SUBDIVISION-BLOCKS 366 SAN CRISTOBAL 100.499 NO5-42-38E -PLANE COORDS NORTH 729,483.525 EAST 1,689, 830.136 -VALENCIA LEGEND CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK. This Document No. 27295 filed for record 200 CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM MERIAL PHOTOGRAMMETRY. THESE LINES ARE INCLUDED ON THE PLAT TO PROVIDE GENERALIZED INFORMATION ONLY, AND SHOULD NOT BE USED FOR DETAILED INFORMATION. _____ LAND LINES OF SECTIONS ----- UTILITY & DRAINAGE EASEMENTS Suppliemental Suclaration of Supplier of Little Book Vol. 656 Page 501 ---- BUILDING SETBACK LINES _____ SUBDIVISION BOUNDARY LINE

LOT SQ. FT. 1 11274

11351

10594

11000 10837

12838

11673

9898

11100

15132 13488

10656

10423

10962

14644 9678

11625

11889

14189

12520

14728 ----

386489

11676

11227

11122

11016

10271

11397

BLOCK 8 AREAS

44228

14650

13519 15184

16606

22444

BLOCK 9 AREAS

12387

13475

15123

10758

10454

11865

12166

12430

12505

11390

13717

10835

COMMON PROPERTY 17.135

AREAS

SQ. FI. ACRES

BLOCK 7 AREAS.

LOT SQ. FT.

0.261

0.243

0.211

0.247

0.245

0.257

0.252

0.222

0.267 0.244

0.273 0.293

0.271

0.283

0.287

0.268

0.258

0.255

0.236

0.262

0.515

0.309

0.347

0.279

0.285

0.287

0.255

0.249

ACRES

21.891

uly 2 1970 at 3:47 0° Clock P. M.

Sherlow Hilliard

rangum villiard, Circuit Clerk

DEED DESCRIPTION VALENCIA SUBDIVISIÓN

BLOCKS 6-9 INCLUSIVE

COMMENCING AT THE SW CORNER OF SECTION 3, T-1-S, R-19-W OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, ARKANSAS STATE PLANE COORDINATES NORTH 729,483.525, EAST,689,830.136, RUN SOUTH 226.898 FEET TO A POINT; THENCE EAST 1.204.395 FEET TO THE POINT OF BEGINNING; THENCE N 05° 47' 14" W, 144.108 FEET; THENCE N 05° 42' 38" E, 100.499 FEET; THENCE N 83° 05' 20" W, 332.415 FEET; THENCE N 10° 37' 11" W, 162.788 FEET; THENCE N 26° 33' 54" E, 223.607 FEET; THENCE N 56° 18' 36" E, 180.278 FEET; THENCE N 27° 41' 58" E, 451.774 FEET; THENCE S 52° 16' 58" E, 446.249 FEET; THENCE S 62° 51' 01" E, 175.317 FEET; THENCE S 06° 30' 45" W, 220.422 FEET; THENCE S 10° 34' 15" E, 288.903 FEET; THENCE S 29° 20' 02" E, 657.277 FEET; THENCE S 45° 27' 43" W, 350.736 FEET; THENCE S 73° 51' 11" W, 546.561 FEET; THENCE S 76° 52' 42" W, 308.977 FEET; THENCE N 46° 44' 26" W, 337.283 FEET; THENCE N 21° 40' 32" W, 51.255 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.17 ACRES MORE OR LESS.

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 REFIFCTED 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 653, AT PAGE 369, ET. SEQ. THIS PLAT IS FILED COMTEMPORANEOUSLY 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.
- 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 1 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 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 FIRST DAY OF JULY , 197 ... JOHN A. COOPER COMPANY

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.

R.L.S. NO. 93

JAMES F. GORE LAND SURVEYOR STATE OF ARKANSAS NO 93

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



MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.

			REVISIONS				
RECOF	RD PLAT		DATE	BY	DE	SCRIPTION	
VALENCIA	SUBDIVISION 6-9	•			, and a second		
BLOCKS			DRAWN:SECA		SHEET		
•							

CHECKED:BB. DATE: 6-2-70 JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION HOT SPRINGS VILLAGE, ARKANSAS JOB NO. ENG 8