

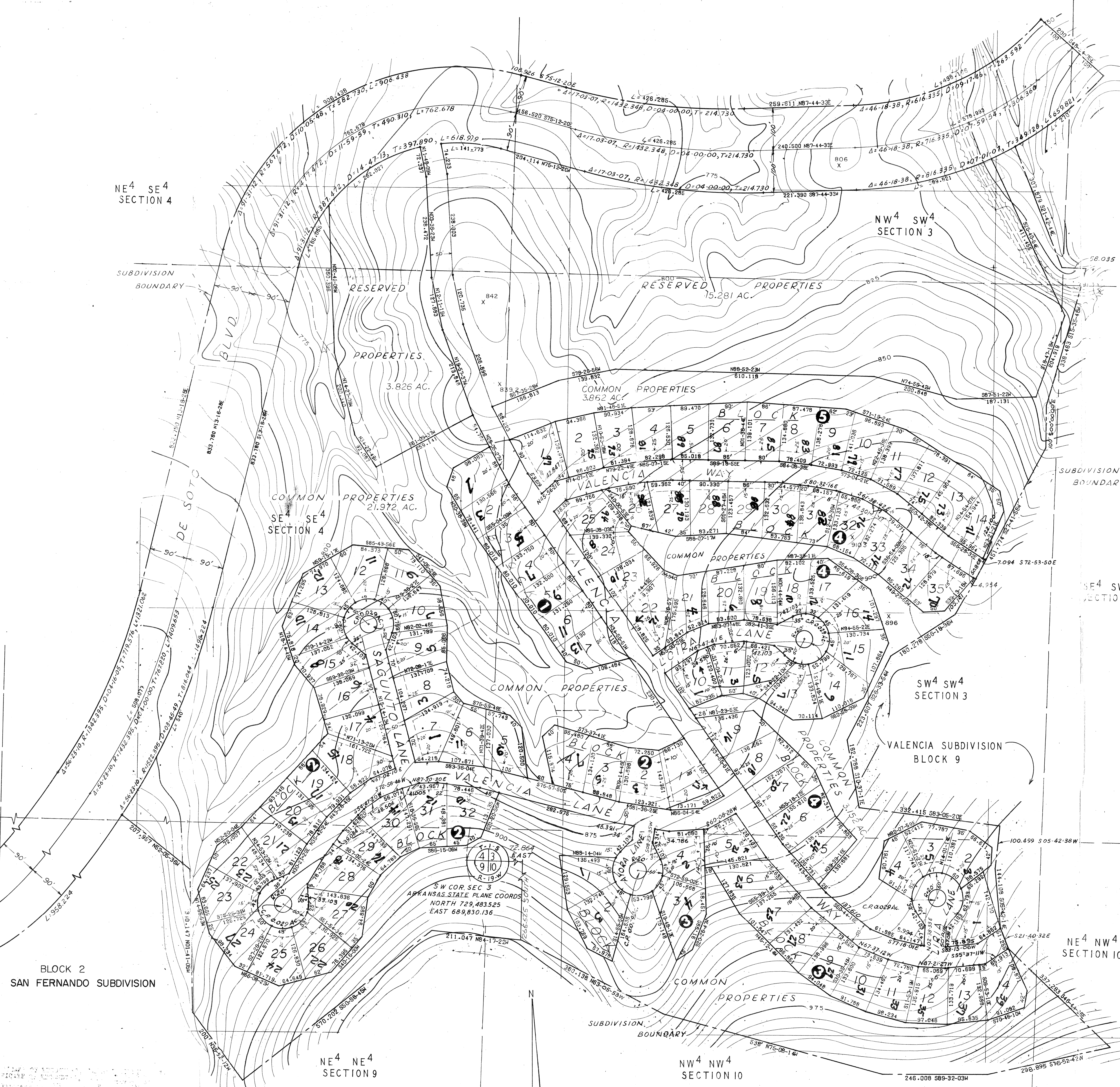
LOT	SO. FT.	ACRES
1	11606	0.266
2	10319	0.237
3	10750	0.247
4	10650	0.244
5	10950	0.242
6	10450	0.240
7	11662	0.268
TOTAL	75987	1.744

LOT	SO. FT.	ACRES
1	15656	0.359
2	13047	0.300
3	11718	0.269
4	13576	0.312
5	12352	0.284
6	11425	0.262
7	13391	0.307
8	11651	0.267
9	13184	0.303
10	12244	0.281
11	11129	0.255
12	12261	0.281
13	12447	0.286
14	12638	0.290
15	12511	0.287
16	11518	0.264
17	10726	0.246
18	14300	0.328
19	11140	0.256
20	11670	0.268
21	12819	0.294
22	12663	0.291
23	12568	0.289
24	12594	0.289
25	12239	0.281
26	12531	0.288
27	12832	0.295
28	12494	0.287
29	10753	0.247
30	12696	0.291
31	12950	0.297
32	13426	0.308
TOTAL	399148	9.163

LOT	SO. FT.	ACRES
1	11634	0.267
2	16080	0.369
3	15988	0.367
4	13440	0.309
5	11748	0.270
6	12948	0.297
7	12449	0.286
8	11562	0.265
9	11374	0.261
10	11032	0.253
11	11485	0.264
12	11207	0.257
13	11034	0.253
14	12660	0.291
TOTAL	174651	4.009

LOT	SO. FT.	ACRES
1	13376	0.307
2	10409	0.239
3	10174	0.234
4	9702	0.223
5	12561	0.288
6	12623	0.290
7	13928	0.320
8	12402	0.285
9	11326	0.260
10	11171	0.256
11	8731	0.200
12	10456	0.240
13	12258	0.281
14	12824	0.294
15	12068	0.277
16	11692	0.268
17	10700	0.242
18	10558	0.242
19	11335	0.260
20	11099	0.255
21	12146	0.279
22	14518	0.333
23	11118	0.255
24	10787	0.248
25	12816	0.294
26	9104	0.209
27	11197	0.257
28	10993	0.252
29	10862	0.249
30	11392	0.262
31	11455	0.263
32	11323	0.260
33	10862	0.249
34	11253	0.258
35	11257	0.258
TOTAL	400480	9.194

LOT	SO. FT.	ACRES
1	13257	0.304
2	12168	0.279
3	11249	0.258
4	11182	0.257
5	11300	0.259
6	11943	0.274
7	11363	0.261
8	11317	0.260
9	11161	0.256
10	11759	0.270
11	11600	0.268
12	10778	0.247
13	12487	0.287
14	11923	0.274
TOTAL	163544	3.754



NE4 SW4
SECTION 3

NW4 SW4
SECTION 3

NE4 SE4
SECTION 4

BLOCK 2
SAN FERNANDO SUBDIVISION

NW4 NE4
SECTION 9

NE4 NE4
SECTION 9

NW4 NW4
SECTION 10

NE4 NW4
SECTION 10

DEED DESCRIPTION
VALENCIA SUBDIVISION
BLOCKS 1-5 INCLUSIVE

A PARCEL OF LAND LYING IN THE NE4 SW4 (0.15 AC), AND THE SE4 SW4 (0.06 AC), AND THE NW4 SW4 (12.93 AC), AND THE SW4 SW4 (33.58 AC), OF SECTION 3 AND THE NE4 SE4 (6.11 AC), AND THE SE4 SE4 (25.88 AC), OF SECTION 4 AND THE NE4 NE4 (9.25 AC), AND THE NW4 NE4 (1.34 AC), OF SECTION 9 AND THE NE4 NW4 (0.47 AC), AND THE NW4 NW4 (13.04 AC), OF SECTION 10, T-1-S, R-19-W OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 3, T-1-S, R-19-W OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN EAST 72.864' TO A POINT; THENCE SOUTH 265.525' TO THE POINT OF BEGINNING; THENCE N 84° 17' 22" W 211.047'; THENCE S 50° 58' 45" W 570.202'; THENCE N 86° 52' 12" W 200.000'; THENCE N 01° 41' 05" W 340.147'; THENCE N 52° 05' 36" W 207.957'; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 958.224'; SAID CURVE HAVING A RADIUS OF 1522.395'; THENCE N 20° 20' 22" W 180.000'; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 1321.002'; SAID CURVE HAVING A RADIUS OF 1342.395'; THENCE N 13° 16' 28" E 833.780'; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 906.438'; SAID CURVE HAVING A RADIUS OF 567.472'; THENCE S 75° 12' 20" E 108.926'; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 426.265'; SAID CURVE HAVING A RADIUS OF 1432.348'; THENCE N 87° 44' 33" E 259.611'; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 498.166'; SAID CURVE HAVING A RADIUS OF 816.335'; THENCE S 40° 34' 05" E 200.000'; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 270.000'; SAID CURVE HAVING A RADIUS OF 816.335'; THENCE S 21° 42' 44" E 307.879'; THENCE S 88° 01' 30" E 58.038'; THENCE S 15° 35' 48" W 338.463'; THENCE SOUTH 100.000'; THENCE S 27° 41' 58" W 451.774'; THENCE S 56° 18' 32" W 180.278'; THENCE S 26° 33' 54" W 223.607'; THENCE S 10° 37' 11" E 162.788'; THENCE S 83° 05' 20" E 332.415'; THENCE S 05° 42' 38" W 100.499'; THENCE S 05° 47' 14" E 369.87; THENCE S 144.100'; THENCE S 21° 40' 32" E 51.255'; THENCE S 46° 44' 26" E 337.289'; THENCE S 76° 52' 42" W 298.895'; THENCE S 89° 32' 03" W 246.008'; THENCE N 75° 08' 14" W 538.000'; THENCE N 63° 05' 53" W 380.138'; TO THE POINT OF BEGINNING AND CONTAINING 102.32 ACRES MORE OR LESS.

NE4 SW4
SECTION 3

- 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 UPON THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDS 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 653, AT PAGE 369. 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 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 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 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 THEREIN ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS FIRST 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 3rd DAY OF JUNE, 1970.

James F. Gore R.L.S. NO. 93

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

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

- LEGEND
- QUARTER SECTION LINE
 - BOUNDARY OF SUBDIVISION
 - BUILDING SET BACK LINE
 - UTILITY AND DRAINAGE ESMT.
 - 300' 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.

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document No. 27297 filed for record
July 7, 1970 at 3:47 O'CLOCK P.M.
Recorded in Plat Book 3 at Page 183
Sheridan Hilliard, Circuit Clerk

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
No. 1222
JAMES F. GORE

RECORD PLAT		
VALENCIA SUBDIVISION		
BLOCKS 1-5		
DATE	BY	DESCRIPTION
DRAWN	SEC	SHEET
DATE: 5-30-70		1 OF 1
CHECKED	SEC	DWG. NO.
DATE: 6-17-70		8-145-174
JOB NO.	SCALE:	
ENG. B	1"=300'	

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