CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document No. 7[illegible] filed for record
June 22 1970 at 1115 O'Clock A. M.
and Recorded in Plat Book 3 at Page 180
Supplemental Declaration of Covenants & Restrictions
Misc. of Assurance, Deed Book Vol 256 Page 152
Sherlon Hilliard
Sherlon Hilliard, Circuit Clerk

VALENCIA SUBDIVISION

SAN CRISTOBAL SUBDIVISION

MESETA SUBDIVISION

MURCIA SUBDIVISION

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

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

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

N.E.$\frac{1}{4}$, N.E.$\frac{1}{4}$ SEC. 10, T-1-S, R-19-W

N.W.$\frac{1}{4}$, N.E.$\frac{1}{4}$ SEC. 10, T-1-S, R-19-W

N.E.$\frac{1}{4}$, N.W.$\frac{1}{4}$ SEC. 10, T-1-S, R-19-W

S.W.$\frac{1}{4}$, N.E.$\frac{1}{4}$ SEC. 10, T-1-S, R-19-W

N.E. CORNER OF SECTION 10 ARKANSAS STATE PLANE COORDINATES NORTH: 729,407.553 EAST: 1,695,059.103

POINT OF BEGINNING

COMMON PROPERTY NO. 1 4.7421 ACRES

COMMON PROP. NO. 2 6.1376 AC.

COMMON PROP. NO. 3 1.2894 AC.

COMMON PROPERTY NO. 4 7.8704 ACRES

RESERVED PROPERTY

VILLENA DRIVE

BERLANGA CIRCLE

ALMAZAN WAY

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

GRAPHIC SCALE IN FEET

DEED DESCRIPTION
SORIA SUBDIVISION
BLOCKS 1-5 INCLUSIVE

A PARCEL OF LAND LYING IN THE S.E.1/4 OF THE S.E.1/4 (4.9354 ACRES), THE S.W.1/4 OF THE S.E.1/4 (5.7262 ACRES), THE S.E.1/4 OF THE S.W.1/4 (.0115 ACRES), ALL IN SECTION 3, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND LYING IN THE N.E.1/4 OF THE N.E.1/4 (11.3998 ACRES), THE N.W.1/4 OF THE N.E.1/4 (39.4009 ACRES), HE N.E.1/4 OF THE N.W.1/4 (12.0771 ACRES), ALL IN SECTION 10, 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 472.933 FEET SOUTH AND 540.766 FEET WEST OF THE N.E. CORNER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 19 WEST (ARKANSAS STATE PLANE COORDINATE, NORTH 729,407.553, EAST 1,695,059.103); THENCE S77°56'14"W, 449.201 FEET; THENCE S52°30'26"W, 368.021 FEET; THENCE S02°50'00"E, 497.498 FEET TO A POINT 10 FEET NORTH OF THE SOUTH LINE OF THE N.E.1/4 OF THE N.E.1/4 OF SAID SECTION 10; THENCE N89°09'07"W, PARALLEL WITH THE SOUTH LINE OF **THE NE**.1/4 OF THE N.E.1/4 OF SAID SECTION 10, 122.555 FEET; THENCE N88°15'21"W, PARALLEL WITH AND 10 FEET NORTH OF THE SOUTH LINE OF THE N.W.1/4 OF THE N.E.1/4 OF SAID SECTION 10, 1353.032 FEET; THENCE N09°44'29"W, 370.233 FEET; THENCE S83°33'14"W, 418.647 FEET; THENCE N57°05'40"W, 80.994 FEET; THENCE N11°18'35"W, 163.168 FEET; THENCE S73°36'37"W, 35.440 FEET; THENCE N18°23'20"W, 393.071 FEET; THENCE N73°51'11"E, 546.561 FEET; THENCE N45°27'43"E, 350.736 FEET; THENCE N78°18'17"E, 320.657 FEET; THENCE N50°54'02"E, 508.985 FEET; THENCE N84°38'39"E, 96.420 FEET; THENCE S36°55'16"E, 447.800 FEET; THENCE N56°47'56"E, 325.066 FEET; THENCE N66°36'08"E, 113.318 FEET; THENCE N84°45'29"E 218.915 FEET; THENCE N01°13'23"E, 196.366 FEET; THENCE S85°14'50"E, 200.000 FEET; THENCE S15°39'15"E, 1007.501 FEET TO THE POINT OF BEGINNING. CONTAINING 73.5509 ACRES.

LEGEND
- LAND LINES OF SECTIONS
- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE
- (M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
- 1000 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.

BLOCK 1 LOT NO.	AREA SQ.FT.
1	21578.2
2	20017.1
3	19256.0
4	19103.7
5	20130.9
6	21118.5
7	20088.0
8	18935.3
9	15305.0
10	15394.9
11	15696.8
12	52422.7
13	46124.1
14	49548.3

BLOCK 2 LOT NO.	AREA SQ.FT.
1	24903.7
2	11516.5
3	10160.0
4	10458.5
5	10484.4
6	10618.9
7	11458.3
8	10204.2
9	11064.3
10	10490.2
11	10501.7
12	11450.7
13	11903.5
14	15739.0

BLOCK 3 LOT NO.	AREA SQ.FT.
1	11946.0
2	10214.5
3	11891.4
4	11963.2
5	12124.2
6	12119.3
7	12167.5
8	10349.6
9	11003.4
10	11060.5
11	10288.2
12	12375.2
13	10853.6
14	9743.7
15	12439.9
16	11711.0
17	10392.1
18	12653.5
19	10342.1
20	11401.7
21	10525.5
22	10766.9
23	112597
24	11744.0
25	10504.4
26	11055.0
27	11306.0
28	12353.7
29	10957.9
30	11806.7
31	11067.6
32	11524.0

BLOCK 4 LOT NO.	AREA SQ.FT.
1	10670.0
2	9912.2
3	8849.2
4	10261.4
5	10482.5
6	9787.2
7	9893.4
8	10696.5
9	12166.4
10	16078.5
11	12144.8
12	9671.6
13	10645.1
14	12693.2
15	11659.1
16	10491.4
17	11477.7
18	10629.6
19	10766.8
20	12628.9

BLOCK 5 LOT NO.	AREA SQ.FT.
1	16330.3
2	14878.4
3	19598.1
4	20483.0
5	20874.1
6	21019.6
7	19677.3
8	18276.9
9	19078.5
10	17279.8
11	17918.8
12	16510.4
13	16834.0
14	16542.6
15	17248.2
16	18722.7
17	19558.0
18	19602.9
19	21003.1
20	19793.0
21	18398.6
22	17752
23	14209.9
24	12484.3
25	12605.7
26	11423.4

TOTAL AREAS

LOTS	35.9807 ACRES
STREET R/W	8.2512 ACRES
COMMON PROPERTIES	20.0595 ACRES
RESERVED PROPERTIES	9.2595 ACRES
BOUNDARY	73.5509 ACRES

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 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, 1970, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20, 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 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 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 18th DAY OF June 1970.

JOHN A. COOPER COMPANY

BY _____
VICE-PRESIDENT, DEVELOPER

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFECTED HEREON IS A TRUE AND ACCURATE SURVEY AND THAT THE CORNERS AND MONUMENTS HAVE BEEN SET AS SHOWN.

DATED THIS 28 DAY OF April 1970.

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 1282
JAMES F. GORE

APPROVED: _____
DATE: 4/28/70

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'.

RECORD PLAT

SORIA SUBDIVISION
BLOCKS 1 THRU 5

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: APC DATE: 4-30-70
SHEET 1 OF 1
CHECKED: DATE: 4-16-70
DWG. NO. B-HS-1015
JOB NO. ENG. 8
SCALE 1"=100'