of curvature of 11°11'04" and a chord of S11°39'16" W 405.734'; thence run N63°15'32" W 75.000' to a point; thence run S16°44'28" W 86.875' to a point; thence run N63°15'32" W 176.282' to a point; thence run S33°25'29" W 299.541' to a point; thence run S74°31'47" W 513.609' to a point; thence run N74°23'46" W 576.238' to a point; thence run N62°31'02" W 774.371' to a point; thence run N01°35'09" E 474.195' to a point; thence run N60°56'48" W 258.693' to a point; thence run N48°51'37" W 204.768' to a point; thence run N38°49'01" E 150.000' to a point; thence run N52°33'57" E 51.654' to a point; thence run N51°58'18" W 53.560' to a point; thence run N59°02'10" E 143.863' to a point; thence run N72°31'22" E 18.640' to a point; thence run N38°22'52" W 120.445' to a point; thence run N00°00'00" E 55.000' to a point; thence run N56°10'22" E 187.503' to the point of beginning and containing a total of 93.4512 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 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 duly recorded in Record Book 453, at page 389, 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 approved 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 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 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 attached to this Plat as a part 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, said 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.

Dated this _____ day of _____, 197____.
JOHN A. COOPER COMPANY
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 _____ day of _____, 197____.

Donald M. Mathison
Surveyor, R.L.S. No.293

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

RECORD PLAT		REVISIONS	
CATALONIA SUBDIVISION BLOCKS 1-6 INCLUSIVE		DATE BY DESCRIPTION	
JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS		DRAWN BY DATE SHEET 1 OF 1	
APPROVED: [Signature] DATE: 3-12-71		CHECKED: BB DATE: 3-10-71 DWG. NO. 8-HS-499	
JOB NO. ENG. 8		SCALE 1"=100'	