

710.080'
EAGT

BLOCKS 1 & 2
—BENEVENTE SUBDIVISION

✓ POINT OF BEGINNING

POINT OF BEGINNING

ONTUR SUBDIVISION

RESERVED PROPERTY

NW. $\frac{1}{4}$ S.W. $\frac{1}{4}$
SEC. 5, T-1-S, R-18-W

LEGEND

----- SUBDIVISION BOUNDARY

----- LAND LINES OF SECTIONS

----- 600' ----- 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.

----- UTILITY & DRAINAGE EASEMENT.

----- UTILITY EASEMENT.

LINEAR FEET OF STREETS

50 FEET RIGHT-OF-WAY	4056 FEET
100 FEET RIGHT-OF-WAY	2538 FEET

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD OR ITS REPRESENTATIVE. ALL THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION

B'

TITLE SALINE COUNTY PLANNING BOARD

COOPER COMMUNITIES, INC., (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF MERGER) 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 2:30 PM ON THE 30th DAY OF March, 1972, 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 SALINE COUNTY, ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 118, 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 HEREIN INTO THE PUBLIC RECORD. THE REFERENCE TO RECORD BOOK 155, PAGE 118, ET SEQ. RECORDED IN APRIL, 1972, AND THE DECLARATION 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 NO WISE 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 IV OF THE DECLARATION AFORESAID AND AS DESIGNATED UPON THIS 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 1,000 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 RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS _____ DAY OF _____, 197_____

COOPER COMMUNITIES, INC.

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 28th DAY OF JUNE, 1972

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

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
OKLAHOMA
NO. 93
J. F. Gore
SIGNATURE

DEED DESCRIPTION
" NAVAS SUBDIVISION"
BLOCKS 1 THROUGH 4

A PARCEL OF LAND LYING IN THE WEST FRACTIONAL 1/2 OF LOT 2 OF FRACTIONAL NORTHWEST 1/4 (2.1993 ACRES), THE WEST FRACTIONAL 1/2 OF LOT 1 OF FRACTIONAL NORTHWEST 1/4 (252837 ACRES), AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (2.6888 ACRES) OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALSO LYING IN THE EAST FRACTIONAL 1/2 OF LOT 2 OF FRACTIONAL NORTHEAST 1/4 (107388 ACRES), THE EAST FRACTIONAL 1/2 OF LOT 1 OF FRACTIONAL NORTHEAST 1/4 (97338 ACRES), AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (93874 ACRES) OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 302928.26 FEET SOUTH AND 710080 FEET EAST OF THE NORTHWEST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH = 35,52,0928" EAST = 711,139,920) OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 18 WEST, THENCE S16°30'16"W, 61.26103 FEET, THENCE S08°25'37"E, 272.947 FEET, THENCE DUE SOUTH, 280.000 FEET, THENCE S40°06'03"W, 351.283 FEET, THENCE S07°35'41"W, 151.327 FEET, THENCE N18°58'13"E, 47.000 FEET, THENCE S49°30'00"W, 1402.684 FEET, THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 668.513 FEET, A TANGENT BEARING OF N58°21'00"W, AN ARC DISTANCE OF 861.24 FEET, THENCE N50°58'08"W, 38.4648 FEET, THENCE N39°01'52"E, 28.117 FEET, THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 449.679 FEET, AN ARC DISTANCE OF 262.283 FEET, THENCE N05°36'44"E, 519.166 FEET, THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 417.261 FEET, AN ARC DISTANCE OF 330.507 FEET, THENCE N40°43'56"W, 699.910 FEET, THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.194 FEET, AN ARC DISTANCE OF 202.931 FEET, THENCE N88°00'00"E, 100.000 FEET, THENCE S02°00'00"E, 269.535 FEET, THENCE N86°00'00"E, 51.522 FEET, THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 674.262 FEET, AN ARC DISTANCE OF 529.566 FEET, THENCE S47°00'00"E, 110.000 FEET, THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 776.053 FEET, AN ARC DISTANCE OF 514.698 FEET, THENCE S85°00'00"E, 828.352 FEET, THENCE S00°00'00"E, 235.670 FEET TO THE POINT OF BEGINNING, CONTAINING 702618 ACRES, MORE OR LESS.

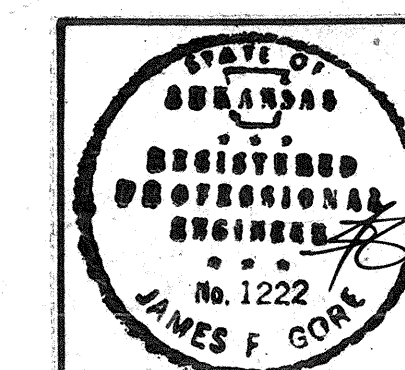
LOT AREAS							
LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.
BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
1	4104.7	1	11625.3	1	15301.2	1	11962.4
2	14826.4	2	11815.0	2	14265.2	2	13270.0
3	13609.4	3	14825.4	3	13615.9	3	14450.7
4	13852.5	4	14409.1	4	13681.2	4	14860.2
5	13765.5	5	13676.4	5	13814.1	5	13542.9
6	15920.6	6	15474.1	6	14603.1	6	14993.0
7	14077.0	7	13777.7	7	14462.7	7	13920.1
8	14043.7	8	13127.7	8	14568.9	8	13787.2
9	13080.9	9	13905.0	9	14673.4	9	14724.6
10	11161.3	10	13719.0	10	14464.3	10	15153.8
11	12859.2	11	13367.9	11	14032.3	11	15681.4
12	1474.6	12	15706.4	12	14370.5	12	14301.5
13	12920.9	13	15933.9				
14	11874.1	14	16508.5				
15	10624.0	15	14564.1				
16	11577.3	16	14283.2				
17	12233.7	17	13929.5				
18	12055.1	18	12195.3				
19	12881.9	19	13456.9				
20	12596.6	20	13596.4				
21	12125.2	21	14725.0				
22	11633.0	22	15733.9				
23	11424.8	23	15212.3				
24	12575.2	24	15212.1				
25	13103.2	25	14486.6				
26	11961.5	26	13615.7				
27	14694.6	27	1371.6				
28	14386.4	28	1370.7				
29	11706.6	29	11870.8				
30	1500.0						

TOTAL AREAS

LOTS	26.0146 ACRES
STREET RIGHT-OF-WAY	10.5715 ACRES
COMMON PROPERTY	8.0624 ACRES
RESERVED PROPERTY	25.9733 ACRES
SUBDIVISION BOUNDARY	70.6218 ACRES

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

04110



RECORD PLAT

NAVAS SUBDIVISION
BLOCKS 1 THRU 4

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

REVISED	
BY	DESCRIPTION
72 JCB	SHRUBS 2" x 2" DEED DELIC, LECN
AWN MC M	SHEET
TE:	OF
CHECKED BY	DWG. NO.
TE: SE	4-16-12-142
OB NO.	SCALE:
ING. 8	1" = 100'

83 lots.