

LOT AREAS

Block No. 1	Lot No.	Area Square Feet
1	11706.1679	
2	10411.4732	
3	9568.4031	
4	9420.3070	
5	9848.6584	
6	9661.4871	
7	11428.8091	
8	12274.5671	
9	10435.2910	
10	11009.8609	
11	11412.6580	
12	10026.3682	
13	10967.3080	
14	11187.3123	

Block No. 2	Lot No.	Area Square Feet
1	12528.3636	
2	11699.3487	
3	10989.7808	
4	11228.0871	
5	10460.6531	
6	9162.0834	
7	10188.0057	
8	10896.7415	
9	9490.5082	
10	11798.3997	
11	9454.4923	
12	9568.9621	
13	10587.9179	
14	14339.0486	
15	11723.2941	
16	10075.0382	
17	8981.9007	
18	10251.9959	
19	10910.3771	

Block No. 3	Lot No.	Area Square Feet
1	11529.7206	
2	11006.7052	
3	13020.2658	
4	11879.2423	
5	12860.1547	
6	11456.7371	
7	9388.9615	
8	8525.0289	
9	10608.7847	
10	9430.7469	
11	10120.7655	
12	10532.7445	
13	11621.5517	

Block No. 4	Lot No.	Area Square Feet
1	10716.6442	
2	9680.3941	
3	10053.4942	
4	9562.4310	
5	9293.5286	
6	10501.5759	
7	10530.2505	
8	10660.6157	
9	11453.1349	
10	11100.6502	

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

- AT 3:07 O'CLOCK PM ON THE 20 TH 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 PAGES 369-426. 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 20 TH 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20 TH 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 NOWISE 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 THEREFOR.
- 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 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 DECLARATION AFORESAID OR MAY HEREINAFTER 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 _____, 1970.

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 27 DAY OF APRIL, 1970.

JAMES F. GORE R.L.S. NO. 93



A parcel of land lying in the SE 1/4 Sec. 11 (3.784 Ac.), SW 1/4 Sec. 22 (2.027 Ac.), SE 1/4 Sec. 19 (4.992 Ac.) all in Section 2, and the NW 1/4 Sec. 11 (3.223 Ac.), NW 1/4 Sec. 19 (3.860 Ac.), in Section 11, all in T-1-S, R-19-W, of the Fifth Principal Meridian, Garland County, Arkansas, and being more particularly described as follows:

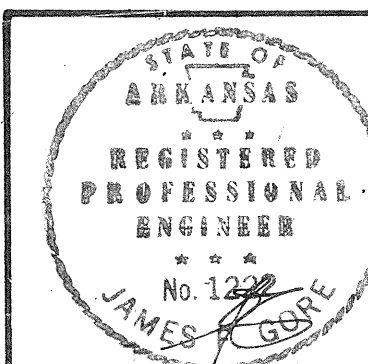
Beginning at the common corner of Sections 1,2,11,12, T-1-S, R-19-W, (Arkansas State Plane coordinates North 729161.128, East 1700374.036) of the Fifth Principal Meridian, Garland County, Arkansas; thence North 437.016 feet to a point, thence West 5.467 feet to a point, which is the point of beginning; thence S 02° 01' 40" E, 437.038 feet to a point, thence S 21° 35' 09" E, 1312.085 feet to a point, thence N 85° 47' 22" W, 1319.032 feet to a point, thence N 86° 50' 50" W, 1360.137 feet to a point, thence N 88° 28' 27" W, 71.471 feet to a point, thence N 01° 00' 00" E, 158.223 feet to a point, thence N 46° 39' 07" W, 171.996 feet to a point, thence N 45° 52' 05" E, 186.690 feet to a point, thence N 42° 00' 38" E, 366.072 feet to a point, thence N 46° 59' 32" W, 215.269 feet to a point on a 5° 37' 30" curve to the right having a chord bearing and distance of N 65° 31' 36" E, 363.072 feet, thence along said curve 354.864 feet to the point of tangency, thence N 75° 30' 26" E, 241.238 feet to the point of curvature of a 5° 11' 18" curve to the left having a chord bearing and distance of N 63° 04' 58" E, 773.291 feet, thence along said curve 779.385 feet to a point, thence S 78° 30' 00" E, 1582.746 feet to a point, thence S 62° 00' 00" E, 429.814 feet to the point of beginning, containing 126.282 acres, more or less.

AREAS:

LOTTED	60.035 AC.
STREETS	13.110 AC.
COMMON PROPERTIES	41.362 AC.
RESERVED PROPERTIES	11.175 AC.
SUBDIVISION BOUNDARY	126.282 AC.

LEGEND:

- SUBDIVISION BOUNDARY LINE
- OWNERSHIP LINE
- BUILDING SETBACK LINE
- DRAINAGE-UTILITY EASEMENT LINE
- QUARTER-QUARTER LINE
- LOTS WITH SLOPES EXCEEDING 2%
- AREAS EXCEEDING ONE ACRE
- CONTOUR LINES - THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM ACTUAL PHOTOGRAPHY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY, AND SHOULD NOT BE USED FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMATION.



APPROVED: _____ DATE: 4/27/70

RECORD PLAT

LEON SUBDIVISION

BLOCKS 1 THRU 16

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

REVISIONS	
DATE	DESCRIPTION

DRAWN BY: _____ SHEET: 1 OF 1
CHECKED BY: _____ DATE: 4/27/70
DATE: 4/27/70
JOB NO. _____ SCALE: 1"=100'