



TOTAL AREAS

LOTS	374625 ACRES
STREET RIGHT-OF-WAY	174194 ACRES
COMMON PROPERTY IN STREETS	0.1575 ACRES
COMMON PROPERTY	12.0680 ACRES
SUBDIVISION BOUNDARY	67.0774 ACRES

LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY	523 FEET
50 FEET RIGHT-OF-WAY	6765 FEET
100 FEET RIGHT-OF-WAY	4307 FEET

DEED DESCRIPTION
"DOSCIENTOS SUBDIVISION"
BLOCKS 1 THRU 6

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (6.5589 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (2.8371 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (6.1123 ACRES), THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (37.4537 ACRES), THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (4.8192 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (9.2962 ACRES) OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN GARLAND COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1442.299 FEET NORTH AND 1552.097 FEET WEST OF THE SOUTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=735,722.701; EAST=1,703,392.097) OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 19 WEST; THENCE S60°53'02"W, 4-2.134 FEET; THENCE S45°00'00"W, 98.995 FEET; THENCE S22°00'00"W, 64.998 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 858.858 FEET, AN ARC DISTANCE OF 610.556 FEET; THENCE S57°51'20"W, 100.000 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 758.858 FEET, AN ARC DISTANCE OF 906.314 FEET; THENCE WESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 587.960 FEET, AN ARC DISTANCE OF 443.237 FEET; THENCE N57°22'51"W, 26.358 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1259.356 FEET, AN ARC DISTANCE OF 381.774 FEET; THENCE N15°15'00"E, 100.000 FEET; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1355.356 FEET, AN ARC DISTANCE OF 121.354 FEET; THENCE N23°41'40"E, 45.204 FEET; THENCE NORTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1342.940 FEET, AN ARC DISTANCE OF 383.024 FEET; THENCE N07°21'09"E, 118.855 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 474.847 FEET, AN ARC DISTANCE OF 322.331 FEET; THENCE N46°14'43"E, 626.038 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 656.618 FEET, AN ARC DISTANCE OF 362.222 FEET; THENCE N14°38'18"E, 332.477 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 830.993 FEET, AN ARC DISTANCE OF 335.839 FEET; THENCE S52°12'22"E, 165.000 FEET; THENCE S88°13'46"E, 31.087 FEET; THENCE S39°02'10"E, 58.309 FEET; THENCE S54°38'15"E, 190.065 FEET; THENCE S11°08'34"W, 336.340 FEET; THENCE S48°28'06"E, 233.773 FEET; THENCE S56°10'54"E, 619.879 FEET; THENCE S26°33'54"E, 33.541 FEET; THENCE S59°44'37"W, 69.462 FEET; THENCE S14°32'04"W, 139.463 FEET; THENCE S35°13'03"E, 104.043 FEET; THENCE S46°44'09"W, 116.726 FEET; THENCE S33°41'24"W, 378.583 FEET; THENCE S43°03'31"W, 417.438 FEET TO THE POINT OF BEGINNING, CONTAINING 67.0774 ACRES, MORE OR LESS.

LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
BLOCK 1					
1	17963.5	7	15469.9	13	13637.1
2	12955.5	8	10964.5	14	13725.2
3	15787.4	9	11648.7	15	13725.2
4	16287.8	10	11648.7	16	13725.2
5	13446.1	11	14552.0	17	14568.0
6	12588.8	12	16569.1	18	13872.3
7	13520.0	13	10566.3	19	12542.2
8	14871.5	14	13249.1	20	14261.1
9	11925.0	15	17039.9	21	10795.5
10	10427.4	16	1217.0	22	1217.0
11	10767.1	17	9448.5	23	9448.5
12	1388.1	18	11987.4	24	11987.4
13	12659.5	19	13101.1	25	13101.1
14	16404.4	20	12114.8	26	11539.6
15	4453.9	21	13554.7	27	16802.2
16	16017.4	22	11165.3	28	15283.5
17	10939.0	23	12082.6	29	15391.3
18	15827.2	24	13456.7	30	17992.7
19	16355.8	25	11795.1	31	15366.1
20	12397.1	26	46763.8	32	18048.4
21	11772.4	27	44875.7	33	12664.9
22	19530.0	28	13960.8	34	12664.9
23	12255.8	29	12587.6	35	1420.6
24	10107.0	30	12467.5	36	12115.9
25	10688.5	31	13465.0	37	12468.0
26	10646.4	32	11725.3	38	12128.7
27	11491.0	33	11725.3	39	1404.2
28	12557.8	34	11725.3	40	1562.2
29	10642.0	35	11725.3	41	1404.2
30	11115.9	36	11725.3	42	1562.2
31	12431.3	37	11725.3	43	1562.2
32	11763.8	38	11725.3	44	1562.2
33	11820.1	39	11725.3	45	1562.2
34	45880.0	40	11725.3	46	1562.2
41	12263.9	41	11725.3	47	1562.2

COOPER COMMUNITIES, INC., 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:

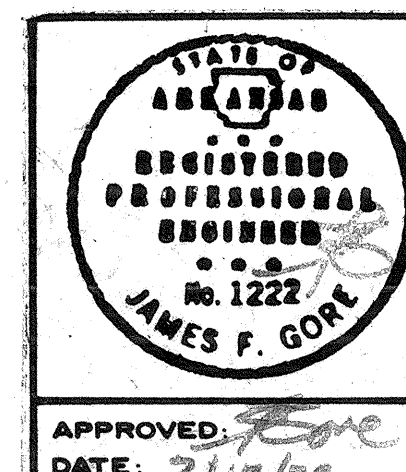
- AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED 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 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.
- 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 IX 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, EXCEPT ON LOTS MARKED (C), MINIMUM SHALL BE 1200 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 I 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 THERE TO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS _____ DAY OF _____, 197____.
COOPER COMMUNITIES, INC.
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 17 DAY OF FEBRUARY, 1972.

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

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



RECORD PLAT	
DOSCIENTOS SUBDIVISION BLOCKS 1 THRU 6	
DATE: 2/17/72	SHEET 1 OF 1
CHECKED: [Signature]	DWG. NO. 1-100-12-1970
DATE: 2/17/72	JOB NO. 1-100-12-1970
APPROVED: [Signature]	SCALE: 1"=100'
DATE: 2/17/72	

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