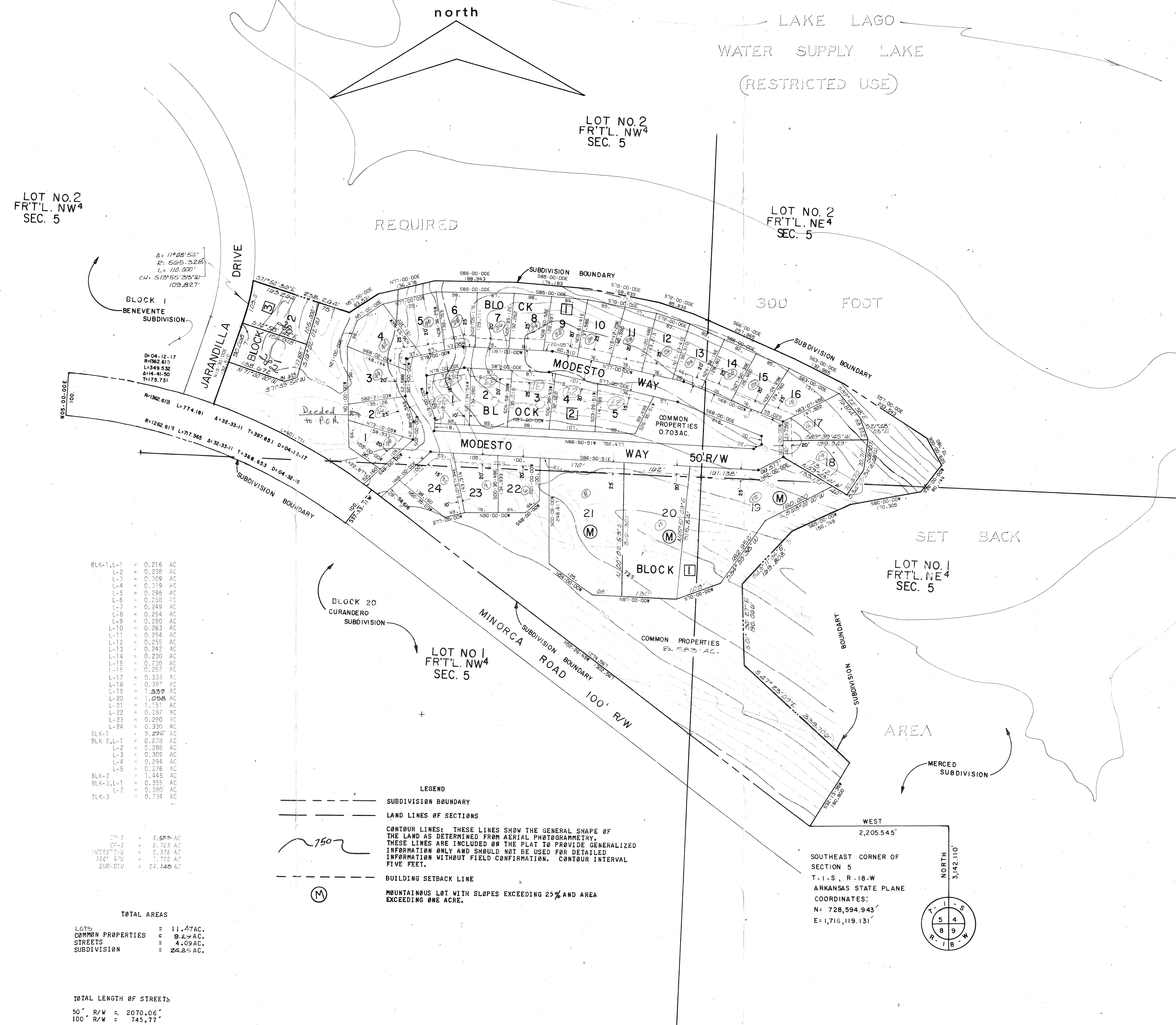




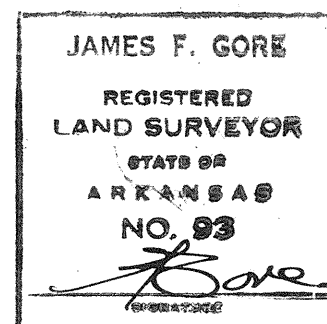
DEED DESCRIPTION
MODESTO SUBDIVISION
BLOCKS 1 THRU 3 INCLUSIVE
A PARCEL OF LAND LYING IN LOT NO. 2 FRT'L. NW 1/4 (11.42 AC. ±), LOT NO. 2 FRT'L. NE 1/4 (3.15 AC. ±), LOT NO. 1 FRT'L. NE 1/4 (3.76 AC. ±), LOT NO. 1 FRT'L. NW 1/4 (6.52 AC. ±) OF SECTION 5, T-1-S, R-18-W OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SECTION 5, T-1-S, R-18-W, OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS RUN NORTH 3142.110' TO A POINT, THENCE WEST 2205.545' TO THE POINT OF BEGINNING, THENCE N29° 26' 49" W, 1302.567', THENCE S37° 33' 11" W, 100.000', THENCE ALONG THE ARC OF A CURVE TO THE LEFT 717.365', SAID CURVE HAVING A RADIUS OF 1262.613', THENCE R05° 00' 00" E, 100.000', THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 349.532', SAID CURVE HAVING A RADIUS OF 1352.613', THENCE N19° 30' 00" E, 192.510' TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT 110.000', SAID CURVE HAVING A RADIUS OF 565.328', THENCE S71° 50' 36" E, 238.264', THENCE R57° 00' 00" E, 83.531', THENCE N77° 00' 00" E, 136.478', THENCE S89° 00' 00" E, 188.943', THENCE S85° 00' 00" E, 174.124', THENCE S79° 00' 00" E, 168.839', THENCE S72° 00' 00" E, 165.839', THENCE S66° 00' 00" E, 287.965', THENCE S63° 00' 00" E, 132.965', THENCE S57° 00' 00" E, 233.543', THENCE S29° 00' 00" E, 72.780', THENCE S30° 00' 00" W, 80.144', THENCE S80° 00' 00" W, 170.305', THENCE S55° 00' 00" W, 150.149', THENCE S43° 11' 34" E, 165.809', THENCE S01° 30' 27" E, 100.066', THENCE S47° 23' 05" E, 339.706', THENCE S32° 13' 35" W, 100.800', TO THE POINT OF BEGINNING AND CONTAINING 24.85 ACRES, MORE OR LESS.

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON
COOPER COMMUNITIES, INC. (SUCCESSOR TO JOHN A. COOPER COMPANY BY REASON OF MERGER), 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 _____ ON THE _____ DAY OF _____, 19____, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION DATED THE 20TH DAY OF APRIL, 1970, WHICH IS THERE RECORDED IN RECORD BOOK _____, PAGE _____, ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE HOT SPRINGS VILLAGE PROPERTY OWNERS ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, FILED FOR RECORD ON THE _____ DAY OF _____, 197____, AND THE DECLARATION 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 IN 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 NO WISE 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 AND AS DESIGNATED ON THIS 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 _____ 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 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.
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 MAY HEREAFTER BECOME SUBJECT TO THE DECLARATION AFORESAID, SUCH DEDICATION BEING TO THE EXCLUSION OF THE GENERAL PUBLIC AND ALL RIGHTS, TITLE, EASEMENTS AND PRIVILEGES THERETO ARE AS SET OUT IN ARTICLE VIII OF THE DECLARATION AFORESAID.

DATED THIS _____ DAY OF _____, 197____
COOPER COMMUNITIES, INC.
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 21st DAY OF APRIL, 1972.
JAMES F. GORE, JR., S.W.
JAMES F. GORE, JR., S.W.



CERTIFICATE OF FINAL APPROVAL
PURSUANT TO THE SALINE COUNTY RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE SALINE COUNTY PLANNING BOARD OR ITS REPRESENTATIVE. ALL THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED AND THIS CERTIFICATE IS EXECUTED UNDER AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION _____ BY _____
TITLE _____
SALINE COUNTY PLANNING BOARD

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

APPROVED
DATE: 4/11/72

RECORD PLAT
MODESTO SUBDIVISION
BLOCKS 1 thru 3
COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
HOT SPRINGS VILLAGE, ARKANSAS

REVISIONS	
DATE	DESCRIPTION
2/27/72	1/13/72 3/1/72
3/1/72	3/1/72 1/13/72

DRAWN	DATE	CHECKED	DATE	DRAWN	DATE
J.F.G.	4/11/72	J.F.G.	4/11/72	J.F.G.	4/11/72

JOB NO.	SCALE
ENG. 8	1" = 100'