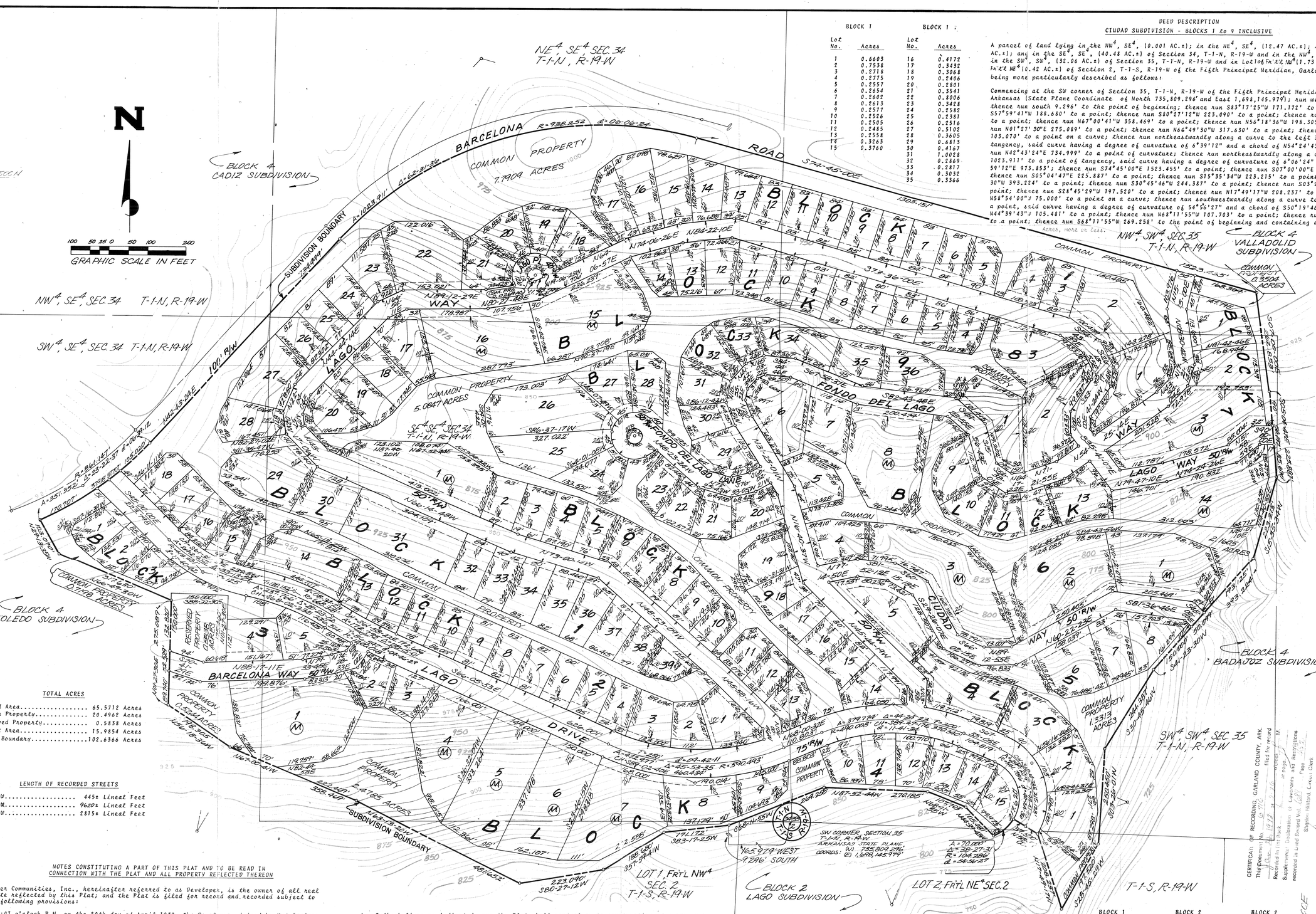

BLOCK 1

Lot No.	Acres
1	0.6603
2	0.7538
3	0.2718
4	0.2775
5	0.2557
6	0.2654
7	0.2602
8	0.2613
9	0.2577
10	0.2526
11	0.2505
12	0.2485
13	0.2558
14	0.3263
15	0.3760
16	0.4172
17	0.3432
18	0.3068
19	0.2406
20	0.2801
21	0.3541
22	0.6006
23	0.3428
24	0.2582
25	0.2582
26	0.2516
27	0.5102
28	0.3605
29	0.6815
30	0.4167
31	1.0028
32	0.2869
33	0.2817
34	0.3032
35	0.3366

BLOCK 3

Lot No.	Acres
4	0.3604
5	0.3769

BLOCK 4

Lot No.	Acres
1	1.5212
2	0.2870
3	0.2830
4	1.0416
5	1.2046
6	1.1201
7	1.1346
8	0.5308
9	0.2978
10	0.2550
11	0.2622
12	0.2682
13	0.2466
14	0.2383
15	0.3043

BLOCK 5

Lot No.	Acres
1	0.4570
2	0.4000
3	0.4594
4	0.6908
5	0.6795
6	0.5099
7	0.3693
8	0.3462

BLOCK 6

Lot No.	Acres
1	1.0319
2	1.1353
3	1.3589
4	0.3739
5	0.3518
6	0.6375
7	0.4014
8	1.1380
9	0.3582
10	0.2896
11	0.2549
12	0.2050
13	0.4525
14	1.2169

BLOCK 7

Lot No.	Acres
1	0.4585
2	0.4077
3	1.2324

BLOCK 8

Lot No.	Acres
1	0.5737
2	0.7804
3	0.6370
4	0.2274
5	0.2495
6	0.2515
7	0.2630
8	0.2620
9	0.2640
10	0.2623
11	0.2798
12	0.2719
13	0.2773
14	0.2291
15	1.2006
16	1.1140
17	0.4576
18	0.3431
19	0.3399
20	0.3325

BLOCK 9

Lot No.	Acres
1	1.0152
2	0.2523
3	0.2528
4	0.2744
5	0.2617
6	0.2346
7	0.2683
8	0.2670
9	0.2455
10	0.2205
11	0.2369
12	0.2424
13	0.2778
14	0.3647
15	0.2390
16	0.2271
17	0.2490
18	0.2867
19	0.3709
20	0.2904
21	0.2421
22	0.2447
23	0.2475
24	0.3429
25	0.6100
26	0.9263
27	0.4075
28	0.3501
29	0.3680
30	0.2314
31	0.2846
32	0.2760
33	0.2484
34	0.4345
35	0.3194
36	0.3701

DEED DESCRIPTION

CIUDAD SUBDIVISION - BLOCKS 1 to 9 INCLUSIVE

A parcel of land lying in the NW¼, SE¼, (0.001 AC.±); in the NE¼, SE¼, (12.47 AC.±); in the SW¼, SE¼, (7.54 AC.±); and in the SE¼, SE¼, (40.48 AC.±) of Section 34, T-1-N, R-19-W and in the NW¼, SW¼, (7.94 AC.±); and in the SW¼, SW¼, (32.06 AC.±) of Section 35, T-1-N, R-19-W and in Lot 6 of Fr'L'L NW¼ (1.73 AC.±); and in Lot 2 of Fr'L'L NE¼ (0.42 AC.±) of Section 2, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the SW corner of Section 35, T-1-N, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas (State Plane Coordinate of North 735,809.296' and East 1,698,145.979'); run west 165.979' to a point; thence run south 9.296' to the point of beginning; thence run S83°17'25"W 171.172' to a point; thence run S57°59'41"W 188.680' to a point; thence run S80°27'12"W 223.090' to a point; thence run N63°13'20"W 441.652' to a point; thence run N67°00'41"W 358.469' to a point; thence run N56°18'36"W 198.305' to a point; thence run N01°27'30"E 275.089' to a point; thence run N66°49'30"W 317.630' to a point; thence run N29°13'35"W 103.070' to a point on a curve; thence run northeastwardly along a curve to the left 351.352' to a point of tangency, said curve having a degree of curvature of 6°39'12" and a chord of N54°24'43"E 348.920'; thence run N42°43'24"E 734.999' to a point of curvature; thence run northeastwardly along a curve to the right 1023.911' to a point of tangency, said curve having a degree of curvature of 6°06'24" and a chord of N73° 59'12"E 973.453'; thence run S74°45'00"E 1523.455' to a point; thence run S07°00'00"E 262.853' to a point; thence run S05°04'47"E 225.887' to a point; thence run S15°35'34"W 223.215' to a point; thence run S41°23' 30"W 393.224' to a point; thence run S30°45'46"W 244.387' to a point; thence run S03°26'01"W 250.450' to a point; thence run S28°45'29"W 197.520' to a point; thence run N17°49'17"W 208.237' to a point; thence run N58°54'00"W 75.000' to a point on a curve; thence run southwestwardly along a curve to the right 70.000' to a point, said curve having a degree of curvature of 54°56'27" and a chord of S50°19'46"W 68.693'; thence run N44°39'43"W 105.481' to a point; thence run N68°11'55"W 107.703' to a point; thence run N87°52'44"W 270.185' to a point; thence run S88°11'55"W 269.258' to the point of beginning and containing a total of 102.6366 Acres, more or less.

TOTAL ACRES

Lotted Area	65.5712 Acres
Common Property	20.4962 Acres
Reserved Property	0.5838 Acres
Street Area	15.9854 Acres
Total Boundary	102.6366 Acres

LENGTH OF RECORDED STREETS

40' R/W	445± Lineal Feet
50' R/W	9620± Lineal Feet
75' R/W	2815± Lineal Feet

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:

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 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 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 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.
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 1 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 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.

Dated this _____ day of _____, 197_.

COOPER COMMUNITIES, INC.

By _____
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 10 day of January, 1971.

James F. Gore R.L.S. No. 93

LEGEND:

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- (M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
- 750 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.

JAMES F. GORE REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR STATE OF ARKANSAS NO. 93

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

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document filed for record at ___ M. on ___ 19__
Recorded in Plat Book ___ Page ___
Supplemental Declaration of Covenants and Restrictions recorded in Land Record Vol. ___ Page ___
Shigeko Hilliard, Circuit Clerk
By ___

BLOCK 1

Lot No.	Acres
36	0.3219
37	0.2982
38	0.2324
39	0.2217

BLOCK 2

Lot No.	Acres
1	0.3945
2	0.2536
3	0.3049
4	0.2447
5	0.2501
6	0.2403
7	0.2471
8	0.2510
9	0.2472
10	0.2617
11	0.2457
12	0.2655
13	0.2551

BLOCK 2

Lot No.	Acres
14	0.7552
15	0.2328
16	0.2467
17	0.2727
18	0.2408

BLOCK 3

Lot No.	Acres
1	0.2667
2	0.2679
3	0.2271

REVISIONS		
DATE	BY	DESCRIPTION
12-30-70	DCB	

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

APPROVED: [signature]
DATE: 1/10/71

RECORD PLAT

CIUDAD SUBDIVISION

BLOCKS 1 - 9 INCLUSIVE

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

DRAWN: BCT	SHEET 1 OF 1
DATE:	
CHECKED: DJB	DWG. NO. 8-HS-980
DATE: 12-30-70	
JOB NO. ENG. 6	SCALE: 1"=100'