



LOT AREAS BLOCK 1		LOT AREAS BLOCK 2		LOT AREAS BLOCK 3		LOT AREAS BLOCK 4		LOT AREAS BLOCK 5	
Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)
1	13,562.386	1	13,334.202	1	10,729.066	1	13,256.715	1	10,729.066
2	10,645.896	2	14,517.404	2	12,533.841	2	10,414.641	2	10,414.641
3	11,160.725	3	14,687.077	3	13,338.434	3	10,706.947	3	10,706.947
4	14,735.235	4	10,805.576	4	12,814.624	4	12,507.141	4	11,207.349
5	12,850.868	5	14,085.865	5	15,121.407	5	11,309.631	5	11,309.631
6	9,247.032	6	10,375.519	6	16,905.643	6	10,508.632	6	10,508.632
7	13,391.865	7	10,460.330	7	19,078.734	7	10,979.517	7	11,391.598
8	13,110.228	8	11,595.729	8	12,018.976	8	11,391.598	8	11,391.598
9	14,034.344	9	12,220.010	9	10,878.368	9	12,114.082	9	12,114.082
10	13,775.637	10	11,438.029	10	10,850.058	10	12,752.333	10	12,752.333
11	10,989.389	11	12,276.712	11	10,821.937	11	15,313.380	11	10,852.360
12	10,930.460	12	15,725.965	12	10,793.707	12	17,155.948	12	10,810.984
13	11,719.490	13	11,724.076	13	12,874.808	13	11,714.444	13	10,665.903
14	10,232.935	14	12,514.368	14	10,642.380	14	11,098.392	14	11,098.392
15	11,964.199	15	10,625.319	15	10,643.850	15	12,915.732	15	12,915.732
16	14,391.772	16	10,647.185	16	10,645.325	16	10,276.080	16	10,276.080
17	15,186.263	17	10,574.371	17	10,646.863	17	10,529.807	17	10,529.807
18	13,639.357	18	11,801.896	18	11,403.098	18	11,439.716	18	11,439.716
19	11,536.595	19	10,520.139	19	10,807.102	19	14,932.976	19	14,932.976
20	10,595.016	20	11,913.356	20	11,527.874	20	12,252.888	20	12,252.888
21	9,832.356	21		21	11,528.018	21	12,300.972	21	12,300.972
22	13,327.230	22		22	11,082.005	22	10,363.834	22	10,363.834
				23	11,274.555	23	10,819.539	23	10,819.539
				24	12,196.619	24	10,514.257	24	10,514.257
				25	11,894.429	25	10,211.651	25	10,211.651
				26	11,984.750	26	9,815.960	26	9,815.960
				27	12,601.334	27		27	
Total 270,907.998		Total 223,860.757		Total 173,854.757		Total 294,376.496		Total 339,262.153	

LOT AREAS BLOCK 1		LOT AREAS BLOCK 2		LOT AREAS BLOCK 3		LOT AREAS BLOCK 4		LOT AREAS BLOCK 5	
Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)	Lot No.	Area (Square Feet)
1	13,562.386	1	13,334.202	1	10,729.066	1	13,256.715	1	10,729.066
2	10,645.896	2	14,517.404	2	12,533.841	2	10,414.641	2	10,414.641
3	11,160.725	3	14,687.077	3	13,338.434	3	10,706.947	3	10,706.947
4	14,735.235	4	10,805.576	4	12,814.624	4	12,507.141	4	11,207.349
5	12,850.868	5	14,085.865	5	15,121.407	5	11,309.631	5	11,309.631
6	9,247.032	6	10,375.519	6	16,905.643	6	10,508.632	6	10,508.632
7	13,391.865	7	10,460.330	7	19,078.734	7	10,979.517	7	11,391.598
8	13,110.228	8	11,595.729	8	12,018.976	8	11,391.598	8	11,391.598
9	14,034.344	9	12,220.010	9	10,878.368	9	12,114.082	9	12,114.082
10	13,775.637	10	11,438.029	10	10,850.058	10	12,752.333	10	12,752.333
11	10,989.389	11	12,276.712	11	10,821.937	11	15,313.380	11	10,852.360
12	10,930.460	12	15,725.965	12	10,793.707	12	17,155.948	12	10,810.984
13	11,719.490	13	11,724.076	13	12,874.808	13	11,714.444	13	10,665.903
14	10,232.935	14	12,514.368	14	10,642.380	14	11,098.392	14	11,098.392
15	11,964.199	15	10,625.319	15	10,643.850	15	12,915.732	15	12,915.732
16	14,391.772	16	10,647.185	16	10,645.325	16	10,276.080	16	10,276.080
17	15,186.263	17	10,574.371	17	10,646.863	17	10,529.807	17	10,529.807
18	13,639.357	18	11,801.896	18	11,403.098	18	11,439.716	18	11,439.716
19	11,536.595	19	10,520.139	19	10,807.102	19	14,932.976	19	14,932.976
20	10,595.016	20	11,913.356	20	11,527.874	20	12,252.888	20	12,252.888
21	9,832.356	21		21	11,528.018	21	12,300.972	21	12,300.972
22	13,327.230	22		22	11,082.005	22	10,363.834	22	10,363.834
				23	11,274.555	23	10,819.539	23	10,819.539
				24	12,196.619	24	10,514.257	24	10,514.257
				25	11,894.429	25	10,211.651	25	10,211.651
				26	11,984.750	26	9,815.960	26	9,815.960
				27	12,601.334	27		27	
Total 270,907.998		Total 223,860.757		Total 173,854.757		Total 294,376.496		Total 339,262.153	

DEED DESCRIPTION
RONDA SUBDIVISION
BLOCK 1 THROUGH 5 INCLUSIVE

A PARCEL OF LAND LYING IN THE NW 1/4 SEC 2, T-1-S, R-19-W, GARLAND COUNTY, ARKANSAS; (ARKANSAS STATE PLANE COORDINATES OF NORTH 719,407.553; EAST 1,695,059.103) RUN EAST 3,215.897 FEET TO A POINT; THENCE RUN NORTH 1,780.447 FEET TO THE POINT OF BEGINNING; THENCE RUN S 27° 51' 13" W 231.722 FEET TO A POINT ON A 109° 42' 21" DEGREE OF CURVE TO THE RIGHT; SAID CURVE HAVING A BEARING AND CHORD DISTANCE OF N 53° 08' 41" W 69.950 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 70.000 FEET TO THE POINT OF TANGENCY; THENCE RUN N 49° 21' 52" W 49.765 FEET TO THE POINT OF CURVATURE OF A 59° 16' 01" DEGREE OF CURVE TO THE RIGHT; SAID CURVE HAVING A BEARING AND LONG CHORD OF N 49° 08' 16" W 646.143 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 656.040 FEET TO THE POINT OF TANGENCY; THENCE RUN N 14° 48' 40" W 883.030 FEET TO A POINT OF CURVATURE OF A 70° 57' 49" DEGREE OF CURVE TO THE LEFT; SAID CURVE HAVING A BEARING AND LONG CHORD OF N 31° 08' 20" W 404.941 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 410.486 FEET TO THE POINT OF TANGENCY; THENCE RUN N 47° 30' 00" W 306.203 FEET TO A POINT ON A 3° 08' 22" DEGREE OF CURVE TO THE LEFT; SAID CURVE HAVING A BEARING AND CHORD DISTANCE OF N 34° 22' 50" E 158.339 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 158.390 FEET TO THE POINT OF TANGENCY; THENCE RUN N 30° 18' 31" E 180.817 FEET TO THE POINT OF CURVATURE OF A 59° 57' 41" DEGREE OF CURVE TO THE RIGHT; SAID CURVE HAVING A BEARING AND LONG CHORD OF N 47° 37' 57" E 853.342 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 866.230 FEET TO THE POINT OF TANGENCY; THENCE RUN N 64° 31' 24" E 697.828 FEET TO A POINT; THENCE RUN S 25° 22' 36" E 200.000 FEET TO A POINT; THENCE RUN S 08° 01' 15" E 397.971 FEET TO A POINT; THENCE RUN S 14° 59' 20" E 320.919 FEET TO A POINT; THENCE RUN S 23° 34' 10" E 547.691 FEET TO A POINT; THENCE RUN S 69° 18' 36" W 194.700 FEET TO A POINT; THENCE RUN S 46° 03' 39" W 229.142 FEET TO A POINT; THENCE RUN S 41° 23' 14" W 347.981 FEET TO A POINT; THENCE RUN S 22° 36' 23" W 330.385 FEET TO A POINT; THENCE RUN S 06° 17' 08" W 347.086 FEET TO A POINT; THENCE RUN S 06° 05' 12" E 424.393 FEET TO THE POINT OF BEGINNING; AREA CONTAINING 66.441 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

JOHN A. COOPER COMPANY, 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 NONPROFIT CORPORATION, FILED IN THE OFFICE OF THE CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 030, AT PAGE 203, ETC. SEEN. 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 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 MANNER 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 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 1 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 29 DAY OF JULY, 1970.

JOHN A. COOPER COMPANY
BY *James F. Gore* 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 29 DAY OF JUNE, 1970.

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

SCALE OF THIS PLAT WHEN
A SIZE OF 11" X 17" IS USED

RECORD PLAT		REVISIONS	
BLOCKS 1 - 5		DATE	DESCRIPTION
RONDA SUBDIVISION			
DRAWN BY	SHEET	CHECKED BY	DWG. NO.
DATE: 6/18/70	1 OF 1	DATE: 6/18/70	8-HS-196
APPROVED		JOB NO.	SCALE:
DATE: 6/18/70		ENG. 9	1"=100'

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