

GENERAL SURVEYOR'S NOTES:

1. THIS SURVEY REPRESENTS A RE-PLAT OF BLOCK 1 OF DESOTO COMMERCIAL SUBDIVISION FILED AS BOOK 14 AT PAGE 122 IN THE RECORDS OF GARLAND COUNTY, ARKANSAS.
2. THE FOLLOWING DOCUMENTS (MAPS/PLATS) WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
- A. RECORD PLAT OF DESOTO COMMERCIAL SUBDIVISION AS REFERENCED IN NOTE NO. 1.
- B. SURVEY OF THE DESOTO FIRE STATION & POLICE DEPARTMENT BY JOHN C. WILLIAMS, DATED OCTOBER 9, 2000.
- C. RECORD PLAT OF DESOTO FIRE STATION SITE BY JAMES F. GORE, DATED AUGUST 14, 1972.
- D. ALTA/ACSM LAND TITLE SURVEY FOR THE BENHAM GROUP BY JOHN M. THORNTON, DATED DECEMBER 10, 1997.
- E. SURVEY OF LOT 1 BLOCK 2 AND THE FIRE STATION PROPERTY AS SHOWN HEREON BY JAMES A. RASBURY, PS 1506.
3. BEARINGS ARE BASED ON THE RECORD PLAT REFERENCED IN NOTE NO. 1.
4. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON FEMA ISSUED FLOOD INSURANCE RATE MAP NUMBER 0504330225D LAST REVISED JANUARY 20, 2010.

LOT 2, BLOCK 1

A PART OF LOT 1, BLOCK 1, DESOTO COMMERCIAL SUBDIVISION, GARLAND COUNTY, HOT SPRINGS VILLAGE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, DESOTO COMMERCIAL SUBDIVISION, THENCE SOUTH 87°30'00" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF LOS LAGOS DRIVE, 202.03 FEET; THENCE NORTH 2°30'00" WEST LEAVING SAID RIGHT-OF-WAY, 130.22 FEET; THENCE NORTH 37°54'31" WEST, 116.54 FEET; THENCE NORTH 73°05'38" EAST, 54.79 FEET; THENCE NORTH 21°36'48" WEST, 29.74 FEET; THENCE NORTH 73°06'59" EAST, 1.39 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 71.14 FEET, AN ARC LENGTH OF 80.33 FEET, AND A CHORD WHICH BEARS SOUTH 75°49'11" EAST FOR A CHORD DISTANCE OF 76.13 FEET; THENCE SOUTH 43°29'15" EAST, 10.30 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 153.48 FEET, AN ARC LENGTH OF 85.74 FEET, AND A CHORD WHICH BEARS SOUTH 27°28'11" EAST FOR A CHORD DISTANCE OF 84.63 FEET; THENCE NORTH 69°08'43" EAST, 47.59 FEET; THENCE NORTH 87°03'46" EAST, 64.46 FEET; THENCE SOUTH 2°27'16" EAST, 176.40 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES, MORE OR LESS.

SEE SURVEYOR'S NOTE NO. 3



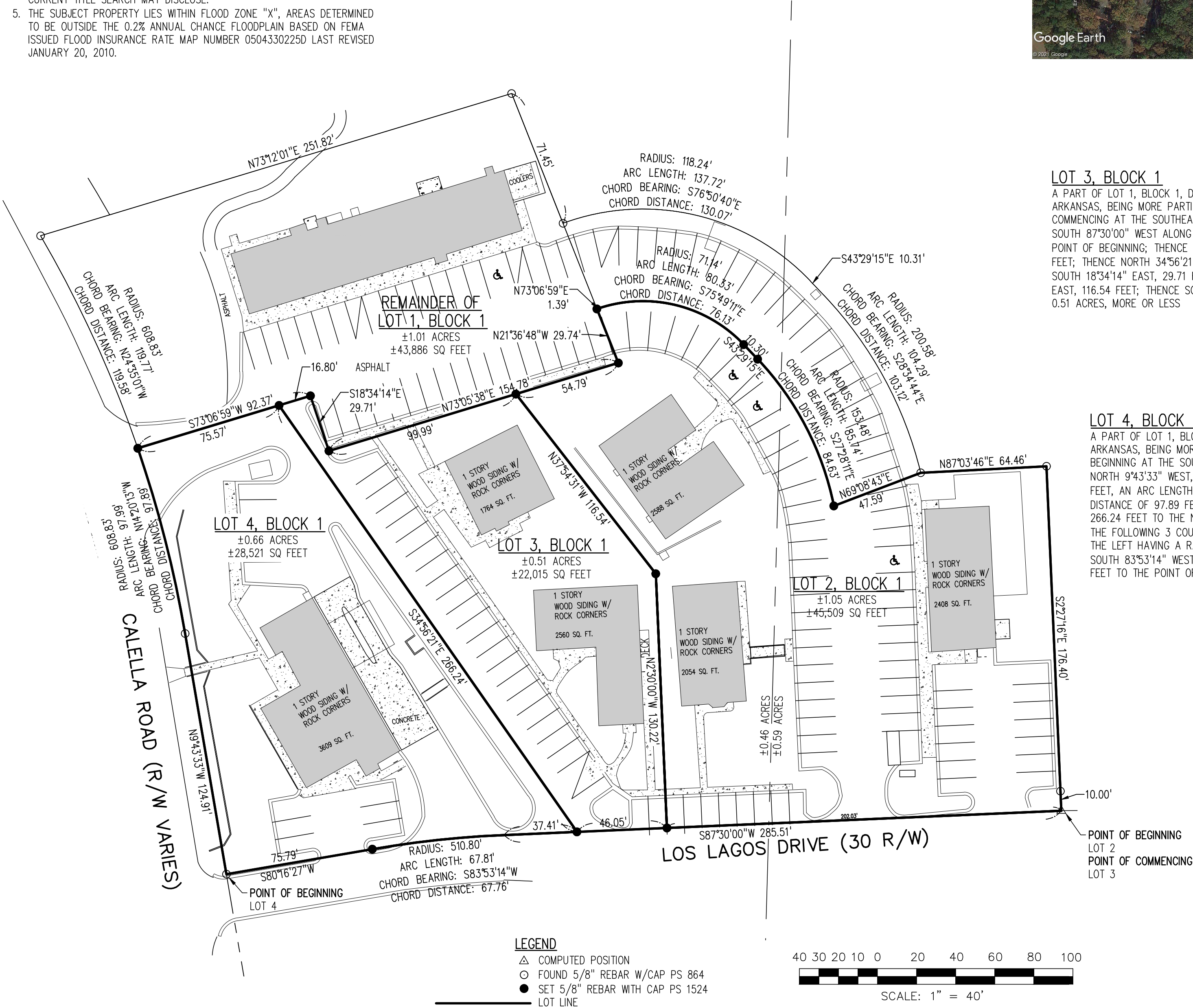
VICINITY MAP
(NOT TO SCALE)

LOT 3, BLOCK 1

A PART OF LOT 1, BLOCK 1, DESOTO COMMERCIAL SUBDIVISION, GARLAND COUNTY, HOT SPRINGS VILLAGE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, DESOTO COMMERCIAL SUBDIVISION, THENCE SOUTH 87°30'00" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF LOS LAGOS DRIVE, 204.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°30'00" WEST CONTINUING ALONG SAID RIGHT-OF-WAY, 46.05 FEET; THENCE NORTH 34°56'21" WEST, 266.24 FEET; THENCE NORTH 73°06'59" EAST, 16.80 FEET; THENCE SOUTH 18°34'14" EAST, 29.71 FEET; THENCE NORTH 73°5'38" EAST, 99.99 FEET; THENCE SOUTH 37°54'31" EAST, 116.54 FEET; THENCE SOUTH 2°30'00" EAST, 130.22 FEET TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRES, MORE OR LESS.

LOT 4, BLOCK 1

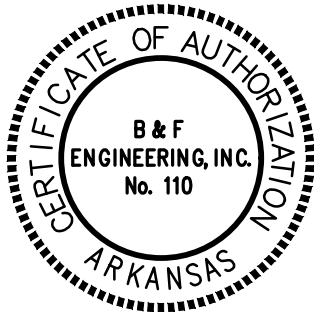
A PART OF LOT 1, BLOCK 1, DESOTO COMMERCIAL SUBDIVISION, GARLAND COUNTY, HOT SPRINGS VILLAGE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, DESOTO COMMERCIAL SUBDIVISION, THENCE NORTH 9°43'33" WEST, 124.91 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 608.83 FEET, AN ARC LENGTH OF 97.99 FEET, AND A CHORD WHICH BEARS NORTH 14°20'13" WEST FOR A CHORD DISTANCE OF 97.89 FEET; THENCE NORTH 73°06'59" EAST, 75.57 FEET; THENCE SOUTH 34°56'21" EAST, 266.24 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOS LARGOS DRIVE. THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 3 COURSES; 1) THENCE SOUTH 87°30'0" WEST, 37.41 FEET; 2) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 510.80 FEET, AN ARC LENGTH OF 67.81 FEET, AND A CHORD WHICH BEARS SOUTH 83°53'14" WEST FOR A CHORD DISTANCE OF 67.76 FEET; 3) THENCE SOUTH 80°16'27" WEST, 75.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRES, MORE OR LESS.



ARCHITECTURAL CONTROL COMMITTEE APPROVAL
THE HOT SPRINGS VILLAGE ARCHITECTURAL CONTROL COMMITTEE HEREBY APPROVES THE DEDICATION OF THE ABOVE MENTIONED RIGHTS-OF-WAY AS SHOWN HEREON.

DATED THIS _____ DAY OF _____ 2021.

BY: _____
CHAIRMAN



REV. #	REV. DATE	BY	REVISIONS
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RECORD PLAT
LOTS 2-4, BLOCK 1, DESOTO COMMERCIAL SUBDIVISION
DESOTO GROUP, LLC.

HOT SPRINGS VILLAGE
ARKANSAS

B&F
ENGINEERING, INC.
928 AIRPORT ROAD
HOT SPRINGS, AR 71913
(PH) 501-767-2366
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	BY	DATE
Design	AJA	3/202
Drawn	AJA	3/202
Checked		
Survey	AJA	3/2021
Fld.Bk. #	2112	
Rev. #	0	

B&F PROJ. 7-4249-0101
FILE NAME: 003
ISSUE DATE: 3/22/2021

SCALE
1"=40'

