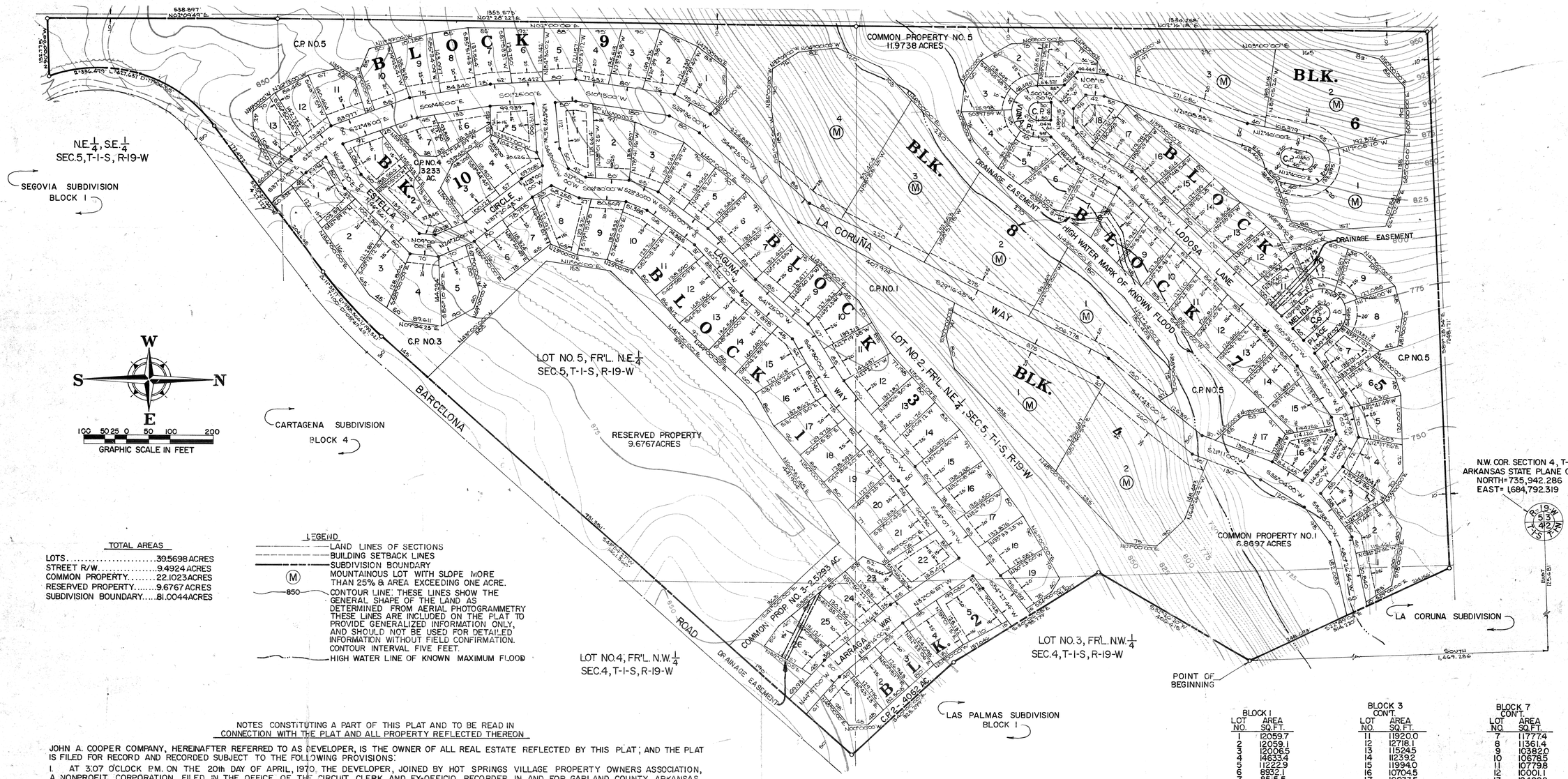

TOTAL AREAS	
LOTS	39.5698 ACRES
STREET R/W.	9.4924 ACRES
COMMON PROPERTY	22.1023 ACRES
RESERVED PROPERTY	9.6767 ACRES
SUBDIVISION BOUNDARY	81.0044 ACRES

LEGEND

- LAND LINES OF SECTIONS
- BUILDING SETBACK LINES
- SUBDIVISION BOUNDARY
- (M) MOUNTAINOUS LOT WITH SLOPE MORE THAN 25% & AREA EXCEEDING ONE ACRE.
- 850 CONTOUR LINE; 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.
- HIGH WATER LINE OF KNOWN MAXIMUM FLOOD

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. 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 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 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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 22 DAY OF September, 1970.

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 _____, 19__

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

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

DEED DESCRIPTION

NAVARRA SUBDIVISION
BLOCKS 1 THRU 10

A PARCEL OF LAND LYING IN LOT NO. 3 OF THE FRL. N.W. 1/4 (4.2598 ACRES), LOT NO. 4 OF THE FRL. N.W. 1/4 (2.2532 ACRES) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 19 WEST OF THE FIFTH PRINCIPAL MERIDIAN; ALSO LYING IN LOT NO. 2 OF THE FRL. N.E. 1/4 (39.7016 ACRES), LOT NO. 5 OF THE FRL. N.E. 1/4 (32.2601 ACRES), THE N.E. 1/4 OF THE S.E. 1/4 (2.5297 ACRES) OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 19 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN GARLAND COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1469.286 FEET SOUTH AND 125.681 FEET EAST OF THE N.W. CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH= 735,942.286 EAST= 1,684,792.319) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 19 WEST; THENCE S32°26'20"W, 406.415 FEET; THENCE S30°06'05"E, 398.779 FEET; THENCE S40°00'00"E, 325.299 FEET; THENCE S43°54'27"W, 1,461.360 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 988.366 FEET, AN ARC DISTANCE OF 199.321 FEET; THENCE S55°27'44"W, 427.222 FEET; THENCE SOUTHERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 336.479 FEET, AN ARC DISTANCE OF 427.637 FEET; THENCE N90°00'00"W, 132.775 FEET; THENCE N02°09'49"E, 538.897 FEET; THENCE N02°28'22"E, 1353.573 FEET; THENCE N02°16'18"E, 1334.258 FEET; THENCE S89°28'34"E, 1248.171 FEET; THENCE S 22°49'04"E, 514.220 FEET TO THE POINT OF BEGINNING. CONTAINING 81.0044 ACRES.

BLOCK 1

LOT NO.	AREA SQ.FT.
1	12059.7
2	12059.1
3	12006.5
4	14633.4
5	11222.9
6	8932.1
7	8515.5
8	12944.1
9	9934.8
10	11772.8
11	12268.9
12	11987.3
13	11413.8
14	11405.5
15	11371.3
16	11144.7
17	11174.5
18	10790.7
19	10366.0
20	10317.5
21	10423.6
22	12188.0
23	9894.0
24	10177.6
25	10293.0
26	11256.6

BLOCK 2

LOT NO.	AREA SQ.FT.
1	10623.0
2	10350.6
3	10351.0
4	10936.6
5	13468.4

BLOCK 3

LOT NO.	AREA SQ.FT.
1	14413.1
2	12819.2
3	12286.8
4	11686.7
5	11043.0
6	11385.4
7	10458.7
8	10437.8
9	9943.9
10	11647.6
11	11920.0
12	12718.1
13	11524.5
14	11239.2
15	11994.0
16	10704.5
17	10933.5
18	11023.0
19	10453.0

BLOCK 4

LOT NO.	AREA SQ.FT.
1	66673.7
2	76068.6

BLOCK 5

LOT NO.	AREA SQ.FT.
1	10656.0
2	10614.5
3	11703.0
4	12792.0
5	10688.5
6	11023.1
7	10161.2
8	14111.7
9	10530.0
10	9770.0
11	10960.6
12	10618.1
13	10728.1
14	10206.3
15	10074.3
16	10703.3
17	10608.6
18	9012.7

BLOCK 6

LOT NO.	AREA SQ.FT.
1	44803.6
2	60616.5
3	45177.0

BLOCK 7

LOT NO.	AREA SQ.FT.
1	11464.7
2	11748.0
3	10962.0
4	11406.1
5	9578.9
6	10779.5
7	11777.4
8	11361.4
9	10382.0
10	10678.5
11	10779.8
12	10001.1
13	10492.2
14	10072.5
15	10990.8
16	11492.6
17	10137.5

BLOCK 8

LOT NO.	AREA SQ.FT.
1	50739.1
2	60606.7
3	64768.7
4	89798.5

BLOCK 9

LOT NO.	AREA SQ.FT.
1	11582.7
2	11665.6
3	11809.5
4	10936.6
5	10257.1
6	10634.0
7	10929.1
8	11878.8
9	12226.8
10	11659.5
11	11036.7
12	10807.7
13	12422.0

BLOCK 10

LOT NO.	AREA SQ.FT.
1	10297.5
2	12358.3
3	10870.1
4	11640.2
5	9626.1
6	8708.2
7	8611.1

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

REVISIONS		
DATE	BY	DESCRIPTION

RECORD PLAT

NAVARRA SUBDIVISION
BLOCKS 1 THRU 10

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

DRAWN: FVS	SHEET: 1 OF 1
DATE: 7-9-70	
CHECKED:	DWG. NO. HSVE-643-R
DATE: 7-14-70	
APPROVED:	JOB NO. ENG. 8
DATE:	SCALE: 1"=100'

JAMES F. GORE
REGISTERED
PROFESSIONAL
ENGINEER
No. 1227
JAMES F. GORE