

LOT	ACREAGE
1	0.287
2	0.287
3	0.341
4	0.350
5	0.354
6	0.298
7	0.248
8	0.391
9	0.293
10	0.268
11	0.291
12	0.271
13	0.256
14	0.274
15	0.261
16	0.251
17	0.244
18	0.243
19	0.256
20	0.263
21	0.256
BLOCK-1	5.963

LOT	ACREAGE
1	0.279
2	0.282
3	0.290
4	0.685
5	0.307
6	0.240
7	0.240
8	0.277
9	0.267
10	0.264
11	0.324
12	0.328
13	0.430
14	0.328
15	0.279
16	0.314
17	0.461
18	0.350
19	0.378
20	0.614
21	0.622
22	0.320
23	0.319
24	0.356
25	0.348
26	0.300
27	0.296
28	0.244
29	0.277
30	0.345
31	0.235
32	0.279
33	0.316
34	0.336
35	0.298
36	0.279
37	0.268
BLOCK-2	12.466

LOT	ACREAGE
1	0.284
2	0.244
3	0.260
4	0.359
5	0.268
6	0.275
7	0.290
8	0.278
9	0.303
10	0.328
BLOCK-3	2.894

LOT	ACREAGE
1	0.290
2	0.266
3	0.296
4	0.296
5	0.290
6	0.311
BLOCK-4	1.749

LOT	ACREAGE
1	0.302
2	0.309
3	0.271
4	0.253
5	0.312
6	0.360
7	0.280
8	0.308
9	0.344
10	0.313
11	0.345
BLOCK-5	3.397
TOTAL	26.469

LINEAL FEET OF STREET
 100' RIGHT-OF-WAY 3106 FT.
 50' RIGHT-OF-WAY 5043 FT.
 40' RIGHT-OF-WAY 782 FT.

<u>ACREAGE CHART</u>	
LOTS	26.469 ACRES
STREETS	13.637 ACRES
COMMON PROPERTIES	<u>16.712 ACRES</u>
TOTAL	56.818 ACRES

LEGEND
 BOUNDARY OF SUBDIVISION
 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

SE 1/4 SW 1/4 SECTION 12
 T-1-S, R-19-W

SW 1/4 SE 1/4 SECTION 12
 T-1-S, R-19-W

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

NE 1/4 NW 1/4 SECTION 13
 T-1-S, R-19-W

NW 1/4 NE 1/4 SECTION 13
 T-1-S, R-19-W

SW 1/4 NE 1/4 SECTION 13
 T-1-S, R-19-W

NE CORNER SECTION 13
 ARKANSAS STATE PLANE
 COORDINATES:
 NORTH + 723,670.561
 EAST + 1,705,457.794

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
RECORD PLAT				SCALE: AS SHOWN			
RODRIGO SUBDIVISION				DRAWN: J.A. DATE: 10/82			
BLOCKS 1 THRU 5 INCLUSIVE				CHECKED: S.A.M. DATE: 10/82			
HOT SPRINGS VILLAGE, ARKANSAS				APPROVED: J.F.G. DATE: 10-27-82			
Cooper Consultants, Inc.				FILE NO: 2-116-50			
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712				DWS NO: 2-116-102-042			
				JOB NO: 73			
				SHEET 1 OF 1			

RODRIGO SUBDIVISION
 BLOCKS 1 THRU 5 INCLUSIVE
 LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 10.087 ACRES +/-, THE SE 1/4 OF THE SW 1/4 14.038 ACRES +/-, THE SW 1/4 OF THE SE 1/4 126.061 ACRES +/-, ALL IN SECTION 12, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, AND THE NE 1/4 OF THE NW 1/4 10.371 ACRES +/-, AND THE NW 1/4 OF THE NE 1/4 125.983 ACRES +/-, AND THE SW 1/4 OF THE NE 1/4 10.276 ACRES +/- OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SECTION 13, ARKANSAS STATE PLANE COORDINATES OF NORTH 723,670.561 FEET AND EAST 1,705,457.794 FEET) RUN SOUTH 135.53 FEET TO A POINT, THENCE WEST 2055.34 FEET TO THE POINT OF BEGINNING; THENCE N51°08'27"W 159.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 256.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°57'32"53" AND A RADIUS OF 381.28 FEET; THENCE N88°41'20"W 333.15 FEET; THENCE N01°18'40"E 100.00 FEET; THENCE S88°41'20"E 393.15 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 150.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°17'59"18" AND A RADIUS OF 491.58 FEET; THENCE N01°07'16"W 66.69 FEET; THENCE N29°33'01"W 291.98 FEET; THENCE N08°56'34"W 199.42 FEET; THENCE N24°51'48"W 497.07 FEET; THENCE N13°31'30"W 380.55 FEET; THENCE N45°48'52"W 149.21 FEET; THENCE N00°00'00"E 222.59 FEET; THENCE N73°09'02"E 50.00 FEET; THENCE N16°50'58"W 175.45 FEET; THENCE N02°46'08"W 195.26 FEET; THENCE N08°03'48"W 121.20 FEET; THENCE S75°31'47"E 160.08 FEET; THENCE S85°08'08"E 235.85 FEET; THENCE N02°54'23"E 226.74 FEET; THENCE N85°00'01"E 233.88 FEET; THENCE N01°50'00"W 342.85 FEET; THENCE S46°46'00"E 842.72 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 74.97 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°08'12"55" AND A RADIUS OF 691.10 FEET; THENCE S04°41'02"E 100.00 FEET; THENCE S33°18'58"W 220.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 530.07 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°44'46"33" AND A RADIUS OF 678.29 FEET; THENCE S1°27'35"E 414.20 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 604.84 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°50'19"08" AND A RADIUS OF 688.70 FEET; THENCE S38°51'33"W 600.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.818 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 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 THE HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID FILED FOR RECORD ON APRIL 20TH, 1970, AFOE-18, SAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON APRIL 20TH, 1970, AFOE-18, 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 IV OF THE DECLARATION AFORESAID AND AS DESIGNATED UPON THIS PLAT OR THE PLAT NOTES.
- ALL LOTS REFLECTED ON 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.
- 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, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS 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 AND 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 THEREFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 28TH DAY OF October, 1982.

COOPER COMMUNITIES, INC.
 BY *James F. Gore* PRESIDENT, DEVELOPER

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 28TH DAY OF October, 1982, 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 THERETO, 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

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

SCALE IN FEET
 0 50 100