

V.V. CORNER SECTION 1
ARKANSAS STATE PLANE
COORDINATES (N) 735,755.898
(E) 1,709,614.266

606.992'
WEST

LOT 4 FR'L NE⁴ SEC. 2
T-1-S, R-19-W

LOT 3, FR'L NW⁴ SEC. 1
T-1-S, R-19-W

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:

- At 3:07 o'clock P.M. of 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 557, at page 567 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.
- 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 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.
- 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 Exhibit 1 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 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.

Dated this _____ day of _____, 197__.

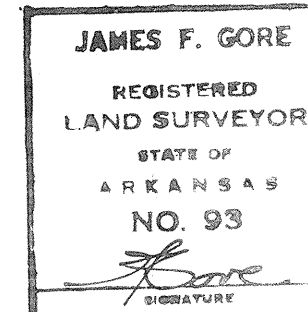
COOPER COMMUNITIES, INC.

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 31 day of December, 197L.

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



LOT 4, FR'L NW⁴ SEC. 1
T-1-S, R-19-W

LOT 5, FR'L NW⁴ SEC. 1
T-1-S, R-19-W

TERUEL SUBDIVISION
BLOCK 3

BLOCK 1		BLOCK 2	
Lot No.	Acres	Lot No.	Acres
1	0.2909	1	0.2435
2	0.2405	2	0.2492
3	0.2505	3	0.2407
4	0.2436	4	0.2429
5	0.2515	5	0.2493
6	0.3059	6	0.2984
7	0.2324	7	0.2672
8	0.2174	8	0.2580
9	0.2650	9	0.2730
10	0.3148	10	0.2537
11	0.2842	11	0.2354
12	0.2525	12	0.1732
13	0.2752	13	0.3582
14	0.2898	14	0.5519
15	0.2646	15	0.2524
16	0.4245	16	0.2573
17	0.2549	17	0.3636
18	0.2816	18	0.4402
19	0.3250	19	0.2954
20	0.3623	20	0.2530
21	0.3028	21	0.2777
22	0.2523		
23	0.2376		
24	0.3640		
25	0.3644		
26	0.3731		
27	0.3222		
28	0.2774		
29	0.2664		
30	0.2943		
31	0.2631		
32	0.3067		

LOT 5 FR'L NE⁴ SEC. 2
T-1-S, R-19-W

TOTAL ACRES
Lotted Area..... 15.6287 Acres
Common Properties..... 12.1718 Acres
Reserved Properties..... 25.4651 Acres
Street Area..... 15.0941 Acres
Total Boundary..... 68.3197 Acres

LENGTH OF RECORDED STREETS

40' R/W..... 577.145 Lineal feet
50' R/W..... 14,157.918 Lineal feet
70' R/W..... 5,524.739 Lineal feet

DEED DESCRIPTION

GERONA SUBDIVISION - BLOCKS 1 & 2 INCLUSIVE

A parcel of Land lying in Lot 4 of FR'L NE⁴ (11.41 AC.±), in Lot 5 of FR'L NE⁴ (13.44 AC.±) of Section 2, T-1-S, R-19-W and in Lot 3 of FR'L NW⁴ (23.39 AC.±), in Lot 4 of FR'L NW⁴ (2.04 AC.±), in Lot 5 of FR'L NW⁴ (7.29 AC.±) of Section 1, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the NW corner of Section 1, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas [State Plane Coordinate of North 735,755.898 and East 1,709,614.266]; run west 606.992' to a point; thence run south 1,527.135' to the point of beginning; thence run southeastwardly along a curve to the right 417.736' to a point of tangency, said curve having a degree of curvature of 4°51'07" and a chord of S84°07'12"E 415.561'; thence run S73°59'10"E 851.538' to a point of curvature; thence run southeastwardly along a curve to the right 543.136' to a point of tangency, said curve having a degree of curvature of 9°25'27" and a chord of S48°23'14"E 525.253'; thence run S22°47'58"E 44.158' to a point of curvature; thence run southeastwardly along a curve to the left 437.145' to a point of tangency, said curve having a degree of curvature of 10°39'02" and a chord of S46°04'43"E 425.216'; thence run S69°21'29"E 520.785' to a point; thence run S20°38'31"W 140.000' to a point; thence run S00°00'00"E 500.300' to a point; thence run N70°00'00"W 70.000' to a point; thence run N73°04'21"W 240.416' to a point; thence run S89°07'07"W 130.015' to a point; thence run N70°45'51"W 248.896' to a point; thence run N90°00'00"W 183.000' to a point; thence run S76°43'46"W 177.816' to a point; thence run S88°27'07"W 185.068' to a point; thence run S57°15'53"W 63.217' to a point; thence run S45°00'00"W 49.497' to a point; thence run S13°05'31"W 220.737' to a point; thence run S29°44'42"W 80.633' to a point; thence run S47°07'16"W 95.525' to a point; thence run S77°19'11"W 82.000' to a point; thence run N71°34'40"W 60.166' to a point; thence run N48°58'21"W 102.069' to a point; thence run N27°41'58"W 225.887' to a point; thence run S27°25'51"W 59.363' to a point; thence run N90°00'00"W 65.000' to a point; thence run S63°47'19"W 11.194' to a point; thence run N26°12'41"W 79.903' to a point; thence run N00°00'00"E 57.000' to a point; thence run N18°06'14"E 54.708' to a point; thence run N30°04'07"E 43.909' to a point; thence run S31°34'59"W 70.491' to a point; thence run N21°48'05"W 75.392' to a point; thence run N01°41'22"E 223' to a point; thence run N11°00'13"E 73.348' to a point; thence run S79°00'00"W 223.384' to the point of beginning and contains a total of _____ acres.

LOT 6 FR'L NW⁴ SEC. 1
T-1-S, R-19-W

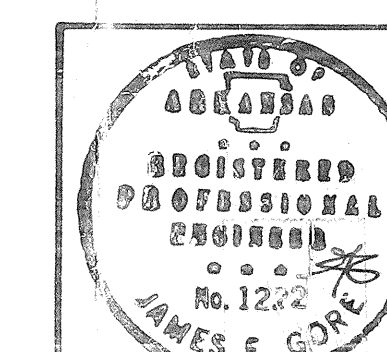
LEGEND:

SUBDIVISION BOUNDARY
LAND LINES OF SECTIONS
BUILDING SETBACK LINE

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.

ES. EASEMENT: FOR WATER OR SEWER, (10 FT. BOTH SIDES Q.)

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



APPROVED: _____
DATE: 12/31/71

RECORD PLAT

GERONA SUBDIVISION
BLOCKS 1 & 2 INCLUSIVE

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

REVISIONS	
DATE	DESCRIPTION
10/17/71	1. Add Detail, Bring, Outlines
12/31/71	2. Final Easement
DRAWN BY: _____	
DATE: _____	
CHECKED BY: _____	
DATE: 11/15/71	
KJB NO. _____	
SCALE: 1" = 100'	