

LOT NO. 1
NW 1/4
SEC. 4 T-1-S R-19-W

LOT NO. 2
NW 1/4
SEC. 4 T-1-S R-19-W

LOT NO. 3
NW 1/4
SEC. 4. T-1-S R-19-W

LOT NO. 4
SW 1/4
SEC. 4, T-1-S, R-19-W

SUBDIVIDED LOTS	11.797 ACRES
STREETS	3.461 ACRES
COMMON PROPERTIES	7.700 ACRES
RESERVED PROPERTIES	6.232 ACRES

SUBDIVISION TOTAL 29,120 ACRES

BLOCK NO. 1		BLOCK NO. 2	
<u>Lot No.</u>	<u>Area Sq. Ft.</u>	<u>Lot No.</u>	<u>Area Sq. Ft.</u>
1	14358.867	14	11138.366
2	11812.282	15	10966.286
3	11078.436	16	11533.820
4	9127.436	17	11272.242
5	13686.453	18	11329.505
6	11557.266	19	8629.587
7	10556.820	20	10805.668
8	10867.518		
9	13139.579		
10	10228.302		
11	11465.004		
12	7701.857		
13	11594.351		
14	9433.258		
15	14146.390		
16	11185.197		
17	11163.766		
18	14058.726		
19	11060.424		
20	11721.721		
21	9382.454		
22	9368.643		
23	10276.430		
24	11294.760		
25	10626.445		
26	11937.603		

BLOCK NO. 2	
<u>Lot No.</u>	<u>Area Sq. Ft.</u>
1	11253.521
2	11675.381
3	11691.361
4	11096.133
5	11814.696
6	11182.967
7	11746.177
8	10734.119
9	11120.256
10	10558.302
11	10578.417
12	10557.967
13	10323.480

LAND LINES OF QUARTER-QUARTER SECTIONS
SUBDIVISION BOUNDARY
BUILDING SET-BACK LINES
UTILITY AND DRAINAGE EASEMENTS

-750-

CONTOUR LINE: THESE LINES SHOW THE GENERAL SLOPE 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.

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 OF 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 IS HEREIN RECORDED IN RECORD BOOK 033 PAGE 323, ETD, SED. 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, WITH ITS INSTRUMENTS IN RECORD BOOK 033 PAGE 324, ETD, SED. 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 PROVISIONS 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 THE PROVISIONS OF THE DECLARATION AFORESAID. ANY PROVISIONS OF THE DECLARATION AFORESAID NOT IN NOTICE 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 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 OF THE DECLARATION AFORESAID. NO LOT SHALL HAVE A 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 10 OF THE PROTECTIVE COVENANTS AND RESTRICTIONS 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 NOW HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION OF THE EXCLUSIVE RIGHT OF WAY TO THE COMMON USE OF THE OWNERS OF THE LOTS AND ALL PRIVILEGES THEREON ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS 14 DAY OF OCT, 1976

JOHN A. COOPER COMPANY

BY [Signature]
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 9TH DAY OF JULY, 1970

Dasgrihan

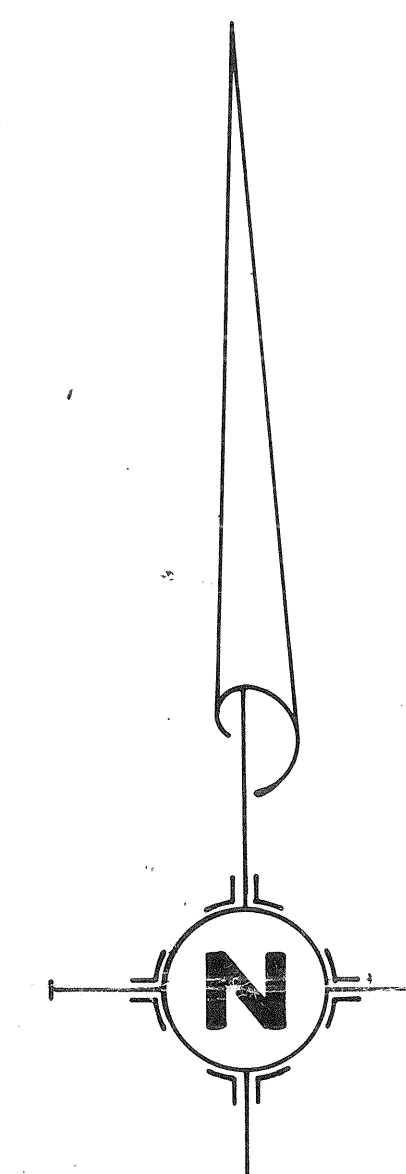
DONALD M. GRISHAM R.L.S. NO. 293

DONALD M. GRISHAM
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 293
Donald M. Grisham
SIGNATURE

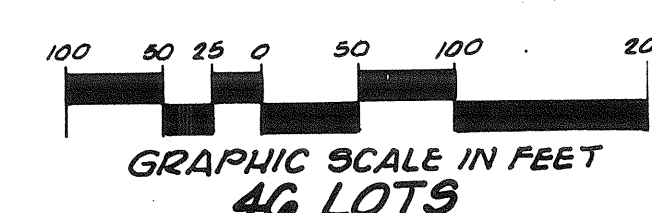
DEED DESCRIPTION
L&S-PATENT TO THE STATE OF ARKANSAS

BLOCK	THRU
1	12

more particularly described as follows:

[illegible]

THE SCALE OF THIS PLAT WHEN REDUCED
TO A SIZE OF 11" X 17" IS 1"=200'



LAS PALMAS SUBDIVISION

BLOCK 1 THRU 2

JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: <i>ENV.</i>	SHEET
DATE:	OF
CHECKED: <i>Q</i>	DWG. NO.
DATE: 7-1-70	8-HS-23
JOB NO.	SCALE

