

CURVE DATA					
CURVE NO.	RADIUS	TANGENT	DELTA	ARC	LONG CHORD
1	1522.395	816.064	56-23-10	1498.224	1438.493
2	1432.395	767.820	56-23-10	1409.653	1353.453
3	1342.395	719.576	56-23-10	1321.082	1268.413
4	755.232	101.553	15-19-01	201.896	201.295
5	805.232	108.277	15-19-01	215.262	214.622
6	855.232	115.000	15-19-01	228.629	227.948
7	2955.251	319.686	12-20-53	636.895	635.663
8	2865.251	309.951	12-20-53	617.499	616.305
9	2775.251	300.214	12-20-53	598.103	596.946
10	196.431	106.553	57-51-09	198.339	190.021
11	271.431	150.000	57-51-09	274.068	262.573
12	623.003	227.372	40-06-01	436.028	427.184
13	548.003	200.000	40-06-01	383.537	375.757
14	300.322	120.026	43-34-08	278.371	272.909
15	375.322	150.000	43-34-09	285.403	278.576
16	244.088	144.356	61-12-02	260.724	248.505
17	169.088	100.000	61-12-02	180.612	172.148



LOT AREAS	
LOT NO.	(SQ. FT.)
<b>BLOCK 1</b>	
1	11318.324
2	11179.903
<b>BLOCK 2</b>	
1	13710.774
2	10312.683
3	10156.994
4	12045.915
5	14509.616
6	14113.730
7	14740.972
8	12996.987
9	10370.828
10	14613.745
11	10870.049
12	10124.768
13	12070.028
14	11568.311
15	11508.021
16	9483.562
17	10847.147
18	11149.780
19	9887.894
20	11504.362
21	14673.487
22	14453.788
23	14527.722
24	1227.697
25	11286.842
26	13831.296
27	12270.784
<b>BLOCK 3</b>	
1	11712.584
2	9702.839
3	9007.581
4	9428.793
5	10295.861
6	11641.938
7	10416.443
8	12703.388
<b>BLOCK 4</b>	
1	13910.908
2	13596.491
3	11066.182
4	12991.121
5	10255.689
6	15271.396
7	13208.697
8	13438.650
9	11856.613
10	11680.573
11	10286.818
12	10522.621
13	10261.270
14	10132.608
15	10116.219

TOTAL AREAS	
LOTTED	ACRES
14.141	14.141
15.639	15.639
22.576	22.576
52.356	52.356

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:

- 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 033, AT PAGE 262, 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 NOISE 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 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 1000.00 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 HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC; AND ALL TITLE, RIGHTS, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS 16 DAY OF July, 1970

JOHN A. COOPER COMPANY  
BY *James F. Gore*  
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 19 DAY OF June, 1970

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

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

DEED DESCRIPTION - SAN FERNANDO SUBDIVISION  
BLOCKS 1 THROUGH 4 INCLUSIVE

Commencing at the NE Corner of Section 9, T-1-S, R-19-W, thence South 443.525' to a point; thence West 700.136' to the point of beginning; thence S 36°52'12" E, 200.000' to a point; thence S 51°31'33" W, 771.502' to a point; thence S 10°56'09" E, 84.701' to a point; thence S 87°09'34" W, 148.717' to a point of curvature; thence South-westwardly along a curve to the left 260.724' to a point, said curve having a delta angle of 61°12'02" and a radius of 244.088'; thence S 25°57'32" W, 166.639' to a point of curvature; thence Southwardly along a curve to the right 228.371' to a point, said curve having a delta angle of 43°34'08" and a radius of 300.322'; thence S 69°31'40" W, 50.281' to a point of curvature; thence Southwardly along a curve to the left 436.028' to a point, said curve having a delta angle of 40°06'01" and a radius of 623.003'; thence S 29°25'39" W, 321.658' to a point of curvature; thence Southwardly along a curve to the right 47.113' to a point on the curve, said curve having a delta angle of 57°51'09" and a radius of 196.431'; thence N 28°18'51" W, 180.859' to a point; thence S 60°32'28" W, 57.775' to a point; thence N 03°43'03" E, 354.746' to a point; thence N 17°51'36" W, 472.784' to a point; thence N 29°55'53" W, 190.394' to a point; thence N 47°20'12" W, 224.205' to a point on a curve, thence Southwardly along a curve to the right 115.000' to a point, said curve having a delta angle of 12°07'53" and a radius of 295.231'; thence N 07°59'29" W, 180.000' to a point of curvature; thence Northwardly along a curve to the left 598.103' to a point, said curve having a delta angle of 12°20'53" and a radius of 2775.251'; thence N 69°39'38" E, 772.230' to a point of curvature; thence Northeastwardly along a curve to the left 1321.082' to a point, said curve having a delta angle of 56°23'10" and a radius of 1342.395'; thence S 76°43'32" E, 180.000' to a point of curvature; thence Southwardly along a curve to the right 540.000' to a point on the curve, said curve having a delta angle of 56°23'10" and a radius of 1342.395'; thence S 52°05'36" E, 207.957' to a point; thence S 01°41'05" E, 340.147' to the point of beginning and containing 52.356 acres more or less.

LEGEND

- Subdivision Boundary Line
- Building Setback Line
- Utility And Drainage Easement
- 950' Contour Line: 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.

RECORD PLAT

SAN FERNANDO SUBDIVISION  
BLOCKS 1 thru 4

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

APPROVED: *James F. Gore*  
DATE: 6/11/70

REVISIONS

DATE	BY	DESCRIPTION

DRAWN D.B. SHEET 1 OF 1  
DATE 5-26-70  
CHECKED: *James F. Gore* DWG. NO. 6-15-70  
DATE 6-15-70  
JOB NO. 10-10-70  
ENG. 3 SCALE: 1" = 10'