



TOTAL AREAS	
LOTS	44.005 AC.
COMMON PROP.	18.754 AC.
RESERVED PROP.	4.433 AC.
STREETS	9.183 AC.
BOUNDARY	76.375 AC.

LINEAR FEET OF STREETS:
40' R/W.....3391.935'
50' R/W.....5322.424'

DEED DESCRIPTION
VIEDO SUBDIVISION
BLOCKS 1 THRU 7 INCLUSIVE
A PARCEL OF LAND LYING IN THE SE4 SW4, (9.28 AC. +/-), SW4 SW4, (16.05 AC. +/-), OF SECTION 12, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, AND THE NW4 NE4, (4.89 AC. +/-), NW4 NW4, (12.94 AC. +/-), NE4 NW4, (33.21 AC. +/-), OF SECTION 13, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER SECTION 13, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN EAST 630.877' TO A POINT, THENCE NORTH 539.095' TO THE POINT OF BEGINNING, THENCE S53-14-47E 197.200', THENCE S80-21-28E 156.583', THENCE N88-49-05E 495.735', THENCE S74-18-36E 184.889', THENCE S61-56-18E 308.235', THENCE N46-46-32E 139.503', THENCE N68-05-39E 99.522', THENCE S20-54-08E 195.000', THENCE S39-52-19E 110.752', THENCE NS2-11-57E 135.418', THENCE S84-17-22E 100.499', THENCE S45-48-52E 149.215', THENCE S13-31-30E 380.554', THENCE S24-51-49E 497.073', THENCE S08-56-34E 199.424', THENCE S29-33-01E 291.979', THENCE S01-07-16E 66.889', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 150.000', SAID CURVE HAVING A RADIUS OF 491.277', THENCE N88-41-20W 393.149', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 45.364', SAID CURVE HAVING A RADIUS OF 493.152', THENCE N83-25-06W 749.738', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 354.000', SAID CURVE HAVING A RADIUS OF 550.882', THENCE N46-35-56W 502.970', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 560.276', SAID CURVE HAVING A RADIUS OF 540.392', THENCE N19-58-56W 1074.682', THENCE ALONG THE ARC OF CURVE TO THE RIGHT 495.988', SAID CURVE HAVING A RADIUS OF 448.210', THENCE N43-25-18E 809.483E 527.868', TO THE POINT OF BEGINNING AND CONTAINING 76.37 ACRES MORE OR LESS.

- NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTIES 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 CLERK OF THE CIRCUIT COURT 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, 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 NO WISE 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 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 BY HEREINAFTER BECOMING 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 _____ DAY OF _____, 197____.

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 11th DAY OF JUNE, 1971.

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

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

RECORD PLAT

VIEDO SUBDIVISION
BLOCKS 1 thru 7

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

APPROVED: *[Signature]*
DATE: 6/18/71

169 Lots

REVISIONS

DATE	DESCRIPTION

DRAWN: T.A.
DATE: 6/16/71
CHECKED: B.A.
DATE: 6/16/71
ENG. NO. 8

SHEET 1 OF 1
DWS. NO. 8-HS-638
SCALE: 1" = 100'

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document No. _____, filed for record
at _____ o'clock _____ M.
on _____ day of _____, 197____, at page _____
in Plat Book _____
Supplemental Declaration of Covenants and Restrictions
recorded in Deed Record Vol. _____ Page _____
Sherion Hilliard, Circuit Clerk

NE4 NW4 SEC. 13

LEGEND

- SUBDIVISION BOUNDARY
- BUILDING SETBACK LINE
- LAND LINES OF SECTIONS
- 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. CONTOUR INTERVAL FIVE FEET.
- NATURAL DRAINAGE WAY SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.
- DRAINAGE EASEMENT CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED.

1250

BLOCK 1
ALICANTE
SUBDIVISION