

9-20-31

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

Cooper Communities, Inc., 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:

At 10:00 o'clock A.M. on the 18th Day of May, 1965, the Developers, joined by Bella Vista Country Club, a non-profit corporation, filed in the office of the Circuit Clerk and Ex-officio Recorder in and for Benton County, Arkansas, Declaration, which Declaration is then recorded in Record Book 375 at page 100, sec. 1, lot 1, Plat as filed contemporaneously with the filing of the aforesaid Declaration. The Declaration contains certain restrictions affecting the Developers and Bella Vista Country Club, which has the effect of bringing the lands reflected upon the Plat within the provisions of the Declaration aforesaid filed for record on May 18th, 1965, aforesaid, and likewise the Declaration filed for record on May 18th, 1965, aforesaid, is herein incorporated by reference made part of this Plat. The provisions of the Declaration aforesaid shall control as to the Plat except only as to provisions herein contained.

All roads and streets reflected upon the Plat are dedicated to the general public, as well as to owners present and future, of the lots 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 defined in the Declaration aforesaid and shall in no wise be considered as dedicated for use to the general public.

The reserved properties as reflected upon the Plat are not a part of the Plat and are particularly and specifically by the Developers reserved therefrom.

Utility and drainage easements are reserved by the Developers upon all property covered by the Plat pursuant to Article 19 of the Declaration aforesaid unless specifically designated otherwise on the Plat or in the Notes.

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 lines.

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.

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.

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.

dated this 9th day of July, 1972

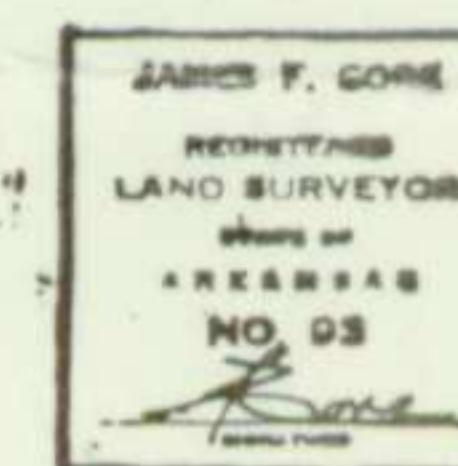
COOPER COMMUNITIES, INC.

Vice President, Developer

hereby certify that the Plat shown and reflected herein is a true and accurate survey and that the corners and monuments have been set as shown.

dated this 31 day of January, 1972

JAMES F. GORE
R.L.S. No. 93



BLOCK 1	BLOCK 3	BLOCK 4			
Lot No.	Acre	Lot No.	Acre	Lot No.	Acre
1	0.3559	13	0.2101	55	0.2927
2	0.3514	14	0.2944	36	0.2127
3	0.2517	15	0.2945	37	0.1990
4	0.1622	16	0.2840	38	1.3543
5	0.3351	17	0.3044	39	0.3969
6	0.3153	18	0.2963	40	0.4461
7	0.3912	19	0.2907	41	0.4492
8	0.3489	20	0.2551	42	0.4577
9	0.4178	21	0.3729	43	0.4055
10	0.2777	22	0.2645	44	0.4710
11	0.3150	23	0.2407	45	0.3877
12	0.2573	24	0.3466	46	0.3970
13	0.3210	25	0.3153	47	0.3469
14	0.3175	26	0.3496	48	0.3403
15	0.3307	27	0.3307	49	0.2544
16	0.3375	28	0.3375	50	0.4779
17	0.3073	29	0.3099	51	0.4550
18	0.3485	30	0.3079	52	0.3577
19	0.3461	31	0.3595	53	0.3567
20	0.3134	32	0.3307	54	0.3404
21	0.1521	33	0.3407	55	0.3865
22	0.1667	34	0.3407	56	0.4103
23	0.3060	35	0.3675	57	0.3875
24	0.2998	36	0.3315	58	0.3315
25	0.3121	37	0.2821	59	0.3315
26	0.3122	38	0.4195	60	0.3747
27	0.3930	39	0.3515	61	0.2918
28	0.4217	40	0.3333	62	0.3533
29	0.4569	41	0.3333	63	0.3333
30	0.4569	42	0.3333	64	0.3333
31	0.3535	43	0.3333	65	0.3333
32	0.3612	44	0.3333	66	0.3333
33	0.3612	45	0.3333	67	0.3333
34	0.3604	46	0.2699	68	0.4217
35	0.4098	47	0.2370	69	0.4539
36	0.4160	48	0.2354	70	0.5062
37	0.2657	49	0.2553	71	0.4930
38	0.2635	50	0.3139	72	1.4042
39	0.2672	51	0.4990	73	0.4612
40	0.2639	52	0.2781	74	0.2781
41	0.2549	53	0.2775	75	0.4508
42	0.2772	54	0.3456	76	0.2781
43	0.2746	55	0.4473	77	0.2918
44	0.2762	56	0.2943	78	0.2905
45	0.2519	57	0.2860	79	0.3740
46	0.1906	58	0.2673	80	0.2997
47	0.2271	59	0.3047	81	0.3469
48	0.2148	60	0.3357	82	0.3710
49	0.2924	61	0.3594	83	0.3710
50	0.2402	62	0.3643	84	0.3827
51	0.2643	63	0.4453	85	0.3874
52	0.4547	64	0.3457	86	0.3511
53	0.3909	65	0.3631	87	0.3717
54	0.3631	66	0.3631	88	0.3339
55	0.3470	67	0.3738	89	0.3713
56	0.3715	68	0.3145	90	0.3694
57	0.3647	69	0.3553	91	0.3551
58	0.3024	70	0.3554	92	0.3488
59	0.2957	71	0.2757	93	0.2644
60	0.2934	72	0.2716	94	0.2773
61	0.3148	73	0.2440	95	0.2581
62	0.1697	74	0.4010	96	0.3103
63	0.1643	75	0.3723	97	0.3247
64	0.2742	76	0.3140	98	1.4946
65	0.3891	77	0.1575	99	1.8240

PROPERTY LINE & SUBDIVISION BOUNDARY
N 87-02-18W

RESERVED PROPERTY

SW 1/4, SE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
8.5838 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
2.2981 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
21.6054 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES

SW 1/4, NE 1/4, SEC. 9
T-20-N, R-31-W
COMMON PROPERTY
1.313.913 ACRES