

GARLAND COUNTY,
ARKANSAS

BUYER BEWARE

Remember, visit
[www.garlandcounty.org/
buyer beware](http://www.garlandcounty.org/buyer beware) for the most
up-to-date version of this
disclosure with links to
related maps & other
tools, and more detailed
information.



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Garland County Planning and Development
Garland County Court House
County Judge's Office
501 Ouachita Avenue, Room 210
Hot Springs, Arkansas 71901
501-622-3600
Fax 501-622-3799



**Important
Disclosures About
Private Road
Maintenance and
Other Real Estate
Related Matters.**

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Private Roads:

Buyers of real estate are urged to personally confirm the status of roads used to access their property before closing on a purchase.

Maintenance of private roads is NOT an obligation of the County Road Department. Property owners served by private roads that are not built to County Road Standards, and that have not been dedicated to and accepted as public roads by the County, should be aware that needed maintenance is their own private responsibility.

The County Judges Office has begun a process with the County IT/GIS department of researching County road records with the intention of providing a layer of data on the Garland County GIS map that when finished will be readily available to the public online, identifying the status of all roads as public, private, or undetermined for any address in the county.

100 Year Flood Plain:

Mortgages for homes and buildings from federally regulated or insured lenders are required to have flood insurance when located in high-risk flood areas.

The FEMA Flood Map Service Center (MSC) is the official public source for flood hazard information produced in support of the National Flood Insurance Program (NFIP)

In addition, the Garland County GIS map has a selectable Flood Zones layer (last selection under the upper-right-hand "More..." tab).



Septic Systems:

In order to get a permit for a septic system, contact the Garland County Health Unit and ask for the Onsite Environmental Specialist. You may be provided a list of the private individuals in your area that are licensed to do soil tests and design sewage systems.

The Arkansas Department of Health website provides answers to a list of Onsite Wastewater Frequently Asked Questions.

Garland County Health Unit
1425 Malvern Avenue
Hot Springs, AR 71901
501-624-3394
Office Hours: 8:00am - 4:30pm



Surveys:

Buyers and other persons receiving title to real estate by deed should be aware that a professional survey can identify discrepancies in boundary locations and measurements, can identify encroachments if they exist, and can confirm the location of all property corners.



A deed's existing meets and bounds description could potentially be written by anyone, might have problematic errors and inaccuracies, and may not match what is actually on the ground.

A new survey is highly recommended as insurance against disputes with neighbors, and in order to avoid costly encroachment errors prior to erecting fences or making other improvements to the subject property.

Information about surveys, including an Online Plat Retrieval System, is available from the Arkansas Division of Land Surveys.

Municipal Extra-Territorial Jurisdictions (ETJ's)

Though the Constitutionality of the jurisdiction outside it's boundaries is disputed, the City of Hot Springs nevertheless continues to claim jurisdiction (Extra-Territorial Jurisdiction) to regulate and restrict the liberties of property owners in some matters related to real estate outside the city limits within the boundaries of the City's "Planning Area" map. Refer to the Planning Area map to see if you are affected.

The most recent State Legislation addressing this topic is Act 845 passed during the 2015 Legislative Session:

AN ACT CONCERNING THE ANNEXATION OF TERRITORY UNDER MUNICIPAL TERRITORIAL JURISDICTION; AND FOR OTHER PURPOSES.