

NOTES CONSTITUTING A PART OF THIS REPLAT AND TO BE READ IN CONNECTION WITH THE REPLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS BLOCK 1, NARVAEZ SUBDIVISION, HOT SPRINGS VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON JANUARY 24, 1989, IN DEED BOOK 9 AT PAGE 136. THE DEVELOPER JOINED BY THE OWNERS OF LOT 7, BLOCK 1, NARVAEZ SUBDIVISION AND THE OWNERS OF LOT 12, BLOCK 1, NARVAEZ SUBDIVISION, HEREBY REPLAT THE LANDS FORMERLY DESIGNATED BLOCK 1, NARVAEZ SUBDIVISION SUBJECT TO THE FOLLOWING PROVISIONS:

- ALL OWNERS OF THE LANDS REFLECTED ON THE ABOVE MENTIONED PLAT JOIN TO REPLAT SAID LANDS FOR THE PURPOSE OF RELOCATING THE INTERIOR LOT LINE BETWEEN LOT 4, BLOCK 1, AND LOT 5, BLOCK 1, THEREBY INCREASING THE AREA OF LOT 5, BLOCK 1, AND DECREASING THE AREA OF LOT 4, BLOCK 1, AND RELOCATING THE UTILITY AND DRAINAGE EASEMENTS RESERVED BY DEVELOPER ALONG SAID LOT LINE.
- 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. LIKEWISE ON JANUARY 24, 1989, A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS WAS FILED FOR RECORD IN BOOK 1290 AT PAGE 282, IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, WHICH HAD THE EFFECT OF BRING THE LANDS REFLECTED UPON THIS REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON APRIL 20, 1970, IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS REPLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE REPLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
- THE COMMON PROPERTIES REFLECTED UPON THE REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID REPLAT 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 REPLAT ARE NOT A PART OF THE REPLAT 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 REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE NOTES.
- UNLESS SHOWN OTHERWISE ON THE REPLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST PROPOSED SPILLWAY ELEVATION OF 535 M.G.L. \pm 0.5', AS DETERMINED FROM BENCH MARK NORTH 103 U.S.C. AND G.S. 1935.
- THE 100 YEAR FLOODLINE (HIGHWATER MARK) ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT 537.94 M.G.L. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY HAVE A FINISH FLOOR ELEVATION LOWER THAN ONE FOOT ABOVE THE ELEVATION OF THE 100 YEAR FLOODLINE AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOOD WATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.
- ALL LOTS REFLECTED UPON THE REPLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE 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.
- 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 REPLAT AS PROTECTIVE SCREENING AREAS.
- SET BACK LINES AS INDICATED UPON THE REPLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
- ALL WAYS OF ACCESS FOR VEHICLES REFLECTED UPON THE REPLAT 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.
- DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT 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 THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, 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 ALLENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 16th DAY OF Aug, 1989.

COOPER COMMUNITIES, INC.

BY *John C. Cooper, Jr.*
PRESIDENT

William G. Tarpley
WILLIAM G. TARPLEY
OWNER OF LOT 12, BLOCK 1
NARVAEZ SUBDIVISION

Mary L. Tarpley
MARY L. TARPLEY
OWNER OF LOT 7, BLOCK 1
NARVAEZ SUBDIVISION

Eugene C. Hunley
EUGENE C. HUNLEY
OWNER OF LOT 7, BLOCK 1
NARVAEZ SUBDIVISION

Betty L. Hunley
BETTY L. HUNLEY
OWNER OF LOT 7, BLOCK 1
NARVAEZ SUBDIVISION

ARCHITECTURAL CONTROL COMMITTEE APPROVAL:

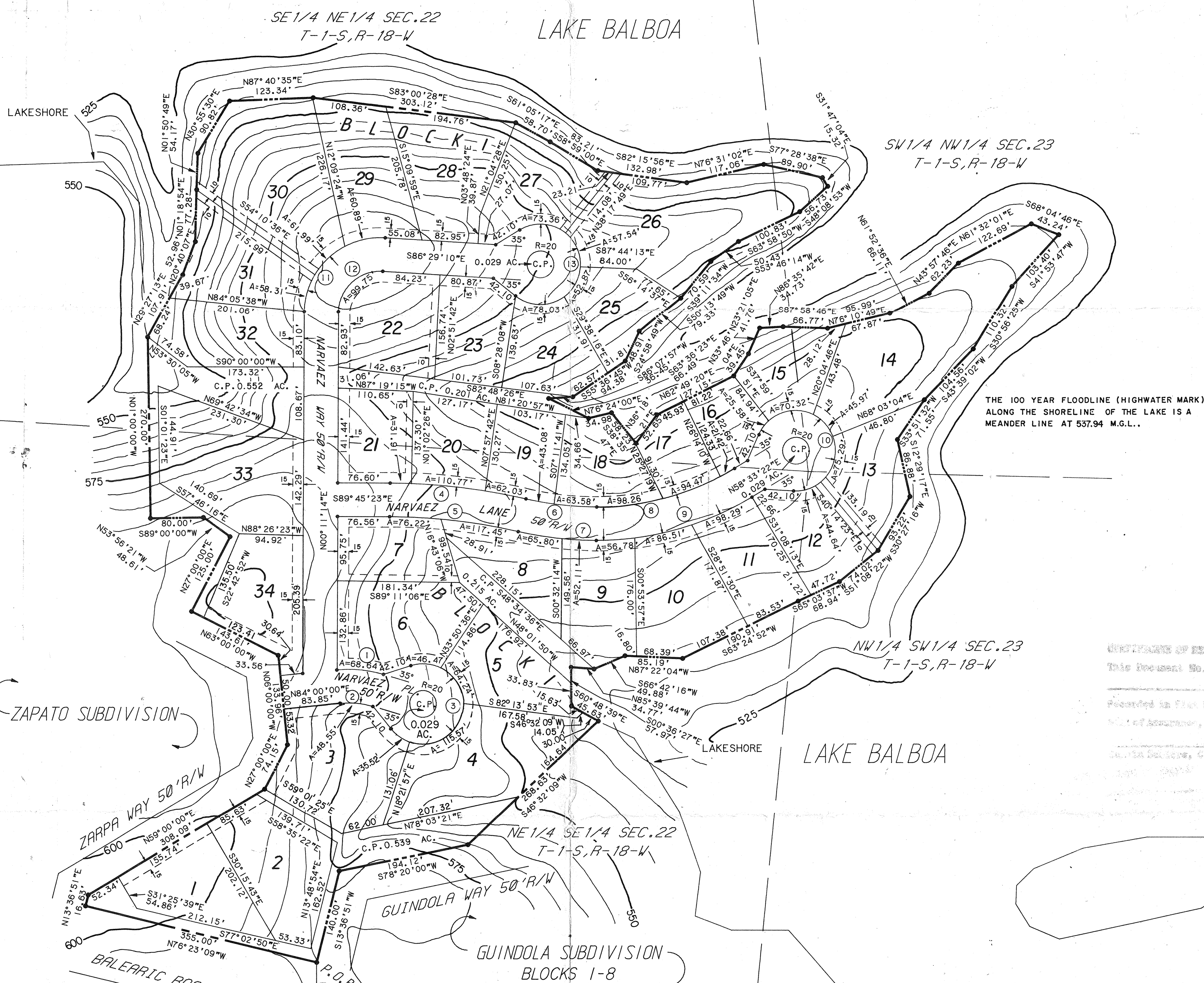
THE HOT SPRINGS VILLAGE ARCHITECTURAL CONTROL COMMITTEE HEREBY APPROVES THE RESUBDIVISION AS SHOWN HEREON.

DATED THIS 15th DAY OF August, 1989.

John C. Cooper, Jr.
Betty L. Hunley

John C. Cooper, Jr.
Betty L. Hunley

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	170.821	68.641	023°01'12" E	68.181	S 84°29'17" E
2	120.821	48.551	023°01'12" E	48.221	S 84°29'17" E
3	60.001	261.801	250°00'00" W	98.301	S 17°01'26" W
4	927.621	204.711	012°38'13" E	204.291	S 83°26'04" E
5	877.621	193.671	012°38'13" E	193.281	S 83°26'04" E
6	474.101	106.661	012°38'13" E	106.431	S 83°26'04" E
7	324.101	117.911	012°38'13" E	117.661	S 83°26'04" E
8	390.241	214.151	031°26'29" E	211.471	N 74°16'37" E
9	440.241	241.581	031°26'29" E	238.561	N 74°16'37" E
10	60.001	261.801	250°00'00" W	98.301	S 31°26'38" E
11	111.241	181.191	093°19'13" E	161.811	N 46°51'02" E
12	61.241	99.751	093°19'13" E	89.081	N 46°51'02" E
13	60.001	261.801	250°00'00" W	98.301	S 03°30'15" W



BLOCK 1	
LOT 1 0.457 AC.	LOT 19 0.316 AC.
LOT 2 0.574 AC.	LOT 20 0.360 AC.
LOT 3 0.669 AC.	LOT 21 0.350 AC.
LOT 4 0.718 AC.	LOT 22 0.487 AC.
LOT 5 0.427 AC.	LOT 23 0.393 AC.
LOT 6 0.560 AC.	LOT 24 0.378 AC.
LOT 7 0.367 AC.	LOT 25 0.344 AC.
LOT 8 0.354 AC.	LOT 26 0.957 AC.
LOT 9 0.447 AC.	LOT 27 0.458 AC.
LOT 10 0.536 AC.	LOT 28 0.580 AC.
LOT 11 0.392 AC.	LOT 29 0.517 AC.
LOT 12 0.387 AC.	LOT 30 0.867 AC.
LOT 13 0.391 AC.	LOT 31 0.474 AC.
LOT 14 0.979 AC.	LOT 32 0.455 AC.
LOT 15 0.354 AC.	LOT 33 0.786 AC.
LOT 16 0.233 AC.	LOT 34 0.485 AC.
LOT 17 0.247 AC.	TOTAL 16.672 AC.
LOT 18 0.374 AC.	

TOTAL AREA	
LOTTED AREA	16.672 AC.
STREETS	2.610 AC.
COMMON PROPERTIES	1.594 AC.
TOTAL	20.876 AC.

LENGTH OF RECORDED STREETS	
50 FOOT RIGHT-OF-WAY	1,855 LINEAL FEET \pm
40 FOOT RIGHT-OF-WAY	525 LINEAL FEET \pm

NARVAEZ SUBDIVISION
BLOCK 1
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NW 1/4 (1.478 ACRES \pm), IN THE NW 1/4 OF THE SW 1/4 (0.493 ACRES \pm) OF SECTION 22; IN THE SE 1/4 OF THE NE 1/4 (8.900 ACRES \pm) AND IN THE NE 1/4 OF THE SE 1/4 (10.005 ACRES \pm) OF SECTION 22; TOWNSHIP SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

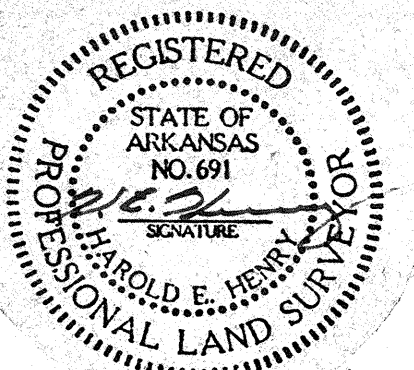
BEGINNING AT A POINT 552.16 FEET WEST AND 1935.21 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 22 (ARKANSAS STATE PLANE COORDINATES OF NORTH 712,383.587 FEET AND EAST 1,725,904.240 FEET); THENCE, N 76°23'09" W 355.00 FEET; THENCE, N 13°56'15" E 16.63 FEET; THENCE, N 59°00'00" E 308.09 FEET; THENCE, N 27°00'00" E 74.15 FEET; THENCE, N 06°00'00" W 133.96 FEET; THENCE, N 63°00'00" W 143.61 FEET; THENCE, N 27°00'00" E 125.00 FEET; THENCE, N 53°56'21" W 48.61 FEET; THENCE, N 89°00'00" W 80.00 FEET; THENCE, N 01°00'00" W 270.00 FEET; THENCE, N 28°22'11" S 107.91 FEET; THENCE, N 20°50'49" E 52.96 FEET; THENCE, N 01°18'54" E 54.17 FEET; THENCE, N 30°55'30" E 90.82 FEET; THENCE, N 87°40'35" E 123.34 FEET; THENCE, N 83°00'28" E 303.12 FEET; THENCE, S 61°05'17" E 58.70 FEET; THENCE, S 58°59'00" E 83.21 FEET; THENCE, S 82°15'56" E 132.98 FEET; THENCE, N 76°31'02" E 117.06 FEET; THENCE, S 77°28'38" E 89.90 FEET; THENCE, S 31°47'04" E 15.32 FEET; THENCE, S 48°08'53" W 36.73 FEET; THENCE, S 63°58'50" W 100.83 FEET; THENCE, S 53°46'11" W 50.43 FEET; THENCE, S 39°11'34" W 70.59 FEET; THENCE, S 50°13'49" W 79.33 FEET; THENCE, S 24°58'49" W 48.91 FEET; THENCE, S 55°36'45" W 94.38 FEET; THENCE, S 89°07'15" W 36.45 FEET; THENCE, S 63°56'25" W 66.49 FEET; THENCE, N 76°24'00" W 34.98 FEET; THENCE, S 86°55'47" E 98.23 FEET; THENCE, N 36°18'21" E 52.65 FEET; THENCE, N 62°49'20" E 127.15 FEET; THENCE, N 33°46'04" E 39.45 FEET; THENCE, N 23°21'05" E 41.76 FEET; THENCE, N 86°55'42" E 34.73 FEET; THENCE, S 87°58'46" E 66.77 FEET; THENCE, N 76°10'49" E 95.99 FEET; THENCE, N 61°52'36" E 66.11 FEET; THENCE, N 43°57'46" E 62.23 FEET; THENCE, N 61°32'01" E 122.69 FEET; THENCE, S 61°04'46" E 43.24 FEET; THENCE, S 41°53'47" W 103.40 FEET; THENCE, S 30°56'25" W 110.32 FEET; THENCE, S 43°50'02" W 104.56 FEET; THENCE, S 33°51'32" W 71.55 FEET; THENCE, S 12°29'17" E 86.88 FEET; THENCE, S 30°27'16" W 93.22 FEET; THENCE, S 51°08'22" W 74.02 FEET; THENCE, S 65°03'37" W 68.94 FEET; THENCE, S 33°24'52" W 190.91 FEET; THENCE, N 85°59'44" W 34.77 FEET; THENCE, S 00°56'27" E 57.97 FEET; THENCE, S 60°48'39" E 45.63 FEET; THENCE, S 46°52'09" W 268.63 FEET; THENCE, S 78°20'00" W 194.12 FEET; THENCE, S 13°56'15" E 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.876 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 17th DAY OF August, 1989, 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.

Harold E. Henry
HAROLD E. HENRY, R.L.S. NO. 891, ARKANSAS



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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	CHECKED	APPROVED
			RECORD REPLAT				
			NARVAEZ SUBDIVISION BLOCK 1				
			HOT SPRINGS VILLAGE, ARKANSAS				
			COOPER CONSULTANTS				
			CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714				

LEGEND	
---	BOUNDARY OF SUBDIVISION
---	LAND LINES OF SECTIONS
---	BUILDING SETBACK LINE
---	UTILITY AND DRAINAGE EASEMENT
---	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.
C.P.	COMMON PROPERTIES

C.P. COMMON PROPERTIES

GRAPHIC SCALE IN FEET