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

CHEROKEE VILLAGE DEVELOPMENT COMPANY, 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:

1. AT 10 o'CLOCK A.M. ON THE 10TH DAY OF MAY, 1965, THE DEVELOPER, 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, A DECLARATION, WHICH DECLARATION IS HERE RECORDED IN RECORD BOOK 373 AT PAGE 3 ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER 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 12TH, 1965, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON MAY 12TH, 1965, 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 TO PROVISIONS HEREIN CONTAINED.

2. 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.

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 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 CONVEYED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS SPECIFICALLY DESIGNATED ON THE PLAT.

6. ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON ALL LOT LINES. SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

7. 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 HEREON SHALL HAVE A FLOOR SPACE OF LESS THAN 800 SQUARE FEET.

8. 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.

9. 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 AS PROTECTIVE SCREENING AREAS UPON THE PLAT.

DATED THIS ____ DAY OF _____ 197

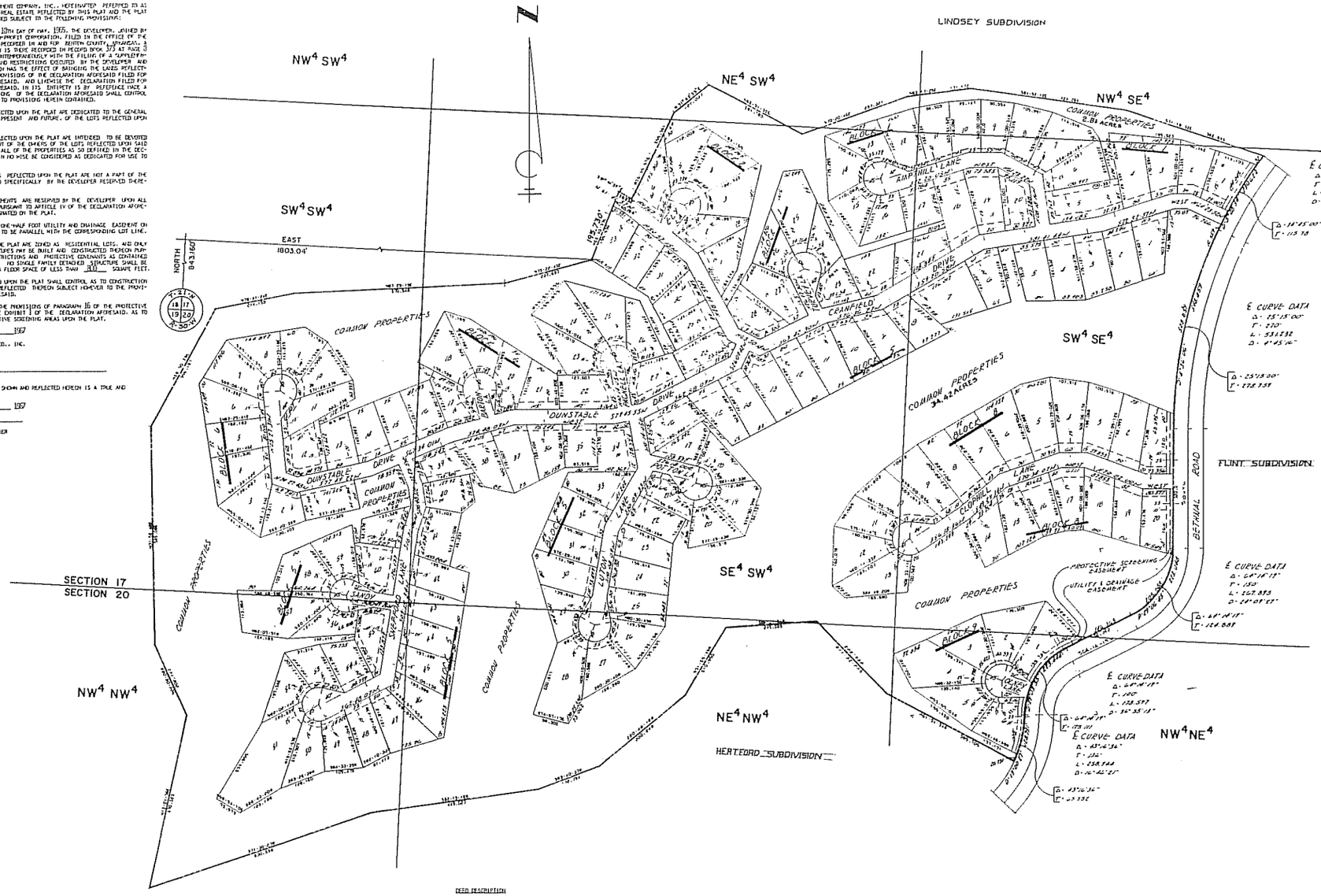
CHEROKEE VILLAGE DEVELOPMENT CO., INC.

BY _____
VICE PRESIDENT

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY.

DATED THIS ____ DAY OF _____ 197

_____
J. F. GORE, P.E. #1777, ARK.
REGISTERED PROFESSIONAL ENGINEER



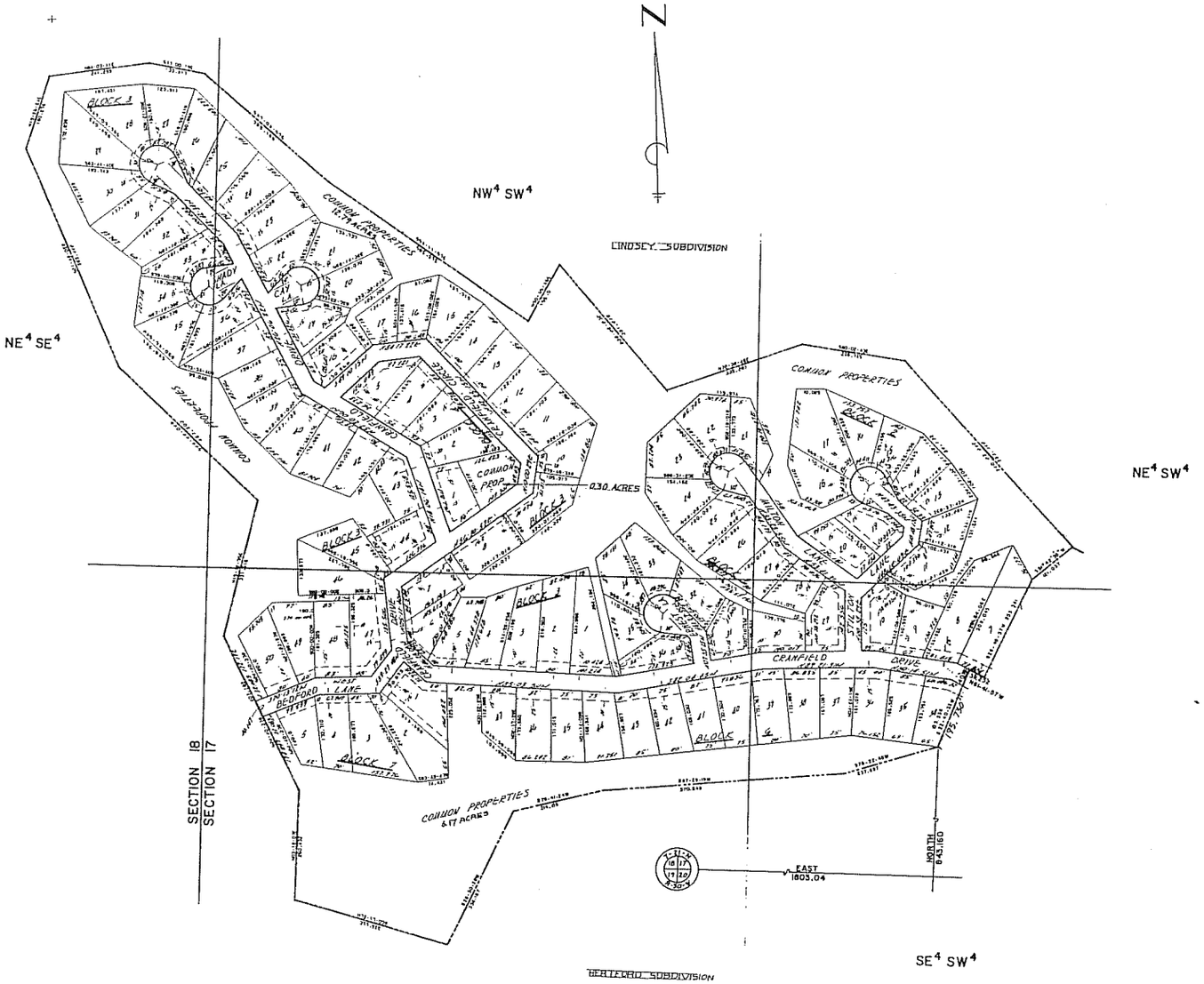
DEED DESCRIPTION

REFERRED SUBDIVISION

BLOCKS 1, 5, 8 & 9 & PARTS OF BLOCKS 2 & 6

A PARCEL OF LAND LYING IN THE SW4 SE4 (22.73 ACS), THE NW4 SE4 (1.72 ACS), THE SE4 SW4 (34.65 ACS), THE SW4 SW4 (12.33 ACS), AND THE NE4 SW4 (10.46 ACS), OF SECTION 17, AND THE NW4 NW4 (9.67 ACS), THE NE4 NW4 (3.27 ACS), AND THE NW4 NE4 (2.36 ACS) OF SECTION 20, T-21-N, R-30-W, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND CONTAINING IN ALL 92.23 ACRES.

	RECORD PLAT	REVISIONS DATE BY DE DESCRIPTION	
	BLOCKS 1,5,8 & 9 AND PART OF BLOCKS 2 & 6		
	RECORD SUBDIVISION	DRAWN BY DATE 3-26-68	SHEET 1 OF 1
	CHEROKEE VILLAGE DEV. CO. INC. ENGINEERING & PLANNING DIVISION BELLA VISTA VILLAGE, ARKANSAS	CHECKED BY DATE 3-26-68	DWG NO. ENG-68-63
APPROVED DATE:		JOB NO. ENG-8	SCALE: 1"=100'



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

CHEROKEE VILLAGE DEVELOPMENT COMPANY, 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:

1. AT 10 O'CLOCK A.M. ON THE 18TH DAY OF MAY, 1965, THE DEVELOPER, 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, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 375 AT PAGE 8 ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER 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, 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 PROVISIONS HEREIN CONTAINED.

2. 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.

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 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 [redacted] THERE FROM.

5. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY CONTAINED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS SPECIFICALLY DESIGNATED ON THE PLAT.

6. ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON ALL LOT LINES. SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

7. 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 ___800___ SQUARE FEET.

8. 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.

9. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 15 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 _____ DAY OF _____ 1967

CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.

BY _____
VICE PRESIDENT, DEVELOPER

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY.

DATED THIS _____ DAY OF _____ 1967

_____
J. F. COPE, P.E. FAYE, ARK.
REGISTERED PROFESSIONAL ENGINEER

LEGAL DESCRIPTION

BEDFORD SUBDIVISION

BLOCKS 3, 4, & 7, & PART OF BLOCKS 2 & 5

A PARCEL OF LAND LYING IN THE SE¼ SW¼ (5.35 ACS), THE SW¼ SW¼ (17.73 ACS), THE NW¼ SW¼ (21.10 ACS), AND THE NE¼ SW¼ (7.06 ACS) OF SECTION 17, AND THE NE¼ SE¼ (6.29 ACS) OF SECTION 18, T-21-N, R-30-W, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND CONTAINING IN ALL 57.53 ACRES.

APPROVED
DATE:

RECORD PLAT

BLOCKS 3,4 & 7 AND PART OF BLOCKS 2 & 5

BEDFORD SUBDIVISION

CHEROKEE VILLAGE DEV. CO. INC
ENGINEERING & PLANNING DIVISION
BELLA VILLAGE, ARKANSAS

REVISIONS	
DATE	BY/DESCRIPTION

DRAWN	SHEET 1 OF 1
DATE	
CHECKED	DWG. NO
DATE	ENGR-9-8-8
JOB NO ENG-9	SCALE 1"=100'