

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 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 IX 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 1000 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 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__.

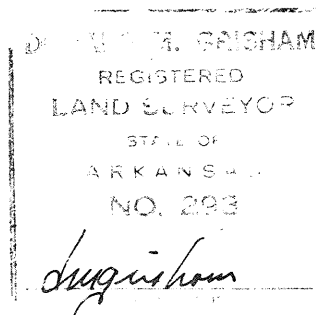
JOHN A. COOPER COMPANY

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 2ND DAY OF APRIL, 1971.

Donald M. Grisham
DONALD M. GRISHAM R.L.S. NO. 293



SW CORNER SECTION 1
TOWNSHIP 1 SOUTH, RANGE 19 WEST
ARKANSAS STATE PLANE
COORDINATES
NORTH=729,161.198
EAST=700,374.036

DEED DESCRIPTION
"GALICIA SUBDIVISION"
BLOCKS 1 THRU 12

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (26.0546 ACRES), THE NW 1/4 OF THE SW 1/4 (9.0075 ACRES), THE NE 1/4 OF THE SW 1/4 (49.261 ACRES), THE SE 1/4 OF THE SW 1/4 (9.0505 ACRES) OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 19 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, ALSO LYING IN THE NW 1/4 OF THE NW 1/4 (2.62 ACRES), THE NE 1/4 (4.570 ACRES), OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALSO LYING IN THE SE 1/4 OF THE SE 1/4 (20.6378 ACRES), THE SW 1/4 OF THE SE 1/4 (5.0303 ACRES), THE NE 1/4 OF THE SE 1/4 (18.2435 ACRES), THE NW 1/4 OF THE SE 1/4 (5.935 ACRES), OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN GARLAND COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 682.800 FEET NORTH AND 248.094 FEET EAST OF THE S.W. CORNER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 19 WEST, (ARKANSAS STATE PLANE COORDINATE: NORTH=729,161.198 EAST=700,374.036), THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 650.288 FEET, AN ARC DISTANCE OF 130.000 FEET, THENCE S22°36'26" W, 328.715 FEET; THENCE N62°00'00" W, 429.814 FEET; THENCE N78°30'00" W, 182.746 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1797.067 FEET, AN ARC DISTANCE OF 107.362 FEET; THENCE N47°14'07" E, 121.426 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 4519.623 FEET, AN ARC DISTANCE OF 404.206 FEET; THENCE N42°06'40" E, 621.165 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 403.903 FEET, AN ARC DISTANCE OF 297.259 FEET; THENCE N84°16'44" E, 417.000 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 911.004 FEET, AN ARC DISTANCE OF 636.374 FEET; THENCE S59°41'51" E, 711.964 FEET; THENCE EASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 572.198 FEET, AN ARC DISTANCE OF 748.044 FEET; THENCE N69°23'55" E, 537.582 FEET; THENCE S40°14'05" E, 108.359 FEET; THENCE S21°22'14" W, 246.982 FEET; THENCE S01°03'48" W, 654.936 FEET; THENCE S89°16'07" W, 548.963 FEET; THENCE S01°10'09" W, 245.051 FEET; THENCE S35°24'05" W, 378.505 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 415.458 FEET, AN ARC DISTANCE OF 215.000 FEET; THENCE S11°22'08" W, 75.000 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 490.458 FEET, AN ARC DISTANCE OF 573.819 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 482.932 FEET, AN ARC DISTANCE OF 486.740 FEET; THENCE N69°20'40" W, 575.073 FEET TO THE POINT OF BEGINNING, CONTAINING 94.0670 ACRES.

BLOCK 1		BLOCK 2		BLK 4 CONT.		BLOCK 7		BLOCK 8		BLOCK 10		BLK 11 CONT.	
LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA	LOT NO.	AREA
1	12068.9	1	9871.4	1	50473.6	1	3664.9	1	1644.5	1	10499.5	1	12193.3
2	1598.2	2	10123.6	2	498620.2	2	3664.0	2	1552.2	2	10120.2	2	13420.5
3	9226.5	3	11511.2	3	11005.8	3	3664.8	3	17270.4	3	16135.5	3	13420.5
4	10454.7	4	10454.7	4	11068.4	4	3664.8	4	47470.4	4	16135.5	4	10633.8
5	1145.0	5	1102.2	5	1016.8	5	3502.3	5	43383.2	5	12833.8	5	8862.0
6	1254.2	6	10620.3	6	13224.2	6	8949.9	6	51387.5	6	12833.8	6	107243.5
7	10645.5	7	10620.3	7	12523.3	7	1582.2	7	4866.5	7	22626.0	7	107243.5
8	2866.7	8	12523.3	8	12523.3	8	1582.2	8	4866.5	8	22626.0	8	107243.5
9	3633.0	9	13186.4	9	1050.8	9	1050.5	9	4866.5	9	22626.0	9	107243.5
10	11341.1	10	13186.4	10	1201.2	10	1050.5	10	4866.5	10	22626.0	10	107243.5
11	12316.8	11	12316.8	11	10123.6	11	10123.6	11	4866.5	11	22626.0	11	107243.5
12	12316.8	12	12316.8	12	10123.6	12	10123.6	12	4866.5	12	22626.0	12	107243.5
13	12316.8	13	12316.8	13	10123.6	13	10123.6	13	4866.5	13	22626.0	13	107243.5
14	12316.8	14	12316.8	14	10123.6	14	10123.6	14	4866.5	14	22626.0	14	107243.5
15	12316.8	15	12316.8	15	10123.6	15	10123.6	15	4866.5	15	22626.0	15	107243.5
16	12316.8	16	12316.8	16	10123.6	16	10123.6	16	4866.5	16	22626.0	16	107243.5
17	12316.8	17	12316.8	17	10123.6	17	10123.6	17	4866.5	17	22626.0	17	107243.5
18	12316.8	18	12316.8	18	10123.6	18	10123.6	18	4866.5	18	22626.0	18	107243.5
19	12316.8	19	12316.8	19	10123.6	19	10123.6	19	4866.5	19	22626.0	19	107243.5
20	12316.8	20	12316.8	20	10123.6	20	10123.6	20	4866.5	20	22626.0	20	107243.5
21	12316.8	21	12316.8	21	10123.6	21	10123.6	21	4866.5	21	22626.0	21	107243.5
22	12316.8	22	12316.8	22	10123.6	22	10123.6	22	4866.5	22	22626.0	22	107243.5
23	12316.8	23	12316.8	23	10123.6	23	10123.6	23	4866.5	23	22626.0	23	107243.5
24	12316.8	24	12316.8	24	10123.6	24	10123.6	24	4866.5	24	22626.0	24	107243.5
25	12316.8	25	12316.8	25	10123.6	25	10123.6	25	4866.5	25	22626.0	25	107243.5
26	12316.8	26	12316.8	26	10123.6	26	10123.6	26	4866.5	26	22626.0	26	107243.5
27	12316.8	27	12316.8	27	10123.6	27	10123.6	27	4866.5	27	22626.0	27	107243.5
28	12316.8	28	12316.8	28	10123.6	28	10123.6	28	4866.5	28	22626.0	28	107243.5
29	12316.8	29	12316.8	29	10123.6	29	10123.6	29	4866.5	29	22626.0	29	107243.5
30	12316.8	30	12316.8	30	10123.6	30	10123.6	30	4866.5	30	22626.0	30	107243.5
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32	12316.8	32	12316.8	32	10123.6	32	10123.6	32	4866.5	32	22626.0	32	107243.5
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42	12316.8	42	12316.8	42	10123.6	42	10123.6	42	4866.5	42	22626.0	42	107243.5
43	12316.8	43	12316.8	43	10123.6	43	10123.6	43	4866.5	43	22626.0	43	107243.5
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55	12316.8	55	12316.8	55	10123.6	55	10123.6	55	4866.5	55	22626.0	55	107243.5
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72	12316.8	72	12316.8	72	10123.6	72	10123.6	72	4866.5	72	22626.0	72	107243.5
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74	12316.8	74	12316.8	74	10123.6	74	10123.6	74	4866.5	74	22626.0	74	107243.5
75	12316.8	75	12316.8	75	10123.6	75	10123.6	75	4866.5	75	22626.0	75	107243.5
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86	12316.8	86	12316.8	86	10123.6	86	10123.6	86	4866.5	86	22626.0	86	107243.5
87	12316.8	87	12316.8	87	10123.6	87	10123.6	87	4866.5	87	22626.0	87	107243.5
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89	12316.8	89	12316.8	89	10123.6	89	10123.6	89	4866.5	89	22626.0	89	107243.5
90	12316.8	90	12316.8	90	10123.6	90	10123.6	90	4866.				