

DEED DESCRIPTION  
MONTEZ SUBDIVISION  
BLOCKS 1 THRU 5 AND A PORTION OF BLOCK 4  
SALINE COUNTY, ARKANSAS

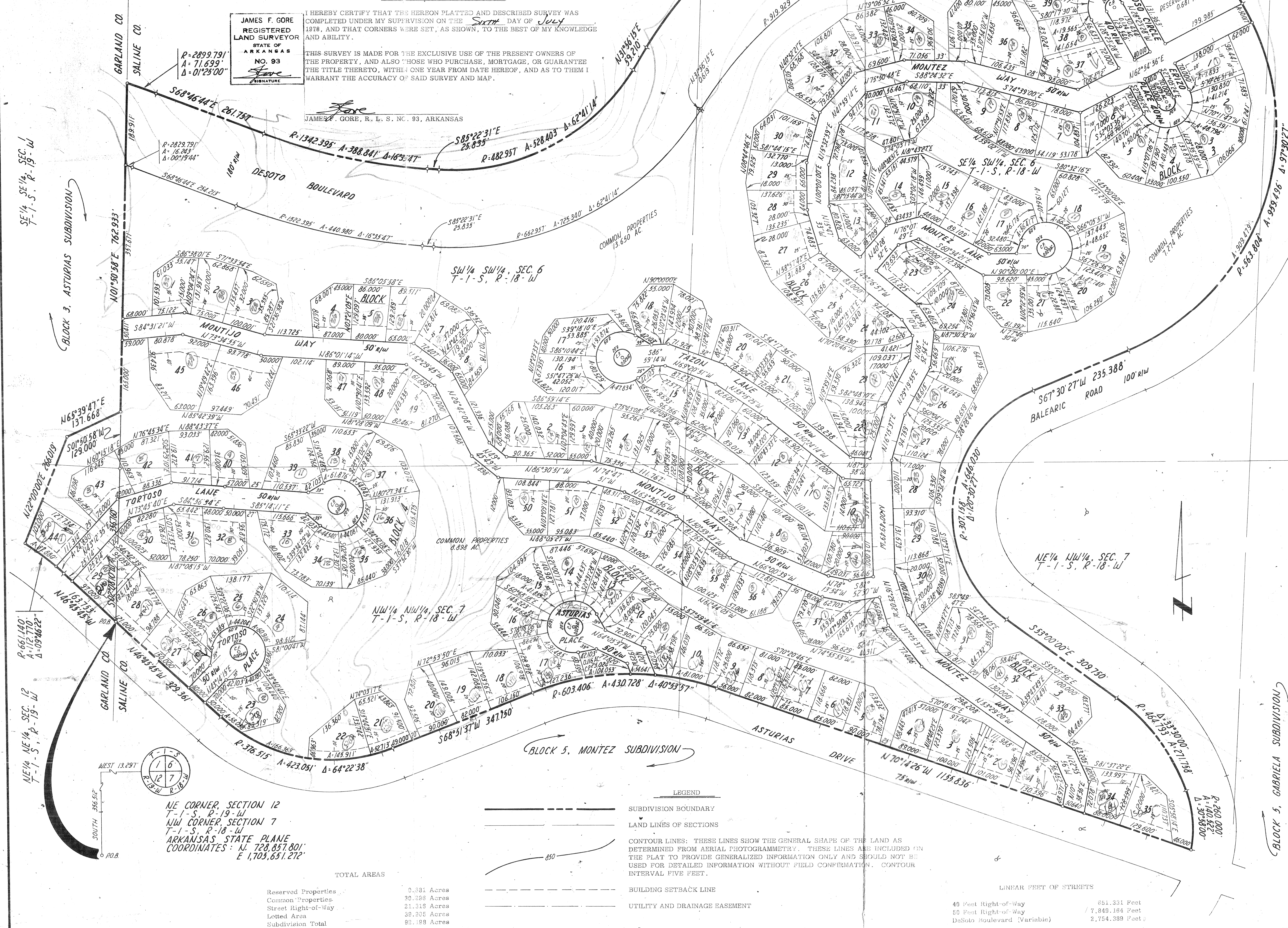
A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (23.711 ACRES ±), IN THE SE 1/4 OF THE SW 1/4 (33.495 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (3.793 ACRES ±), IN THE SW 1/4 OF THE SE 1/4 (10.189 ACRES ±) OF SECTION 8, IN THE NE 1/4 OF THE NW 1/4 (12.765 ACRES ±) AND IN THE NW 1/4 OF THE NW 1/4 (18.819 ACRES ±) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 13.287 FEET WEST AND 358.512 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 7 (ARKANSAS STATE PLANE COORDINATES OF NORTH 728,857.851 FEET AND EAST 1,705,651.272 FEET) THENCE N 32° 08' 10" E 358.760 FEET; THENCE N 01° 50' 58" E 129.000 FEET; THENCE N 01° 50' 58" E 762.332 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 71.899 FEET, SAID CURVE HAVING A RADIUS OF 2,889.791 FEET AND A DELTA ANGLE OF 01° 25' 00"; THENCE S 88° 48' 44" E 261.757 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 388.841 FEET, SAID CURVE HAVING A RADIUS OF 1,342.365 FEET AND A DELTA ANGLE OF 19° 35' 47"; THENCE S 88° 22' 31" E 25.835 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 578.493 FEET, SAID CURVE HAVING A RADIUS OF 482.867 FEET AND A DELTA ANGLE OF 02° 41' 14"; THENCE N 31° 58' 15" E 59.210 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 755.208 FEET, SAID CURVE HAVING A RADIUS OF 389.828 FEET AND A DELTA ANGLE OF 43° 42' 37"; THENCE N 76° 38' 52" E 84.133 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 521.716 FEET, SAID CURVE HAVING A RADIUS OF 1,814.851 FEET AND A DELTA ANGLE OF 18° 28' 15"; THENCE S 30° 49' 23" E 180.000 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 111.140 FEET, SAID CURVE HAVING A RADIUS OF 2,004.851 FEET AND A DELTA ANGLE OF 35° 10' 38"; THENCE S 30° 00' 00" E 411.608 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 859.408 FEET, SAID CURVE HAVING A RADIUS OF 583.804 FEET AND A DELTA ANGLE OF 97° 30' 27"; THENCE S 87° 30' 27" E 235.388 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 646.030 FEET, SAID CURVE HAVING A RADIUS OF 307.158 FEET AND A DELTA ANGLE OF 120° 30' 27"; THENCE S 53° 00' 00" E 209.750 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 271.758 FEET, SAID CURVE HAVING A RADIUS OF 464.783 FEET AND A DELTA ANGLE OF 35° 30' 20"; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 140.522 FEET, SAID CURVE HAVING A RADIUS OF 280.000 FEET AND A DELTA ANGLE OF 30° 58' 00"; THENCE N 70° 14' 28" W 1,155.838 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 430.728 FEET, SAID CURVE HAVING A RADIUS OF 803.408 FEET AND A DELTA ANGLE OF 40° 53' 57"; THENCE S 88° 51' 37" W 347.150 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 423.051 FEET, SAID CURVE HAVING A RADIUS OF 375.515 FEET AND A DELTA ANGLE OF 64° 22' 38"; THENCE N 45° 45' 48" W 328.361 FEET TO THE POINT OF BEGINNING AND CONTAINING 80.734 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

JAMES F. GORE  
REGISTERED  
LAND SURVEYOR  
STATE OF  
ARKANSAS  
NO. 93  
JAMES F. GORE  
R. L. S. NC. 93, ARKANSAS

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE SIXTH DAY OF JULY 1978, AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.  
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.



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
- UTILITY AND DRAINAGE EASEMENT

TOTAL AREAS

Reserved Properties	0.831 Acres
Common Properties	30.288 Acres
Street Right-of-Way	21.315 Acres
Lotted Area	88.905 Acres
Subdivision Total	92.189 Acres

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

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL HEREIN REFLECTED THEREON  
COOPER COMMUNITIES, INC., ITS SUCCESSORS OR ASSIGNS, HEREBY RESERVES A PERPETUAL PLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, SETBACKS, FILLING, DRAINAGE, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS. PROVIDED, HOWEVER, COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALLENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1978

COOPER COMMUNITIES, INC.

BY \_\_\_\_\_ PRESIDENT

Block 1	17	0.281	Block 3	28	0.288	22	0.285	55	0.247
18	0.238	30	0.278	23	0.382	56	0.263		
19	0.280	31	0.286	24	0.352	57	0.283		
20	0.282	32	0.308	25	0.251	58	0.207		
21	0.283	33	0.339	26	0.275				
22	0.300	34	0.274	27	0.331				
23	0.351	35	0.280	28	0.312				
24	0.252	29	0.276	29	0.276				
25	0.246	30	0.234	30	0.234				
26	0.270	31	0.253	31	0.253				
27	0.258	32	0.276	32	0.276				
28	0.220	33	0.270	33	0.270				
		34	0.285	34	0.285				
		35	0.348	35	0.348				
		36	0.335	36	0.335				
		37	0.317	37	0.317				
		38	0.340	38	0.340				
		39	0.214	39	0.214				
		40	0.242	40	0.242				
		41	0.263	41	0.263				
		42	0.287	42	0.287				
		43	0.296	43	0.296				
		44	0.228	44	0.228				
		45	0.264	45	0.264				
		46	0.258	46	0.258				
		47	0.250	47	0.250				
		48	0.258	48	0.258				
		49	0.278	49	0.278				
		50	0.282	50	0.282				
		51	0.285	51	0.285				
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		94	0.285	94	0.285				
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		98	0.285	98	0.285				
		99	0.285	99	0.285				
		100	0.285	100	0.285				

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

Revised 9-20-78

REVISION	NUMBER	BY	DATE	DESCRIPTION	CHECKED	DATE	APPROVED	DATE
RECORD PLAT								
MONTEZ SUBDIVISION								
BLOCKS 1 THRU 4 INCLUSIVE								
HOT SPRINGS VILLAGE, ARKANSAS								
COOPER COMMUNITIES, INC.								
PLANNING & ENGINEERING DIV. - LOT PRODUCTION								
BELLA VISTA VILLAGE, ARKANSAS								
DRAWN: <u>W</u> DATE: <u>6/12/78</u>								
TRACED: <u>W</u> DATE: <u>6/12/78</u>								
CHECKED: <u>W</u> DATE: <u>6/12/78</u>								
APPROVED: <u>W</u> DATE: <u>6/12/78</u>								
DWG. NO. <u>4-116-10-1536</u>								
FILE: <u>4-116-50</u>								
SHEET <u>1</u> OF <u>1</u>								

APPROVED: JAMES F. GORE DATE: 7-6-78