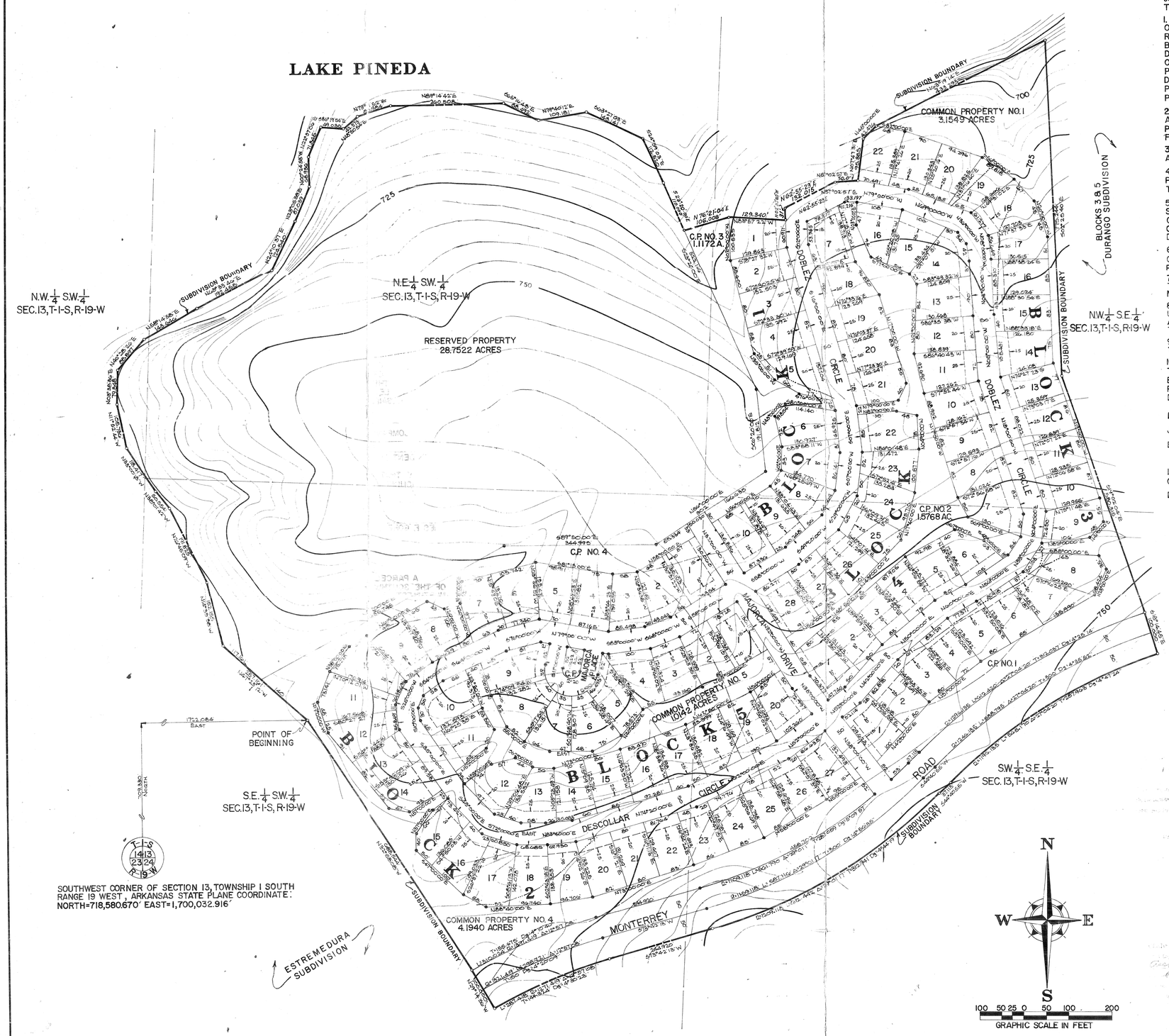
LAKE PINEDA



TOTAL AREAS

LOTS	26.6259 ACRES
STREET RIGHT-OF-WAY	9.8119 ACRES
COMMON PROPERTY IN STREETS	.0622 ACRES
COMMON PROPERTY	1.0571 ACRES
RESERVED PROPERTY	28.7522 ACRES
SUBDIVISION BOUNDARY	76.3093 ACRES

LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY	430 FEET
50 FEET RIGHT-OF-WAY	5490 FEET
100 FEET RIGHT-OF-WAY	757 FEET

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- 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
- NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 710.0 M.S.L.
- NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED, BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.

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

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 1,000 SQUARE FEET, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKE SHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1,200 SQUARE FEET.
6. 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.
7. 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 FEET, AS DETERMINED FROM BENCH MARK N103, U.S.C. & G.S., 1935.
8. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON 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.
9. 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.
10. 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 _____ 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
SIGNATURE

DEED DESCRIPTION "MAJORCA SUBDIVISION" BLOCKS 1 THRU 5

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (3.377 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (31.367± ACRES), THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (2.568 ACRES) OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (1.750± ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (39.760 ACRES) OF SECTION 13, 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 709.330 FEET NORTH AND 1722.084 FEET EAST OF THE SOUTHWEST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=718,580.670 EAST=1,700,032.916) OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 19 WEST; THENCE N47°23'12"W, 257.161 FEET; THENCE N14°35'38"W, 152.155 FEET; THENCE N26°45'09"W, 191.825 FEET; THENCE N3°01'42"W, 50.554 FEET; THENCE N33°00'13"W, 118.417 FEET; THENCE N11°52'44"W, 105.736 FEET; THENCE N03°38'16"E, 79.848 FEET; THENCE N40°28'26"E, 88.897 FEET; THENCE N58°14'58"E, 143.646 FEET; THENCE N63°33'16"E, 192.456 FEET; THENCE N24°10'37"E, 124.540 FEET; THENCE N23°05'38"E, 87.039 FEET; THENCE N00°24'37"W, 68.336 FEET; THENCE N22°37'06"E, 7.845 FEET; THENCE S86°19'54"E, 49.030 FEET; THENCE N48°50'14"E, 42.373 FEET; THENCE N73°11'52"E, 80.984 FEET; THENCE N89°14'42"E, 260.508 FEET; THENCE S65°16'49"E, 88.492 FEET; THENCE N79°40'12"E, 109.181 FEET; THENCE S63°27'03"E, 143.141 FEET; THENCE S24°59'13"E, 112.520 FEET; THENCE S23°20'00"E 110.000 FEET; THENCE N76°21'04"E, 106.008 FEET; THENCE S83°57'22"E, 129.334 FEET; THENCE N02°00'00"W, 31 FEET; THENCE N62°55'23"E, 132.015'; THENCE N87°02'57"E, 50.000 FEET; THENCE N07°47'03"E, 95.885 FEET; THENCE N45°00'00"E, 42.426 FEET; THENCE N63°19'14"E, 433.293 FEET; THENCE S02°25'46"E, 775.244 FEET; THENCE S19°02'04"E, 580.315 FEET; THENCE S18°14'45"E, 100.000 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1196.135 FEET, AN ARC DISTANCE OF 565.170 FEET THENCE S44°40'55"W, 37.113 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1209.118 FEET, AN ARC DISTANCE OF 612.442 FEET; THENCE S73°42'13"W, 244.920 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1271.419 FEET, AN ARC DISTANCE OF 287.418 FEET; THENCE N29°14'56"W, 100.000 FEET; THENCE N32°58'08"W, 688.544 FEET TO THE POINT OF BEGINNING. CONTAINING 76.3093 ACRES.

LOT NO.	AREA SQ.FT.
BLOCK 1	
1	10338.0
2	10321.5
3	10700.2
4	11083.0
5	11558.7
6	11179.7
7	11211.1
8	10833.4
9	10536.2
10	11948.7
BLOCK 2	
1	11533.3
2	10787.9
3	10864.3
4	11076.5
5	12688.8
6	12167.0
7	11498.8
8	10732.1
9	11380.0
10	12242.9
11	12830.0
12	11979.7
13	10766.5
14	10527.0
15	10477.8
16	11068.4
17	12747.8
18	11513.5
19	10982.8
20	10508.5
21	10426.3
22	10581.1
23	9900.2
24	10753.2
25	10787.9
26	9864.3
27	12000.3
BLOCK 3	
1	10968.2
2	9658.0
3	10122.9
4	9633.3
5	10372.9
6	10409.9
7	11218.3
8	11801.0
9	10016.2
10	10767.3
11	10202.0
12	10969.2
13	9783.0
14	11164.5
15	10614.8
16	11048.1
17	10023.0
18	11291.2
19	9698.5
20	10451.0
21	10642.0
22	10381.5
BLOCK 4	
1	12209.0
2	10390.8
3	10164.7
4	10111.1
5	10728.8
6	9486.8
7	11197.0
8	10684.5
9	10567.2
10	10634.1
11	10893.7
12	10754.5
13	11070.7
14	11257.7
15	10478.7
16	10480.3
17	10958.0
18	9755.5
19	10214.3
20	10207.0
21	10672.0
22	11619.4
23	10018.7
24	10684.8
25	10280.1
26	10706.5
27	10566.5
28	11337.5
BLOCK 5	
1	10464.0
2	10176.3
3	10169.8
4	11053.8
5	10710.2
6	10113.4
7	9595.2
8	11569.1
9	12555.5
10	12812.0
11	10911.6
12	11332.7
13	11063.2
14	10930.5
15	10650.5
16	11491.8
17	11282.3
18	10908.3
19	11035.0
20	11456.0

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

APPROVED:
DATE:
(D. Lot)

RECORD PLAT

MAJORCA SUBDIVISION
BLOCKS 1 THRU 5

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

REVISIONS		
DATE	BY	DESCRIPTION
7-28-71	JCB	D-Lots, Streets, Dimensions, Etc.
9-23-71	JCB	Chg Bndry, Area, Deed Desc.
8-5-72	JCB	Added Lots, Drain. & Utility Easements

DRAWN: MSM
DATE:
SHEET: 1 OF 1
CHECKED: BB
DATE: 8-5-72
DWG. NO. 8-HS-722
JOB NO. ENG. 8
SCALE: 1" = 100'