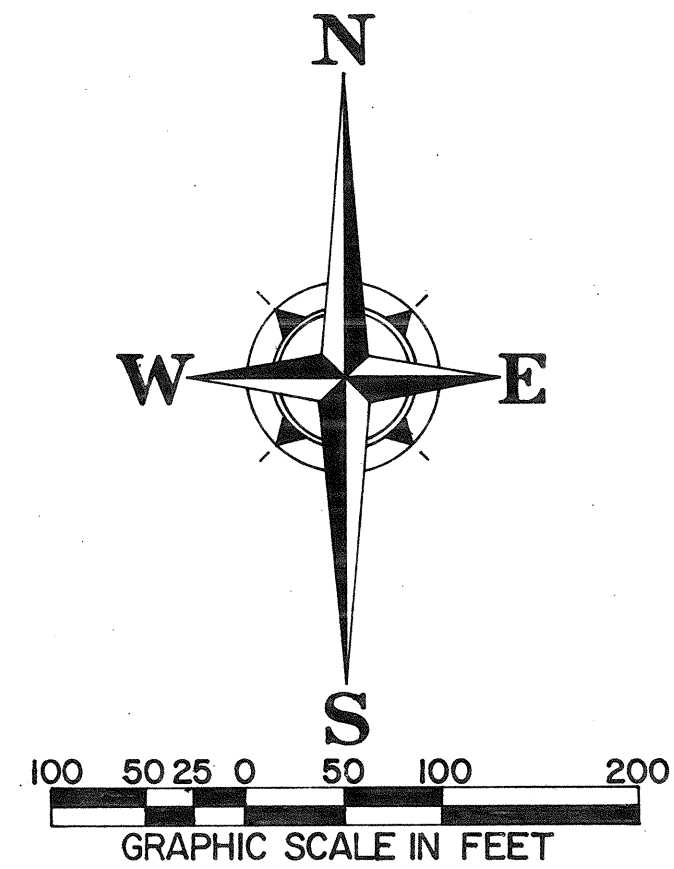


**LEGEND**

----- SUBDIVISION BOUNDARY  
 --- 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.  
 - - - - - BUILDING SETBACK LINE  
 - - - - - UTILITY AND DRAINAGE EASEMENT



**TOTAL AREAS**

LOTS	17,414 ACRES
STREET RIGHT-OF-WAY	4,963 ACRES
COMMON PROPERTY IN STREETS	0.0288 ACRES
RESERVED PROPERTY	12.0232 ACRES
COMMON PROPERTY	5.072 ACRES
SUBDIVISION BOUNDARY	39.518 ACRES

**LINEAR FEET OF STREETS**

40 FEET RIGHT-OF-WAY	232 FEET
50 FEET RIGHT-OF-WAY	4,132 FEET

- 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 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 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 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 THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 197\_\_.

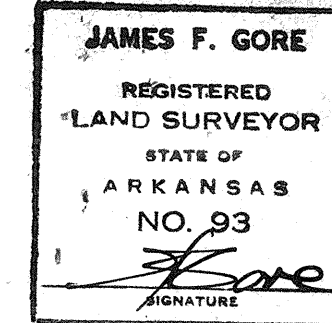
COOPER COMMUNITIES, INC.

BY James F. Gore  
 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 29th DAY OF MARCH, 1970.

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



**DEED DESCRIPTION**  
 "MANDERA SUBDIVISION"  
 BLOCKS 1 THRU 3

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 (29.8259 ACRES), THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (5.3330 ACRES), THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 (3.9162 ACRES) OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (0.4267 ACRES) OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 288.133 FEET SOUTH AND 371.125 FEET WEST OF THE NORTHEAST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=740,938.133; EAST=1,708,731.125) OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 19 WEST; THENCE S10°00'29"E, 172.627 FEET; THENCE S45°00'00"E, 56.568 FEET; THENCE S62°00'00"E, 327.614 FEET TO A POINT IN THE EAST LINE OF SECTION 36; THENCE S0°02'32"W, 224.047 FEET; THENCE S52°00'00"W, 133.489 FEET; THENCE S64°32'12"W, 232.594 FEET; THENCE S56°18'36"W, 72.111 FEET; THENCE S82°52'30"E, 80.622 FEET; THENCE S26°33'54"E, 134.164 FEET; THENCE S17°06'10"W, 136.014 FEET; THENCE S38°25'05"W, 185.067 FEET; THENCE S86°30'00"W, 648.105 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 553.905 FEET, AN ARC DISTANCE OF 386.775 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 787.386 FEET, AN ARC DISTANCE OF 449.545 FEET; THENCE N17°09'43"W, 365.931 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 943.661 FEET, AN ARC DISTANCE OF 140.892 FEET; THENCE N40°00'00"E, 45.399 FEET; THENCE N56°18'36"E, 108.166 FEET; THENCE N60°15'18"E, 161.245 FEET; THENCE N72°53'50"E, 136.014 FEET; THENCE N51°20'25"E, 64.031 FEET; THENCE N45°00'00"E, 183.848 FEET; THENCE N7°33'54"E, 158.113 FEET; THENCE S82°52'30"E, 80.622 FEET; THENCE S71°33'54"E, 126.491 FEET; THENCE S63°26'06"E, 134.164 FEET; THENCE S51°20'25"E, 192.093 FEET; THENCE S32°44'07"E, 166.433 FEET TO THE POINT OF BEGINNING, CONTAINING 39.5018 ACRES, MORE OR LESS.

**LOT AREAS**

LOT NO.	AREA SQ. FT.	LOT NO.	AREA SQ. FT.
<b>BLOCK 1</b>			
1	14,499.6	13	15,992.6
2	13,323.3	14	12,421.9
3	11,655.1	15	11,261.2
4	11,165.0	16	11,273.6
5	12,774.3	17	12,167.5
6	12,042.0	18	12,022.6
7	10,032.2	19	10,298.8
8	10,055.0	20	10,807.4
9	10,470.4	21	10,417.1
10	10,003.5	22	10,453.3
11	12,920.5	23	14,582.1
12	13,923.7	24	10,626.7
13	14,072.0	25	13,214.2
14	14,167.7	26	15,150.8
15	12,735.4	27	13,956.2
16	12,195.5	28	12,556.9
17	10,775.3	29	13,261.0
18	11,513.7	30	11,693.5
<b>BLOCK 2</b>			
1	12,672.2	31	13,590.0
2	12,735.2	32	15,593.3
3	10,548.1	33	16,232.2
4	12,359.5	34	10,379.1
5	11,755.8	35	10,787.6
6	11,193.3	36	13,176.5
<b>BLOCK 3</b>			
1	10,907.2	37	12,084.1
2	10,911.1	38	12,194.5
3	11,802.5	39	12,545.6
4	13,118.5	40	12,113.1
5	15,206.0	41	12,516.4

CERTIFICATE OF RECORDING GARLAND COUNTY, ARK.  
 This document No. 893 was recorded on 3/29/70 at 3:07 PM  
 by James F. Gore Surveyor  
 Supplemental Declaration of Covenants and Restrictions recorded in Deed Record Vol. 169 Page 212  
 Sherrill Williams, County Clerk

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

	<b>RECORD PLAT</b>		<b>REVISIONS</b>	
	MANDERA SUBDIVISION BLOCKS 1 THRU 3		DATE	DESCRIPTION
	CHECKED BY <u>James F. Gore</u>	DWG. NO. <u>4-16(2)-1959</u>	DRAWN BY <u>James F. Gore</u>	SHEET <u>1 of 1</u>
	DATE <u>3/29/70</u>	ENG. BY <u>James F. Gore</u>	JOB NO. <u>100</u>	SCALE <u>1"=300'</u>