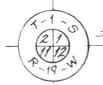


N

NW CORNER, SECTION 12
ARKANSAS STATE PLANE
COORDS. (E) 1,700,374.036



NE 1/4 NW 1/4 SEC. 12
T-1-S, R-19-W

SE 1/4 NW 1/4 SEC. 12
T-1-S, R-19-W

DEED DESCRIPTION
ARAGON SUBDIVISION
BLOCKS 1, 2, 3 INCLUSIVE
A parcel of land lying in the NE 1/4, NW 1/4, (0.003 AC.); in the SW 1/4, NW 1/4, (21.98 AC.); in the SE 1/4, NW 1/4, (25.43 AC.); in the NW 1/4, SW 1/4, (2.83 AC.); and in the NE 1/4, SW 1/4, (13.74 AC.) of Section 12, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:
Commencing at the NW corner Section 12, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, [State Plane Coordinates North 729,161.191 and East 1,700,374.031]; run east 326.026' to a point; thence run south 1494.371' to the point of beginning; thence run S02°31'02"E 355.000' to a point; thence run S74°23'46"E 576.238' to a point; thence run N74°31'47"E 513.609' to a point; thence run N33°25'29"E 299.541' to a point; thence run S63°15'32"E 176.282' to a point; thence run N26°44'28"E 86.875' to a point; thence run S63°15'32"E 75.000' to a point on a curve; thence run northwesterly along a curve to the left 45.000' to a point, said curve having a degree of curvature of 7°21'04" and a chord of 1425°05'13"E 24.994'; thence run S83°51'33"E 114.095' to a point; thence run S04°02'12"E 222.767' to a point; thence run S12°12'02"W 378.550' to a point; thence run S13°23'33"E 215.870' to a point; thence run S14°02'10"E 123.693' to a point; thence run S40°36'05"W 184.391' to a point; thence run S11°12'21"E 540.391' to a point; thence run S00°42'08"E 255.911' to a point on a curve; thence run northwesterly along a curve to the left 100.000' to a point, said curve having a degree of curvature of 6°05'05" and a chord of N80°18'27"W 119.919'; thence run S06°02'30"W 100.000' to a point; thence run N85°57'30"W 348.591' to a point of curvature; thence run northwesterly along a curve to the left 553.811' to a point of tangency, said curve having a degree of curvature of 5°33'20" and a chord of N68°34'27"W 547.180'; thence run N53°11'25"W 945.800' to a point of curvature; thence run northwesterly along a curve to the left 319.895' to a point, said curve having a degree of curvature of 6°05'59" and a chord of N67°56'25"W 318.154'; thence run N17°18'35"W 100.000' to a point; thence run N07°24'07"W 485.731' to a point; thence run N17°40'21"E 395.491' to the point of beginning and containing a total of 63.9915 Acres.

TOTAL ACRES

Lotted Area.....	35.9524 Acres
Common Properties.....	14.1963 Acres
Street Area.....	13.8428 Acres
Total boundary.....	63.9915 Acres

SW 1/4 NW 1/4
SEC. 12
T-1-S, R-19-W

LENGTH OF RECORDED STREETS

100' R/W.....	2158.063 lineal feet
75' R/W.....	1979.752 lineal feet
50' R/W.....	4647.017 lineal feet
40' R/W.....	1005.312 lineal feet

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, as 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, such Declaration as then recorded in Record Book 65, 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 no wise be considered as reserved 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 attached to 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 thereto are as set out in Article VIII of the Declaration aforesaid.

Dated this _____ day of _____, 1971.
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 13th day of April, 1971.
Donald M. Anderson

DONALD M. ANDERSON
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 293

LEGEND:

- LAND LINES OF SECTIONS
- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED.
- NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED, WITHIN THE LOT BOUNDARY.
- MOUNTAINOUS LOT WITH SLOPES EXCEEDING 2% AND AREA EXCEEDING ONE ACRE.
- 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 CONFORMATION. CONTOUR INTERVAL FIVE FEET.

BLOCK 1		BLOCK 2	
Lot No.	Acres	Lot No.	Acres
1	0.3064	64	0.2840
2	0.2832	65	1.4136
3	0.2332	66	1.0900
4	0.2069		
5	0.2524		
6	0.2647		
7	1.2876	1	1.1154
8	0.2527	2	0.2393
9	0.2361	3	0.1913
10	0.2523	4	0.2199
11	0.2533	5	0.2657
12	0.2402	6	0.2682
13	0.2524	7	0.2299
14	0.1999	8	0.2666
15	0.2407	9	1.1741
16	0.2289	10	1.1290
17	0.2451	11	0.2339
18	0.2487	12	0.2325
19	0.2133	13	0.2234
20	0.2741	14	0.2334
21	0.1904	15	0.2257
22	0.2390	16	0.2403
23	0.2495	17	0.2449
24	0.2447	18	0.2546
25	0.2548	19	0.2572
26	0.3290		
27	0.2432		
28	0.2387		
29	0.2515	1	0.2554
30	0.2665	2	0.2675
31	0.2273	3	0.2225
32	0.2547	4	0.2298
33	0.2518	5	0.2217
34	0.2692	6	0.2169
35	0.2678	7	0.2102
36	0.2569	8	0.2421
37	0.2510	9	0.2265
38	0.2337	10	0.2632
39	0.2426	11	0.2443
40	0.2401	12	0.2394
41	0.2606	13	0.2390
42	0.2360	14	0.2415
43	0.2374	15	0.2292
44	0.2344	16	0.2332
45	0.2373	17	0.2175
46	0.2327	18	0.2474
47	0.2439	19	0.2392
48	0.1672	20	0.2566
49	0.2601	21	0.2631
50	0.2485	22	0.2753
51	0.2466	23	0.2597
52	0.2402	24	0.2654
53	0.2636	25	0.2571
54	0.2648	26	0.2472
55	0.2607	27	0.2243
56	0.2578	28	0.2302
57	0.2548	29	0.2511
58	0.2503	30	0.2710
59	0.2489	31	0.2536
60	0.2399	32	0.2749
61	0.2394	33	0.2487
62	0.2376	34	0.2825
63	0.2710	35	0.2582
		36	0.2767

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

RECORD PLAT

ARAGON SUBDIVISION
BLOCKS 1-3 INCLUSIVE

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

REVISIONS
DATE BY DESCRIPTION

DRAWN: 4-5-71 SHEET 1 OF 1
DATE: 4-5-71 8:45-541
CHECKED: 4-5-71 DWG. NO.
DATE: 4-5-71 SCALE: 1"=300'

APPROVED: [Signature] DATE: 4-15-71