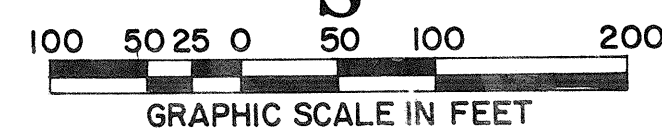


N.E.  $\frac{1}{4}$ , S.W.  $\frac{1}{4}$   
SEC. 3, T-1-S, R-19-W

TARRAGONA SUBDIVISION  
BLOCK 6

N.E.  $\frac{1}{4}$ , S.E.  $\frac{1}{4}$   
SEC. 3, T-1-S, R-19-W

 $\text{S.E. } \frac{1}{4}, \text{S.E. } \frac{1}{4}$ 

S.E.  $\frac{1}{4}$ , S.W.  $\frac{1}{4}$   
SEC. 3, 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

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:

THIS PLAT, AND THE PLAT IS FILED FOR RECORD IN CLARK COUNTY, ARKANSAS, ON APRIL 20, 1970, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., 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 363-426. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS TO THE DECLARATION OF HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, INC., FOR THE PURPOSE OF BRINGING THE LANDS REFERRED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20, 1970, AFORESAID, IN ITS ENTIRE REFERENCE TO THE PROVISIONS OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO THE 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 INHOWISE 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 ITS, 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.

B. 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 21<sup>st</sup> DAY OF MAY 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 1<sup>st</sup> DAY OF MAY 1970

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

DEED DESCRIPTION  
SAN CRISTOBAL SUBDIVISION  
BLOCKS 1-7 INCLUSIVE

A PARCEL OF LAND LYING IN THE N.E.1/4 OF THE N.W.1/4(0.0001ACRES) OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST; ALSO A PARCEL OF LAND LYING IN THE N.E.1/4 OF THE S.E.1/4 (4.9371 ACRES), THE N.W.1/4 OF THE S.E. 1/4(28.6170 ACRES), THE N.E.1/4 OF THE SW.1/4 (27.9344 ACRES) THE N.W.1/4 OF THE SW.1/4 (7816 ACRES). THE S.E.1/4 OF THE S.W.1/4 (12.0716 ACRES), THE S.W.1/4 OF THE S.E. 1/4 (33.9141 ACRES), THE S.W.1/4 OF THE S.E. 1/4 (10.9567 ACRES), ALL IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

VALENCIA SUBDIVISION

N.W. CORNER  
SECTION 10, T-1-S, R-19-W  
ARKANSAS STATE  
PLANE COORDINATES  
NORTH: 729,483.525  
EAST: 1,689,830.136

POINT OF BEGINNING

[illegible]

| <u>TOTAL AREAS</u>     |               |
|------------------------|---------------|
| LOTS.....              | 50.1529ACRES  |
| STREET F/W.....        | 27.0089ACRES  |
| COMMON PROPERTIES..... | 42.0607ACRES  |
| BOUNDARY.....          | 192.1251ACRES |

SORIA SUBDIVISION

LEGEND

\_\_\_\_\_ LAND LINES OF SECTIONS  
 ----- SUBDIVISION BOUNDARY  
 \_\_\_\_\_ BUILDING SETBACK LINE  
 \_\_\_\_\_ UTILITY & DRAINAGE EASEMENT  
 \_\_\_\_\_ PROTECTIVE SCREENING EASEMENT  
 (M) MOUNTAINOUS LOT WITH SLOPE MORE  
 THAN 25% & AREA EXCEEDING ONE ACRE  
 —875— CONTOUR LINE: THESE LINES SHOW THE GENERAL CH  
 OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY  
 THESE LINES ARE SHOWN ON THE PLAT TO PROVIDE  
 GENERALIZED INFORMATION ONLY, AND SHOULD NOT BE U  
 FOR DETAILED INFORMATION WITHOUT FIELD CONFIRMA

RECORD PLAT

SAN CRISTOBAL  
BLOCKS 1 THRU 7

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

APPROVED:  
DATE:

