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:

1. At 1000 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 recorded in Record Book 373 at Page 8 et. seq. The land reflected upon the Plat will be brought within the provisions of the Declaration aforesaid pursuant to Section 2, Article II, of the Declaration by a Supplemental Declaration of Covenants and Restrictions to be filed at a later date, and at such time when the Supplemental Declaration of Covenants and Restrictions is executed and filed for record it shall automatically have the effect of bringing the lands reflected upon the Plat within the provisions of the Declaration aforesaid filed for record on May 18, 1965, and at such time as the Supplemental Declaration of Covenants and Restrictions is filed for record the Declaration filed for record on May 11, 1965, aforesaid will in its entirety by reference be made a part of this Plat and the provisions of the Declaration shall control as to the Plat except only as to the 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 nowise 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 unless specifically designated otherwise on the Plat or in the Notes.
6. 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.
7. The property line along the lake is a meander line at a constant elevation one foot higher than the ordinary high water mark which is a permanent elevation 1120 M.G.L. ±0.5' as determined from Bench Mark 1318, C.W.A. 1934 (U.S.G.S.).
8. No structure of any type shall be built upon any lot between the flood line as reflected upon the Plat and the lake shore property line without consent in writing of the Developer, its successors and assigns and the Architectural Control Committee, the flood line represents the possible level of the flood pool that could occur on the lake reflected upon the Plat.
9. 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, except lakeshore lots which shall not have a floor space of less than 800 square feet.
10. 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.
11. 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 _____ day of _____, 19__

COOPER COMMUNITIES, INC.

By _____

Vice President, Developer

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

Dated this 28th day of July, 1975

JGore

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

Bella Vista Village Property Owners Association, formerly Bella Vista Country Club, when called upon by Developer, shall execute the Supplemental Declaration of Covenants and Restrictions referred to in Plat note number 1.

Dated this _____ day of _____, 19__.

Bella Vista Village
Property Owners Association

By _____
John Riordan, President

Attest: (L.S.)

_____
Clayton N. Little, Secretary

LEGEND:

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- (M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
- 1175 CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMENED 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.
- UTILITY AND DRAINAGE EASEMENT

NOTE: THE FLOOD LINE ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 1130 M.G.L.

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

DEED DESCRIPTION
ABERDEEN SUBDIVISION
BLOCKS 1 - 3 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW 1/4, SW 1/4 (0.8759 ACRES ±); IN THE SE 1/4, SW 1/4 (8.8798 ACRES ±) OF SECTION 24, AND IN THE NW 1/4, NW 1/4 (5.0333 ACRES ±); IN THE NE 1/4, NW 1/4 (33.6616 ACRES ±); IN THE NW 1/4, NE 1/4 (0.3231 ACRES ±); IN THE SE 1/4, NW 1/4 (0.5839 ACRES ±) OF SECTION 25, ALL IN TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, (ARKANSAS STATE PLANE COORDINATES NORTH 787,978.936 FEET AND EAST 1,310,273.544 FEET); THENCE SOUTH 301.936 FEET; THENCE EAST 1,228.456 FEET TO THE POINT OF BEGINNING; THENCE N 01° 22' 16" E 376.108 FEET; THENCE N 08° 28' 12" E 429.345 FEET; THENCE S 63° 56' 20" E 207.587 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 348.558 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 676.899 FEET AND A DELTA ANGLE OF 29° 30' 13"; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 401.322 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 411.830 FEET AND A DELTA ANGLE OF 55° 50' 02"; THENCE S 37° 36' 31" E 403.056 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 100.976 FEET, SAID CURVE HAVING A RADIUS OF 142.043 FEET AND A DELTA ANGLE OF 40° 43' 51"; THENCE S 03° 07' 20" W 95.327 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 128.528 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 267.291 FEET AND A DELTA ANGLE OF 27° 07' 20"; THENCE S 24° 00' 00" E 159.782 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 218.347 FEET TO THE POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 646.991 FEET AND A DELTA ANGLE OF 19° 20' 10"; THENCE S 43° 20' 11" E 28.000 FEET; THENCE S 02° 32' 13" E 89.113 FEET; THENCE S 00° 59' 29" E 123.680 FEET; THENCE S 19° 45' 25" W 46.576 FEET; THENCE N 33° 10' 47" W 32.428 FEET; THENCE S 74° 55' 41" W 60.905 FEET; THENCE N 56° 08' 21" W 63.656 FEET; THENCE N 28° 23' 39" E 31.901 FEET; THENCE N 29° 18' 52" W 114.826 FEET; THENCE S 04° 01' 56" E 77.138 FEET; THENCE S 11° 59' 33" E 82.352 FEET; THENCE S 24° 34' 01" W 184.600 FEET; THENCE S 16° 17' 20" W 72.749 FEET; THENCE S 07° 06' 55" W 74.613 FEET; THENCE S 06° 40' 10" E 58.412 FEET; THENCE S 18° 36' 03" E 75.376 FEET; THENCE S 14° 22' 30" W 56.445 FEET; THENCE S 53° 02' 33" W 64.453 FEET; THENCE N 53° 46' 33" W 98.034 FEET; THENCE N 77° 26' 33" W 60.446 FEET; THENCE S 83° 28' 12" E 118.634 FEET; THENCE N 80° 16' 19" W 71.604 FEET; THENCE N 34° 40' 30" W 39.674 FEET; THENCE N 16° 47' 20" W 42.147 FEET; THENCE N 13° 56' 41" W 117.862 FEET; THENCE N 19° 55' 51" W 138.153 FEET; THENCE N 55° 38' 01" W 48.822 FEET; THENCE N 38° 34' 17" W 36.684 FEET; THENCE N 70° 28' 47" W 26.519 FEET; THENCE S 68° 26' 42" W 124.838 FEET; THENCE N 37° 57' 03" E 63.963 FEET; THENCE N 37° 11' 34" W 50.585 FEET; THENCE N 84° 55' 04" W 48.356 FEET; THENCE S 07° 40' 55" W 41.151 FEET; THENCE S 20° 11' 36" E 42.453 FEET; THENCE N 80° 20' 36" W 27.618 FEET; THENCE S 85° 06' 24" W 63.102 FEET; THENCE S 62° 50' 23" W 42.022 FEET; THENCE S 58° 41' 02" W 56.659 FEET; THENCE N 80° 25' 28" W 64.651 FEET; THENCE N 34° 16' 09" W 47.986 FEET; THENCE N 60° 17' 39" W 64.141 FEET; THENCE N 68° 52' 54" W 190.692 FEET; THENCE N 33° 21' 34" W 30.315 FEET; THENCE N 01° 22' 16" E 376.108 FEET; THENCE N 08° 28' 12" E 429.345 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 49.3376 ACRES.

BLOCK 1 Lot No.	Acres	BLOCK 2 Lot No.	Acres	BLOCK 3 Lot No.	Acres
1	0.3669	1	0.3091	1	0.3230
2	0.3681	2	0.2937	2	0.3376
3	0.3264	3	0.5279	3	0.2610
4	0.3380	4	0.5768	4	0.3064
5	0.3338	5	0.6250	5	0.3254
6	0.3655	6	1.0899	6	0.4005
7	0.3069	7	0.9917	7	0.3322
8	0.3093	8	0.6294	8	0.3674
9	0.3912	9	0.5394	9	0.2477
10	0.3327	10	1.3642	10	0.4519
11	0.3239	11	0.2994	11	0.3490
12	0.3057	12	0.3076	12	0.3717
13	0.3123	13	0.2930	13	0.4001
14	0.3816	14	0.3151	14	0.4104
15	0.3949	15	0.2967		
16	0.6514	16	0.2924		
17	0.4651	17	0.3053		
18	0.4344	18	0.3123		
19	0.9285	19	0.3190		
20	0.8830	20	0.3237		
21	0.6065	21	0.2983		
22	0.6493	22	0.3390		
23	0.4238	23	0.3255		
24	0.2781	24	0.3056		
25	0.2637	25	0.3147		
26	0.2682	26	0.3016		
27	0.2983	27	0.2715		
28	0.3141	28	0.2608		
29	0.3709	29	0.2897		
30	0.3406	30	0.3738		
31	0.3749	31	0.4478		
		32	0.3248		
		33	0.3041		
		34	0.3266		

TOTAL AREAS

Lotted Area	32.0332 Acres
Common Properties	12.7550 Acres
Street Area	4.5514 Acres
Total Boundary	49.3376 Acres

LENGTH OF RECORDED STREETS

40' R/W ..... 4945± Lineal Feet

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No 1222 JAMES F. GORE

APPROVED: JGore
DATE: 7-28-75

RECORD REPLAT

ABERDEEN SUBDIVISION
BLOCKS 1 – 3 INCLUSIVE

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION
7-16-75		CORRECT BLOCKS

DRAWN:	SHEET: 1 OF 1
DATE: 7/22/75	
CHECKED:	DWG. NO. 2-114-1142
DATE: 7/28/75	
JOB NO. 210-00	SCALE: 1"=100'