

TOTAL AREAS
 LOTTED 26.416 ACRES
 STREET AREA 9.448 ACRES
 COMMON PROPERTIES 7.023 ACRES
 TOTAL 42.887 ACRES

Block 1	Block 3	Block 6
LOT 1 0.284 AC.	LOT 1 0.258 AC.	LOT 1 0.247 AC.
LOT 2 0.238 AC.	LOT 2 0.249 AC.	LOT 2 0.241 AC.
LOT 3 0.233 AC.	LOT 3 0.240 AC.	LOT 3 0.233 AC.
LOT 4 0.278 AC.	LOT 4 0.240 AC.	LOT 4 0.240 AC.
LOT 5 0.251 AC.	LOT 5 0.250 AC.	LOT 5 0.219 AC.
LOT 6 0.245 AC.	LOT 6 0.270 AC.	LOT 6 0.219 AC.
LOT 7 0.236 AC.	LOT 7 0.251 AC.	LOT 7 0.238 AC.
LOT 8 0.234 AC.	LOT 8 0.262 AC.	LOT 8 0.238 AC.
LOT 9 0.239 AC.	LOT 9 0.237 AC.	LOT 9 0.237 AC.
LOT 10 0.236 AC.	LOT 10 0.235 AC.	LOT 10 0.237 AC.
LOT 11 0.236 AC.	LOT 11 0.234 AC.	LOT 11 0.233 AC.
LOT 12 0.236 AC.	LOT 12 0.232 AC.	LOT 12 0.235 AC.
LOT 13 0.236 AC.	LOT 13 0.251 AC.	LOT 13 0.279 AC.
LOT 14 0.236 AC.		
LOT 15 0.236 AC.	TOTAL 3.209 AC.	TOTAL 3.136 AC.
LOT 16 0.236 AC.		
LOT 17 0.243 AC.		
LOT 18 0.235 AC.		
LOT 19 0.267 AC.		
TOTAL 4.635 AC.		
Block 2	Block 4	Block 7
LOT 1 0.271 AC.	LOT 1 0.232 AC.	LOT 1 0.238 AC.
LOT 2 0.305 AC.	LOT 2 0.210 AC.	LOT 2 0.238 AC.
LOT 3 0.301 AC.	LOT 3 0.220 AC.	LOT 3 0.226 AC.
LOT 4 0.295 AC.	LOT 4 0.220 AC.	LOT 4 0.237 AC.
LOT 5 0.342 AC.	LOT 5 0.227 AC.	LOT 5 0.233 AC.
LOT 6 0.308 AC.	LOT 6 0.230 AC.	LOT 6 0.240 AC.
LOT 7 0.296 AC.	LOT 7 0.233 AC.	LOT 7 0.240 AC.
LOT 8 0.324 AC.	LOT 8 0.237 AC.	LOT 8 0.261 AC.
LOT 9 0.276 AC.	LOT 9 0.240 AC.	LOT 9 0.283 AC.
LOT 10 0.273 AC.	LOT 10 0.241 AC.	LOT 10 0.350 AC.
LOT 11 0.239 AC.	LOT 11 0.247 AC.	LOT 11 0.312 AC.
LOT 12 0.237 AC.	LOT 12 0.250 AC.	LOT 12 0.279 AC.
LOT 13 0.224 AC.	LOT 13 0.254 AC.	LOT 13 0.270 AC.
LOT 14 0.238 AC.	LOT 14 0.254 AC.	LOT 14 0.262 AC.
LOT 15 0.232 AC.	LOT 15 0.261 AC.	LOT 15 0.279 AC.
TOTAL 4.263 AC.	TOTAL 3.295 AC.	LOT 16 0.279 AC.
		LOT 17 0.266 AC.
		TOTAL 4.475 AC.
Block 5	Block 8	
LOT 1 0.230 AC.	LOT 1 0.242 AC.	
LOT 2 0.226 AC.	LOT 2 0.251 AC.	
LOT 3 0.233 AC.	LOT 3 0.251 AC.	
LOT 4 0.238 AC.	LOT 4 0.277 AC.	
LOT 5 0.253 AC.	LOT 5 0.277 AC.	
LOT 6 0.257 AC.	LOT 6 0.277 AC.	
LOT 7 0.241 AC.	LOT 7 0.277 AC.	
LOT 8 0.241 AC.	LOT 8 0.277 AC.	
LOT 9 0.253 AC.	LOT 9 0.277 AC.	
LOT 10 0.243 AC.	LOT 10 0.243 AC.	
TOTAL 2.402 AC.	TOTAL 1.001 AC.	

LENGTH OF RECORD STREET
 50' RIGHT-OF-WAY 4,778 LINEAL FEET
 75' RIGHT-OF-WAY 796 LINEAL FEET
 100' RIGHT-OF-WAY 1,130 LINEAL FEET
 TOTAL 6,704 LINEAL FEET

NW 1/4 SE 1/4, SECTION 10
 T-1-S, R-19-W

CASTANO SUBDIVISION

CERIZA SUBDIVISION

NW 1/4 SW 1/4, SECTION 11
 T-1-S, R-19-W

CACERES SUBDIVISION

SE 1/4 SE 1/4, SECTION 10
 T-1-S, R-19-W

SW 1/4 SW 1/4, SECTION 11
 T-1-S, R-19-W

NOPAL SUBDIVISION

SW 1/4 SE 1/4, SECTION 10
 T-1-S, R-19-W

MANDARINA SUBDIVISION
 BLOCKS 1 THRU 8 INCLUSIVE
 LEGAL DESCRIPTION
 A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 (1.330 ACRES), IN THE SE 1/4 OF THE SE 1/4 (10.063 ACRES), IN THE SE 1/4 OF THE SE 1/4 (24.023 ACRES), IN THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 (0.022 ACRES), AND IN THE NW 1/4 OF THE SW 1/4 (0.251 ACRES) OF SECTION 11, ALL IN TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT EAST 12.598 FEET AND NORTH 1,266.430 FEET FROM THE SOUTHEAST CORNER OF SECTION 10 (ARKANSAS STATE PLANE COORDINATES OF NORTH 724,079.887 FEET AND EAST 1,694,928.815 FEET); THENCE, N 86° 13' 55" W 512.52 FEET; THENCE, S 59° 58' 54" W 519.71 FEET; THENCE, S 47° 43' 35" W 297.32 FEET; THENCE, S 80° 16' 21" W 355.11 FEET; THENCE, S 65° 13' 29" W 143.18 FEET; THENCE, S 82° 12' 08" W 133.25 FEET; THENCE, N 71° 43' 08" W 261.16 FEET; THENCE, N 07° 07' 30" W 80.62 FEET; THENCE, N 27° 56' 42" W 192.98 FEET; THENCE, N 71° 44' 39" E 190.00 FEET; THENCE, N 24° 06' 31" W 215.47 FEET; THENCE, N 61° 43' 58" E 598.68 FEET; THENCE, N 28° 16' 02" W 179.89 FEET; THENCE, N 60° 27' 40" E 344.82 FEET; THENCE, N 54° 03' 28" E 494.06 FEET; THENCE, N 69° 41' 22" E 377.72 FEET; THENCE, S 01° 33' 46" W 1,091.33 FEET; THENCE, S 00° 07' 03" W 95.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 42.887 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

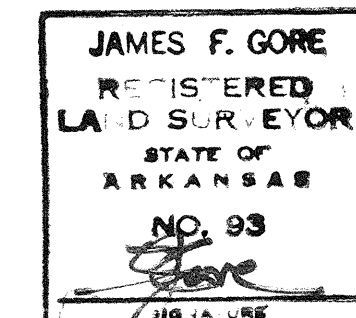
COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT; AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

- AT 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, THE JOHN A. COOPER COMPANY, 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 IS THERE RECORDED IN RECORD BOOK 653, PAGE 369, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH A FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE GARLAND COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS ON THE 20TH DAY OF APRIL, 1970; AND THE DECLARATION AFORESAID IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS 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 AND AS DEDICATED ON THIS 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 1,000 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 2 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 SUBMITTED 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.
- COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAUPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS, WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION OR TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THEREUPON BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF ALTERNATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 6TH DAY OF OCTOBER, 1981
 COOPER COMMUNITIES, INC.
 BY *[Signature]* PRESIDENT, DEVELOPER

LAND SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 6TH DAY OF OCTOBER, 1981, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.
 THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREON, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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



- LEGEND
- BOUNDARY OF SUBDIVISION
 - LAND LINES OF SECTIONS
 - CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. 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.
 - BUILDING SETBACK LINE
 - UTILITY AND DRAINAGE EASEMENT

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	APPROVED
			RECORD PLAT			
			MANDARINA SUBDIVISION			
			BLOCKS 1 THRU 8 INCLUSIVE			
			HOT SPRINGS VILLAGE, ARKANSAS			
			Cooper Consultants, Inc.			
			RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712			

