

MONTEZ SUBDIVISION  
A PORTION OF BLOCKS 5 AND 6  
GARLAND COUNTY, ARKANSAS

COOPER COMMUNITIES, INC. (SUCCESSION 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 3:07 O'CLOCK P.M. ON THE 20TH DAY OF APRIL, 1970, THE JOHN A. COOPER COMPANY, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR GARLAND COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK 383, PAGE 389, 1ST 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 GARLAND COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD IN GARLAND COUNTY, ARKANSAS ON THE 20TH DAY OF APRIL, 1970, 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 THIS PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
2. AT 2:30 P.M. ON THE 30TH DAY OF MARCH, 1972, THE DEVELOPER, JOINED BY HOT SPRINGS VILLAGE PROPERTY OWNERS' ASSOCIATION, A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR SALINE COUNTY, ARKANSAS, A DECLARATION WHICH IS THERE RECORDED IN RECORD BOOK 155, PAGE 110, 1ST 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 SALINE COUNTY LANDS REFLECTED UPON THIS PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID FILED FOR RECORD IN SALINE COUNTY, ARKANSAS, ON THE 30TH DAY OF MARCH, 1972, 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 THIS PLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.
3. 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 THIS PLAT AS WELL AS OWNERS OF ADJACENT PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NO WISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 THEREATO ARE AS SET OUT IN ARTICLE VII OF THE DECLARATION AFORESAID.
10. A PLAT IDENTICAL TO THIS PLAT WILL BE EXECUTED AND FILED FOR RECORD IN SALINE COUNTY, ARKANSAS.

COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET 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 FOR SUCH PURPOSES, INCLUDING BUT NOT LIMITED TO, GRADING, LEVELING, FILLING, DRAINING, 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 SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE EXERCISE OF THIS EASEMENT SHALL BE NECESSARY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS TO CONSIDERATE THE NEEDS OF THE ADJACENT PROPERTIES AND MAKE PROVISION TO IMPROVEMENTS WHICH HAVE THEREFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF MAINTAINING AND RELINQUISHING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

COOPER COMMUNITIES, INC.

BY John J. [Signature]  
PRESIDENT

## LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE SIXTH DAY OF July, 1878, 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 THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

JAMES F. GORE, R. L. S. NO. 93, ARKANSAS

JAMES F. GORE  
REGISTERED  
LAND SURVEYOR  
STATE OF  
ARKANSAS  
NO. 93

Address Cop

[illegible]

97 LOT.

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

MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE

- UTILITY AND DRAINAGE EASEMENT

DEED DESCRIPTION

MONTEZ SUBDIVISION  
BLOCKS 7 AND 8, A PORTION OF BLOCKS 5 AND 6  
SALINE COUNTY, ARKANSAS

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NW 1/4 (21.684 ACRES +), IN THE NE 1/4 OF THE NW 1/4 (13.330 ACRES +), IN THE SE 1/4 OF THE NW 1/4 (0.789 ACRES +) AND IN THE SW 1/4 OF THE NW 1/4 (9.359 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 13.297 FEET WEST AND 356.512 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 7 (ARKANSAS STATE PLANE COORDINATES NORTH 27D 587.801 FEET AND EAST 1,765,931.272 FEET) THENCE S 46° 45' 45" E 100.00 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 423.051 FEET, SAID CURVE HAVING A RADIUS OF 376.515 FEET AND A DELTA ANGLE OF 64° 22' 00". THENCE N 88° 51' 37" E 347.150 FEET, THENCE NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 430.728 FEET, THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 376.515 FEET AND A DELTA ANGLE OF S 70° 14' 28" E 1155.838 FEET, THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 358.373 FEET, SAID CURVE HAVING A RADIUS OF 260.000 FEET AND A DELTA ANGLE OF 78° 32' 00". THENCE N 80° 00' 30" E 135.000 FEET, THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 376.515 FEET AND A DELTA ANGLE OF S 70° 14' 28" E 1155.838 FEET, SAID CURVE HAVING A RADIUS OF 438.992 FEET AND A DELTA ANGLE OF S 32° 58' 10". THENCE S 57° 01' 50" W 158.790 FEET, THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 272.347 FEET, SAID CURVE HAVING A RADIUS OF 376.515 FEET AND A DELTA ANGLE OF S 70° 14' 28" E 1155.838 FEET, THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 344.000 FEET, SAID CURVE HAVING A RADIUS OF 1,004.488 FEET AND A DELTA ANGLE OF 22° 31' 17". THENCE S 52° 00' 00" W 248.588 FEET, THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 309.575 FEET, SAID CURVE HAVING A DELTA ANGLE OF 242.378 FEET AND A DELTA ANGLE OF 22° 31' 17". THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 375.884 FEET, SAID CURVE HAVING A RADIUS OF 331.713 FEET AND A DELTA ANGLE OF 6° 58' 51". THENCE S 52° 00' 00" W 248.588 FEET, THENCE S 48° 45' 10" W 226.490 FEET, THENCE N 73° 23' 35" W 74.794 FEET, THENCE N 02° 02' 00" E 22.000 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.722 ACRES, MORE OR LESS, TO

~~NW 1/4, SE 1/4  
-5, R-18-W~~

SE $\frac{1}{4}$  NW $\frac{1}{4}$ , SEC. 7  
T-1-S. R-18-W

0705  
SUBDIVISION

[illegible]

Block 5				Block 6				Block 7				Block 8	
Lot	Acresage	Lot	Acresage	Lot	Acresage	Lot	Acresage	Lot	Acresage	Lot	Acresage	Lot	Acresage
1	0.240	19	0.230			1	0.227	19	0.282	37	0.233	1	0.285
2	0.258	20	0.261	2	0.235	2	0.248	20	0.304	38	0.255	2	0.301
3	0.251	21	0.226	3	0.252	3	0.253	21	0.278	39	0.242	3	0.235
4	0.252	22	0.258	4	0.300	4	0.236	22	0.285	40	0.241	4	0.279
5	0.262	23	0.272	5	0.283	5	0.258	23	0.286	41	0.247	5	0.287
6	0.257	24	0.292	6	0.281	6	0.257	24	0.274	42	0.278		
7	0.260	25	0.288	7	0.288	7	0.389	25	0.263	43	0.286	TOTAL	1.387
8	0.246	26	0.239	8	0.262	8	0.251	26	0.252	44	0.231		
9	0.230	27	0.294	9	0.248	9	0.243	27	0.274	45	0.237		
10	0.283	28	0.291	10	0.268	10	0.268	28	0.239	46	0.229		
11	0.291	29	0.230	TOTAL	2.398	11	0.358	29	0.240	47	0.252		
12	0.254	30	0.244			12	0.294	30	0.237			TOTAL ACRES	
13	0.291	31	0.265			13	0.284	31	0.225	TOTAL	13.112	Lotted Area	27.51
14	0.277	32	0.303			14	0.990	32	0.238			Common Properties	12.80
15	0.247	33	1.404			15	0.297	33	0.249			Street Area	10.61
16	0.246	34	0.399			16	0.313	34	0.245				
17	0.244	35	0.290			17	0.285	35	0.252				
18	0.242	36	0.251			18	0.324	36	0.242			Total Boundary	50.94
				75' R/W	2,868.829 Linear Feet								
				50' R/W	4,895.461 Linear Feet								

Lotted Area	27.530
Common Properties	12.865
Street Area	10.670
Total Boundary	50.865

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