



TOTAL AREAS	
LOTS	40.075
COMMON PROPERTIES	9.799
STREETS	11.738
RESERVED PROPERTIES	0.509
BOUNDARY	62.121

DEED DESCRIPTION  
ALAVA SUBDIVISION  
BLOCKS 1 THRU 5 INCLUSIVE  
A PARCEL OF LAND LYING IN THE NW 1/4 SW 1/4, (18.10 AC. +/-), SW 1/4 SW 1/4, (10.16 AC. +/-), OF SECTION 13, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, AND THE SE 1/4 NE 1/4, (0.37 AC. +/-), NE 1/4 SE 1/4, (27.38 AC. +/-), SE 1/4 SE 1/4, (16.08 AC. +/-), OF SECTION 14, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER SECTION 14, T-1-S, R-19-W, OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, RUN NORTH 67° 56' 31" E, TO A POINT, THENCE WEST 103° 51' 59", TO THE POINT OF BEGINNING.

THENCE S77° 38' 58" W 159.930', THENCE S61° 00' 00" W 290.209', THENCE N01° 46' 51" E 222.997', THENCE N43° 37' 02" E 113.217', THENCE N57° 51' 09" E 75.000', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 60.000', SAID CURVE HAVING A RADIUS OF 984.820', THENCE S55° 38' 18" E 135.588', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 409.230', SAID CURVE HAVING A RADIUS OF 1122.777', THENCE S14° 45' 19" E 280.000', THENCE N82° 20' 01" E 334.475', THENCE N86° 31' 54" E 165.303', THENCE N64° 03' 28" E 205.730', THENCE N86° 38' 01" E 170.294', THENCE S84° 02' 03" E 70.381', THENCE N54° 24' 04" E 82.887', THENCE S80° 40' 59" E 66.351', THENCE N75° 40' 38" E 48.795', THENCE N78° 50' 38" E 46.270', THENCE N81° 38' 39" E 79.845', THENCE N86° 37' 18" E 158.830', THENCE S89° 21' 46" E 79.304', THENCE N76° 45' 07" E 160.962', THENCE N75° 39' 57" E 122.575', THENCE N81° 50' 05" E 110.505', THENCE S71° 55' 50" E 112.588', THENCE S26° 34' 38" E 83.826', THENCE S08° 52' 29" W 98.073', THENCE S24° 06' 41" W 137.320', THENCE S28° 31' 09" W 101.298', THENCE S40° 55' 29" W 145.098', THENCE S71° 21' 31" W 63.431', THENCE S34° 08' 32" W 27.800', THENCE S57° 35' 19" W 96.632', THENCE S48° 59' 44" W 63.201', THENCE S62° 57' 54" W 88.410', THENCE S71° 54' 34" W 72.881', THENCE S58° 34' 45" W 78.033', THENCE S59° 37' 45" W 57.384', THENCE S72° 56' 25" W 93.838', THENCE S71° 14' 54" W 139.418', THENCE S66° 01' 40" W 103.418', THENCE S58° 10' 50" W 229.827', THENCE S57° 34' 21" W 104.081', THENCE S61° 18' 00" W 64.655', THENCE S62° 06' 01" W 91.340', THENCE S68° 07' 20" W 59.813', THENCE S70° 41' 19" W 107.868', THENCE S60° 57' 40" W 128.341', THENCE S57° 09' 18" W 92.411', THENCE S32° 46' 58" W 98.556', THENCE S01° 27' 19" E 20.264', THENCE S63° 45' 43" E 198.771', THENCE S23° 36' 11" W 10.751', THENCE S02° 21' 49" E 35.331', THENCE S86° 21' 00" E 14.403', THENCE S23° 36' 11" W 379.430', THENCE N66° 23' 29" W 75.000', THENCE N23° 36' 31" E 341.078', THENCE S86° 21' 00" E 69.453', TO THE POINT OF BEGINNING AND CONTAINING 62.121 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:
1. 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.
  2. 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.
  3. 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.
  4. 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 SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1400 SQUARE FEET.
  5. 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.
  6. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 700.0 M.G.L. ±0.5', AS DETERMINED FROM BENCH MARK N103, U.S.C. 46-S-1, 1935.
  7. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED ON THE PLAT AND THE LAKESHORE PROPERTY LINE WITHOUT CONSENT, IN WRITING, OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.
  8. 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.
  9. 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 THEREO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

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

JOHN A. COOPER COMPANY  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 197\_\_\_\_.

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

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

STATE OF  
ARKANSAS  
REGISTERED  
PROFESSIONAL  
ENGINEER  
No. 1222  
JAMES F. GORE

RECORD PLAT	
ALAVA SUBDIVISION BLOCKS 1 THRU 5	
DATE: _____	SHEET: _____
CHECKED BY: _____	DRAWN BY: _____
DATE: 6/2/77	8-HS-649
ENG: 8	SCALE: 1"=100'

B-1-L-1	0.238	AC
B-1-L-2	0.249	AC
B-1-L-3	0.259	AC
B-1-L-4	0.263	AC
B-1-L-5	0.265	AC
B-1-L-6	0.269	AC
B-1-L-7	0.266	AC
B-1-L-8	0.269	AC
B-1-L-9	0.274	AC
B-1-L-10	0.281	AC
B-1-L-11	0.242	AC
B-1-L-12	0.252	AC
B-1-L-13	0.257	AC
B-1-L-14	0.263	AC
B-1-L-15	0.268	AC
B-1-L-16	0.276	AC
B-1-L-17	0.281	AC
B-1-L-18	0.283	AC
B-1-L-19	0.288	AC
B-1-L-20	0.293	AC
B-1-L-21	0.297	AC
B-1-L-22	0.295	AC
B-1-L-23	0.297	AC
B-1-L-24	0.284	AC
B-1-L-25	0.284	AC
B-1-L-26	0.284	AC
B-1-L-27	0.274	AC
B-1-L-28	0.266	AC
B-1-L-29	0.265	AC
B-1-L-30	0.265	AC
B-1-L-31	0.280	AC
B-1-L-32	0.277	AC
B-1-L-33	0.277	AC
B-1-L-34	0.255	AC
B-1-L-35	0.255	AC
B-1-L-36	0.255	AC
B-1-L-37	0.282	AC
B-1-L-38	0.241	AC
BLK-1	9.356	AC
B-2-L-1	0.286	AC
B-2-L-2	0.295	AC
B-2-L-3	0.295	AC
B-2-L-4	0.293	AC
B-2-L-5	0.297	AC
B-2-L-6	0.297	AC
B-2-L-7	0.292	AC
B-2-L-8	0.284	AC
B-2-L-9	0.284	AC
B-2-L-10	0.283	AC
B-2-L-11	0.297	AC
B-2-L-12	0.297	AC
B-2-L-13	0.237	AC
B-2-L-14	0.232	AC
B-2-L-15	0.232	AC
B-2-L-16	0.272	AC
B-2-L-17	0.274	AC
B-2-L-18	0.269	AC
B-2-L-19	0.277	AC
B-2-L-20	0.228	AC
BLK-2	5.245	AC
B-3-L-1	0.252	AC
B-3-L-2	0.252	AC
B-3-L-3	0.230	AC
B-3-L-4	0.230	AC
B-3-L-5	0.250	AC
B-3-L-6	0.241	AC
B-3-L-7	0.241	AC
B-3-L-8	0.242	AC
B-3-L-9	0.231	AC
B-3-L-10	0.231	AC
B-3-L-11	0.265	AC
B-3-L-12	0.251	AC
B-3-L-13	0.251	AC
B-3-L-14	0.276	AC
B-3-L-15	0.233	AC
B-3-L-16	0.233	AC
B-3-L-17	0.240	AC
B-3-L-18	0.239	AC
B-3-L-19	0.248	AC
B-3-L-20	0.240	AC
B-3-L-21	0.240	AC
B-3-L-22	0.282	AC
B-3-L-23	0.282	AC
B-3-L-24	0.242	AC
B-3-L-25	0.250	AC
B-3-L-26	0.269	AC
B-3-L-27	0.295	AC
BLK-3	6.547	AC
B-4-L-1	0.303	AC
B-4-L-2	0.303	AC
B-4-L-3	0.250	AC
B-4-L-4	0.254	AC
B-4-L-5	0.254	AC
B-4-L-6	0.309	AC
B-4-L-7	0.304	AC
B-4-L-8	0.267	AC
B-4-L-9	0.237	AC
B-4-L-10	0.249	AC
B-4-L-11	0.330	AC
B-4-L-12	0.330	AC
B-4-L-13	0.347	AC
B-4-L-14	0.347	AC
B-4-L-15	0.341	AC
B-4-L-16	0.393	AC
B-4-L-17	0.289	AC
B-4-L-18	0.281	AC
B-4-L-19	0.281	AC
B-4-L-20	0.247	AC
B-4-L-21	0.290	AC
B-4-L-22	0.352	AC
B-4-L-23	0.305	AC
B-4-L-24	0.442	AC
B-4-L-25	0.442	AC
B-4-L-26	0.422	AC
B-4-L-27	0.355	AC
B-4-L-28	0.352	AC
B-4-L-29	0.311	AC
B-4-L-30	0.312	AC
B-4-L-31	0.312	AC
B-4-L-32	0.322	AC
B-4-L-33	0.359	AC
B-4-L-34	0.359	AC
B-4-L-35	0.365	AC
B-4-L-36	0.396	AC
B-4-L-37	0.296	AC
B-4-L-38	0.409	AC
B-4-L-39	0.410	AC
B-4-L-40	0.508	AC
B-4-L-41	0.468	AC
B-4-L-42	0.468	AC
B-4-L-43	0.482	AC
B-4-L-44	0.482	AC
B-4-L-45	0.482	AC
B-4-L-46	0.406	AC
B-4-L-47	0.430	AC
B-4-L-48	0.430	AC
BLK-4	16.955	AC
B-5-L-1	0.268	AC
B-5-L-2	0.274	AC
B-5-L-3	0.306	AC
B-5-L-4	0.306	AC
B-5-L-5	0.299	AC
BLK-5	1.472	AC
CP-1	4.149	AC
BAND-1	0.133	AC
CP-3	2.194	AC
CP-4	0.677	AC
CP-5	0.677	AC
CP-6	0.134	AC
CP-7	0.074	AC
CP-8	0.074	AC
CP-9	0.035	AC
CP-10	0.029	AC
CP-11	0.029	AC
CP-12	0.053	AC
CP-13	0.024	AC
RP-1	0.509	AC
MAZARRON-D	4.543	AC
ALAVA-P	1.710	AC
BAND-2	0.133	AC
CORVESA-P	0.193	AC
ACRISO-L	0.630	AC
ALAND-1	0.564	AC
ALAND-2	0.564	AC
ALAVA-P	1.156	AC
ALAVA-P	1.156	AC
ACRIS-P	0.120	AC
ANBITO-P	0.246	AC