

SE 1/4, SW 1/4 SEC. 1
T-1-S, R-19-W

SW 1/4, SE 1/4 SEC. 1
T-1-S, R-19-W

SE 1/4, SE 1/4 SEC. 1
T-1-S, R-19-W

CERTIFICATE OF RECORDING, GARLAND COUNTY, ARK.
This Document No. _____ filed for record
at _____ o'clock _____ M.
Recorded in Plat Book _____ at page _____
Supplemental Declaration of Covenants and Restrictions
recorded in Deed Record Vol. _____ Page _____
Sharon Hilliard, Circuit Clerk

SE CORNER, SECTION 1
ARKANSAS STATE PLANE
COORDS: N 728,857.801, E 1,705,651.272

N

GRAPHIC SCALE IN FEET
100 50 25 0 50 100 200

DEED DESCRIPTION
PALMA SUBDIVISION
BLOCKS 1 to 6 INCLUSIVE

A parcel of land lying in the SE 1/4, SW 1/4, (2.49 AC.); in the SW 1/4, SE 1/4, (7.29 AC.); and the SE 1/4, SE 1/4, (2.34 AC.) of Section 1, T-1-S, R-19-W; in the NE 1/4, NW 1/4, (14.35 AC.); in the NW 1/4, NE 1/4, (39.50 AC.); in the NE 1/4, NE 1/4, (4.60 AC.); in the SE 1/4, NW 1/4, (6.53 AC.); in the SW 1/4, NE 1/4, (25.65 AC.); and in the SE 1/4, NE 1/4, (10.40 AC.) of Section 12, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, being more particularly described as follows:

Commencing at the SE corner of Section 1, T-1-S, R-19-W of the Fifth Principal Meridian, Garland County, Arkansas, (State Plane Coordinates North 728,857.801, East 1,705,651.272), run west 906.272' to a point; thence run north 171.199' to the point of beginning; thence run S31°43'11"W 269.950' to a point; thence run S06°01'03"W 75.000' to a point; thence run N83°58'57"W 90.000' to a point; thence run S22°25'42"W 303.175' to a point; thence run S06°57'11"E 826.075' to a point; thence run S39°05'38"W 412.311' to a point; thence run S07°40'00"W 262.345' to a point; thence run S00°57'17"W 300.042' to a point; thence run S86°49'13"W 360.555' to a point; thence run S80°32'16"W 243.311' to a point; thence run N77°34'27"W 604.152' to a point; thence run N86°59'14"W 380.525' to a point; thence run N13°23'33"W 215.870' to a point; thence run N12°12'02"E 378.550' to a point; thence run N09°02'22"W 222.767' to a point; thence run N63°51'37"W 114.095' to a point on a curve; thence run northeasterly along a curve to the left 365.461' to a point of tangency, said curve having a degree of curvature of 07°21'04" and a chord of N10°00'01"E 362.122'; thence run N03°25'57"W 418.648' to a point of curvature; thence run northwesterly along a curve to the left 450.510' to a point, said curve having a degree of curvature of 13°24'58" and a chord of N33°39'10"W 429.910'; thence run N25°26'19"E 379.112' to a point; thence run N87°18'21"E 425.470' to a point; thence run S41°04'54"E 258.699' to a point; thence run N82°41'39"E 393.192' to a point; thence run N34°41'43"E 395.285' to a point; thence run S70°07'23"E 691.177' to a point; thence run S54°27'44"E 215.058' to the point of beginning and containing a total of 103.7539 Acres.

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:
- 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 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 Plat as protective screening areas.
 - 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 _____, 1971.

JOHN A. COOPER COMPANY
By _____ Vice President, Developer

I hereby certify that the Plat shown and reflected herein is a true and accurate survey and that the corners and monuments have been set as shown.
Dated this 13th day of April, 1971.

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

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

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

BLOCK 1		BLOCK 4		BLOCK 6	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.2393	17	0.2363	23	0.2746
2	0.2557	18	0.2716	24	0.2487
3	0.2729	19	0.2779	25	0.2531
4	0.2636	20	1.1749	26	0.2525
5	0.2845	21	1.0802	27	0.2447
6	0.2517	22	0.2913	28	0.2198
7	0.2653	23	0.3083	29	0.2585
8	0.2449	24	0.3111	30	0.2715
9	0.2601	25	0.2579	31	0.2573
10	0.2313	26	0.2745	32	0.2460
11	0.2625	27	0.2593	33	0.2461
12	0.2681	28	0.2938	34	0.2395
13	0.2602	29	0.2126	35	0.2592
14	0.2406	30	0.2591	36	0.2453
15	0.2718	31	0.2415	37	0.2466
16	0.2859	32	0.2131	38	0.2466
17	0.3220			39	0.2496
18	0.2344			40	0.2369
19	0.2210			41	0.2454
20	0.2044	1	0.2742	42	0.2507
21	0.2295	2	0.3071	43	0.2396
22	0.2404	3	0.2532	44	0.2638
23	0.2639	4	0.2565	45	0.2230
24	0.2294	5	0.2496	46	0.2363
25	0.2399	6	0.2568	47	0.2119
		7	0.2440		
		8	0.2370		
		9	0.2226		
		10	0.2403		
		11	0.3007		
		12	0.2661		
		13	0.2670		
		14	0.2856		
		15	0.2805		
		16	0.2488		
		17	0.2920		
		18	0.2589		
		19	0.2730		
		20	0.2405		
		21	0.2426		
		22	0.2815		
		23	0.2531		
		24	0.2696		
		25	0.2788		
		26	0.2344		
		27	0.2135		
		28	0.2745		
		29	0.2132		
		30	0.2352		
		31	0.2349		
		32	0.2464		
		33	0.2411		
		34	0.2470		
		35	0.2692		
		36	1.1619		
		37	1.2672		
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LEGEND:
LAND LINES OF SECTIONS
BOUNDARY OF SUBDIVISION
BUILDING SETBACK LINE
DRAINAGE EASEMENT CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED.
MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
NATURAL DRAINAGE WAY SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.
CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY. 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.

SE 1/4, NW 1/4 SEC. 12
T-1-S, R-19-W

SW 1/4, NE 1/4 SEC. 12
T-1-S, R-19-W

LENGTH OF RECORDED STREETS
75' R/W..... 2154.917 Lineal Feet
50' R/W..... 832.950 Lineal Feet
40' R/W..... 1717.025 Lineal Feet

TOTAL ACRES
Lotted Area..... 49.5366 Acres
Common Properties..... 19.8908 Acres
Reserved Properties..... 19.6514 Acres
Street Area..... 14.2751 Acres
Total Boundary..... 103.7539 Acres

APPROVED: _____
DATE: 4-13-71

RECORD PLAT
PALMA SUBDIVISION
BLOCKS 1-6 INCLUSIVE

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

REVISIONS
DATE BY DESCRIPTION

DRAWN BY: DATE: SHEET: 1 OF 1

CHECKED BY: DATE: 8-HS-524

JOB NO. SCALE: 1"=300'