2004 954

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER HOMES, INC., A HEREINAFTER REFERRED TO AS DEVELOPER, A WHOLLY OWNED SUBSIDIARY OF AND SUCCESSOR IN INTEREST TO COOPER COMMUNITIES, INC., (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THIS PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

- 1. AT I0:00 O'CLOCK A.M. ON THE 18TH DAY OF MAY, 1965, CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC., THE DEVELOPER, JOINED BY BELLA VISTA COUNTRY CLUB (NOW BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION) A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION WHICH DECLARATION IS THERE RECORDED IN BOOK 373, PAGE 08, ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965, WHICH 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 TO THE PROVISIONS HEREIN CONTAINED.
- ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO THE OWNERS, PRESENT AND FUTURE, OF LANDS REFLECTED UPON SAID PLAT.
- 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 SAID PLAT AS WELL AS THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- 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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE NOTES.
- 5. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE—HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- 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 1200 SQUARE FEET.
- SET BACK 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 1 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED AS PROTECTIVE SCREENING AREAS UPON THE PLAT.
- 9. DEVELOPER, 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 IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, 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 WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, 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. DEVELOPER, 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 ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

ATED THIS 4 DAY OF August , 2004.

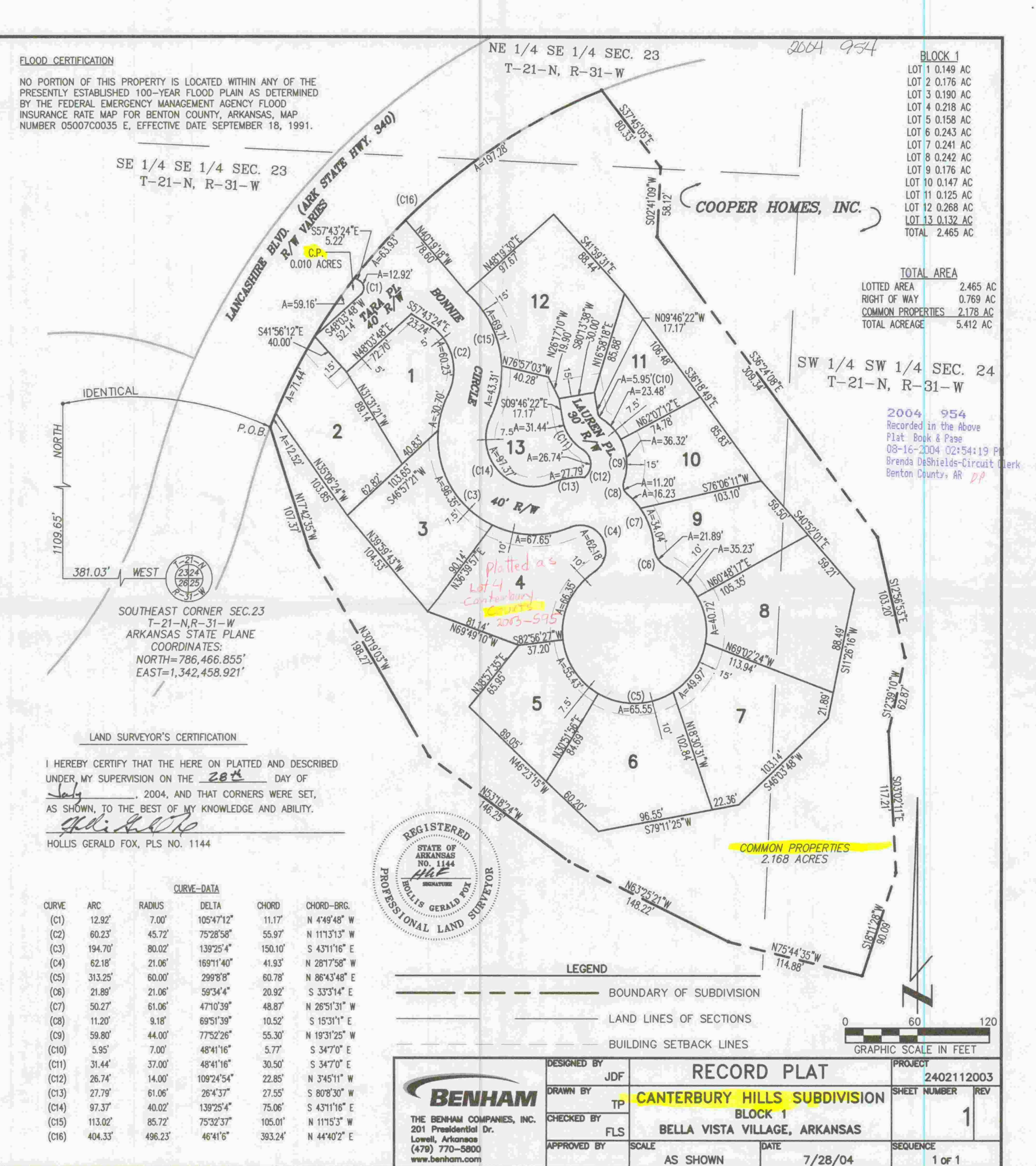
COOPER HOMES, INC.

TITLE DIRECTOR OF ENGINEERIN

LEGAL DESCRIPTION
CANTERBURY HILLS SUBDIVISION BLOCK 1

A PARCEL OF LAND LYING IN THE SE1/4 OF THE SE1/4 (4.405 ACRES±), AND IN THE NE1/4 SE1/4 (0.117 ACRES±) OF SECTION 23, AND IN THE SW1/4 SW1/4 (0.890 ACRES±) OF SECTION 24, ALL IN TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 381.03 FEET WEST AND 1109.65 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 23 (ARKANSAS STATE PLANE COORDINATES OF NORTH 786,466.855 FEET AND EAST 1,342,458.921 FEET); THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 404.33 FEET, SAID CURVE HAVING A RADIUS OF 496.23 FEET, A DELTA ANGLE OF 46*41'06" AND A CHORD BEARING AND DISTANCE OF N44*40'02"E 393.24 FEET; THENCE S37*45'05"E 80.33 FEET, THENCE S02*41'09"W 58.12 FEET; THENCE S36*24'08"E 309.34 FEET; THENCE S12*56'53"E 103.20 FEET; THENCE S12*39'10"W 62.87 FEET, THENCE S03*02'11"E 117.21 FEET; THENCE S18*11'28"W 90.09 FEET; THENCE N75*44'35"W 114.88 FEET; THENCE N63*25'21"W 148.22 FEET; THENCE N53*18'24"W 146.25 FEET; THENCE N30*19'03"W 198.27 FEET; THENCE N17*42'35"W 107.37 FEET, TO THE POINT OF BEGINNING AND CONTAINING 5.412 ACRES, MORE OR LESS.



2014 954

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THE FOLLOWING NOTES CONSTITUTE A PART OF THIS PLAT AND ARE TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER HOMES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, A WHOLLY OWNED CUUPER HORES, INC., HEREMAPTER REPERFED TO AS DEVELOPER, A WHOLLY OWNED SUBSIDIARY OF AND SUCCESSOR IN INTEREST TO COOPER COMMUNITIES, INC., (FORMERLY HAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROMER HAVE OF THE PROPERTY OF THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROMER. WILAGE DEVLOPMENT COMPANY, NC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE

- AT 10:00 O'CLOCK AM. ON THE 18TH DAY OF MAY, 1965, THE DEVELOPER, JOINED BY BELLA WISTA COUNTRY CLUB (NOW BELLA WISTA WILLAGE PROPERTY OWNERS ASSOCIATION) A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION WHICH DECLARATION IS THERE RECORDED IN BOOK 373, PAGE 08, ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY IS, 1965, WHICH HIS TRITIETY, IS BY REFFERDED MADE HAD PART OF THIS PLAT; THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREN CONTAINED.
- ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE CONFAL PURILC, AS WELL AS TO THE OWNERS, PRESENT AND FUTURE, OF LANDS REFLECTED UPON SAID PLAT.
- 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 THE OWNERS OF ALL OF THE PROPERTIES AS SO DEPINED IN THE DECLARATION AFGRESAID AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- THE LIMITED COMMON PROPERTIES REFLECTED UPON THIS PLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND BHJDYMENT OF THE OWNERS OF LOTS IN THE CANTERBURY HILLS SUBDIVISION ONLY AS REFLECTED UPON THIS PLAT AND AS DEFINED IN THE ACCOMPANTING SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, CANTERBURY HILLS, BLOCK 2, RECORDED HEREINTH, AND THE SAID LIMITED COMMON PROPERTIES SHALL IN NOWISE BE CONSIDERED AS DEDUCATED FOR USE OF ANY OTHER PERSON. THE USE OF THE LIMITED COMMON PROPERTY IS SUBJECT, HOWEVER, TO ARTICLE VII AND ARTICLE IX OF THE DECLARATION.
- UTILITY AND DRAMAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFFRESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE
- Unless shown otherwise on the plat, all lots have a seven and one-half foot utility and dramace easement on the interior of all lot lines, such easements to be parallel with the corresponding lot line.
- ALL LOTS REPLECTED 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 AFDRESAD. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,200 SQUARE FEET.
- SET BACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REPLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
- DWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EMBIT 1 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED AS PROTECTIVE SCREENING AREAS UPON
- THE PLAT.

 10. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANGET EASEMENT, PROMILEDE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REPLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTION AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESTRABLE MITS SULD DESCRITION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL, OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESTRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTARON AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSON ANY DAMAGE OR INCONVIDENCE TO MIRROWEIGHTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE INCONVIDENCE TO MEROWEIGHTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE INCONVIDENCE TO MEROWEIGHTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TRITTER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHMAYS AS PUBLIC OR PRIVATE AND OF ALEMATING AND RELEASING THE PRIVALEGES.

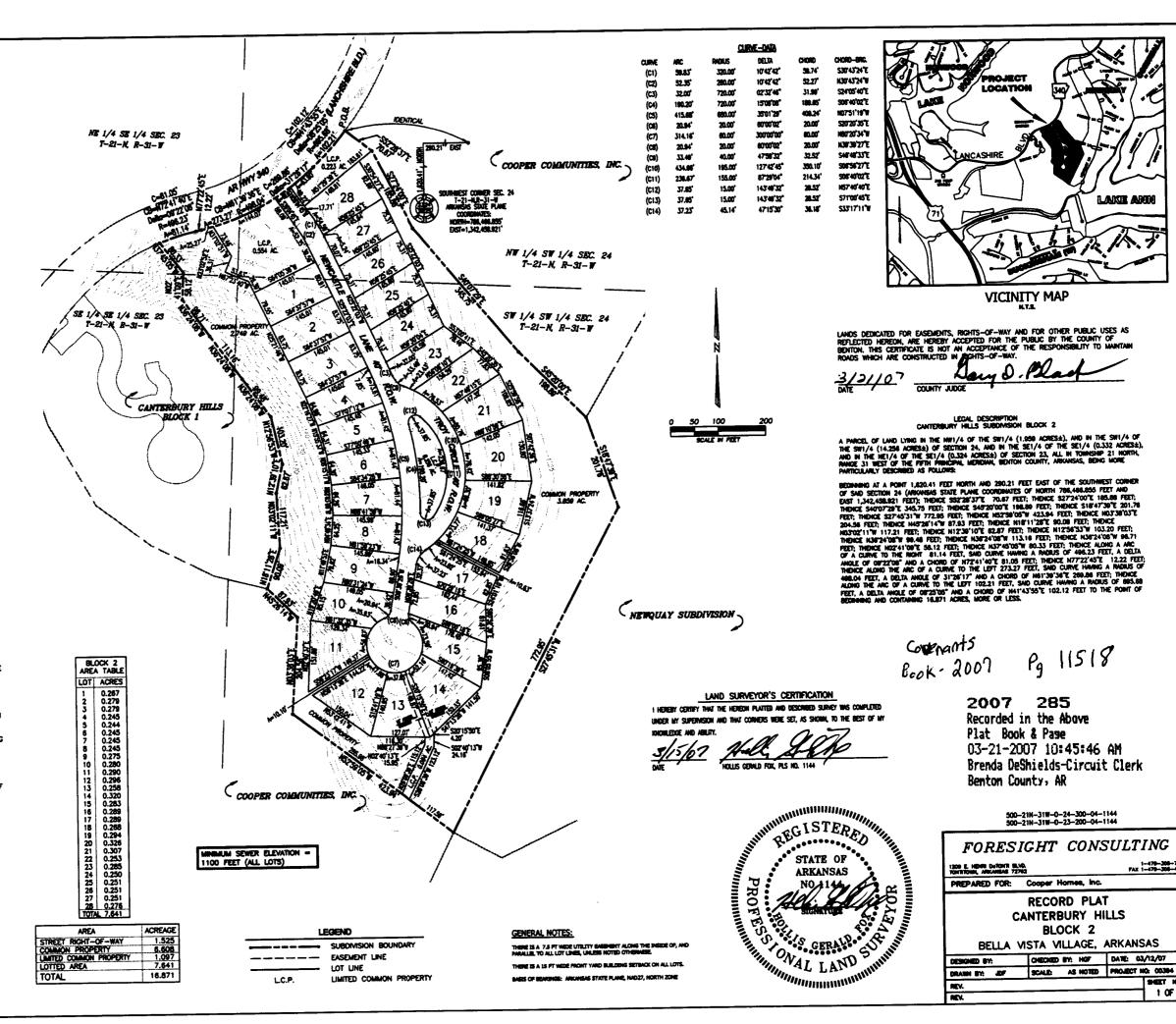
 EASEMENTS AND ROHTS RESERVED HEREIN.
- 11. IN THE EVENT IT BECOMES NECESSARY TO AMEND THIS PLAT SUBSECUENT TO THE RECORDATION HEREOF FOR CORRECTION OF SCRIVENOR ERRORS HEREON, THE DEVELOPER HEREBY RESERVES THE RIGHT TO DO SO, UNLATERALLY, PROVIDED, HOWEVER, THAT ANY AMENDMENT WHICH MAY AFFECT THE OWNERSHEP INTEREST OF ANY THIRD PARTY SHALL NOT BE EFFECTIVE WITHOUT THE WRITTEN CONSENT OF SAID THIRD PARTY TO THE AMENDMENT.

DATED THIS 19 DAY OF MARCH, 2007.

Din. of GuG FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ANY OF THE PRESENTLY ESTABLISHED 100—YEAR FLOOD FLAIN AS DETERMINED BY THE FEDERAL EMERICACY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARVANSAS, MAP NUMBER 05007C00.35 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

LENGTH OF RECORDED STREETS 40' RIGHT-OF-WAY 1365 LINEAL FEET±



SHEET NO.

1 OF 1