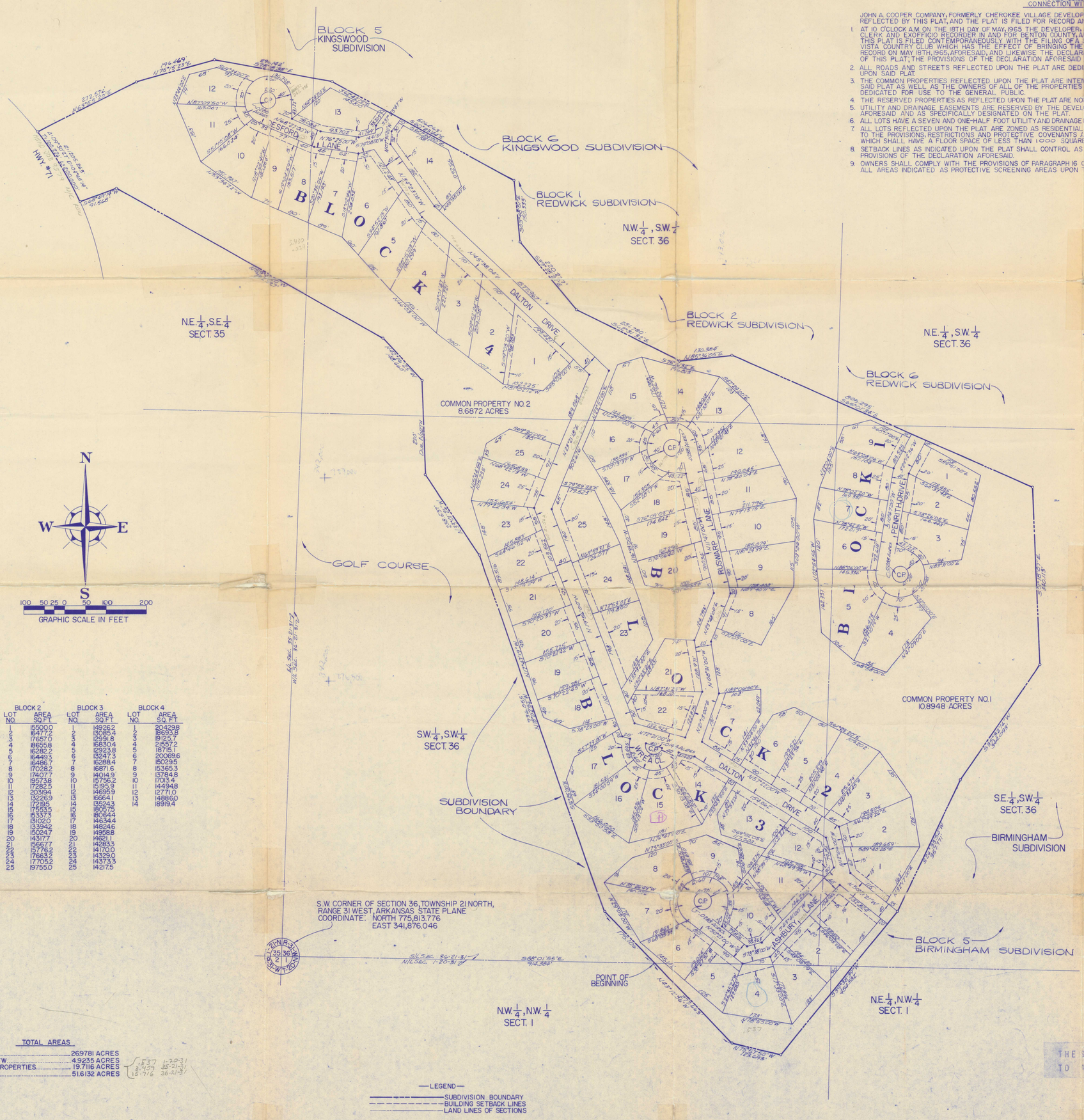

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

JOHN A. COOPER COMPANY, FORMERLY 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 EXOFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS THERE RECORDED IN RECORD BOOK 373 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 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 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 1000 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__
JOHN A. COOPER COMPANY

BY _____
VICE PRESIDENT, DEVELOPER

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

DATED THIS 26 DAY OF March 197__

DONALD M. GRISHAM REGISTERED LAND SURVEYOR ARKANSAS

D.M. GRISHAM RLS NO. 293

DEED DESCRIPTION
"ALDSWORTH SUBDIVISION"
BLOCKS 1 THRU 4 INCLUSIVE

A PARCEL OF LAND LYING IN THE S.W.1/4 OF THE S.W.1/4 (23.0431 ACRES), N.W.1/4 OF THE S.W.1/4 (10.5133 ACRES), N.E.1/4 OF THE S.W.1/4 (0.0772 ACRES), S.E.1/4 OF THE S.W.1/4 (11.2152 ACRES), ALL IN SECTION 36, TOWNSHIP 21-N, RANGE 31-W OF THE FIFTH PRINCIPAL MERIDIAN; ALSO A PARCEL OF LAND LYING IN THE N.W.1/4 OF THE N.W.1/4 (1.4180 ACRES), N.E.1/4 OF THE N.W.1/4 (0.0392 ACRES), ALL IN SECTION 1, TOWNSHIP 20-N, RANGE 31-W OF THE FIFTH PRINCIPAL MERIDIAN; ALSO A PARCEL OF LAND LYING IN THE N.E.1/4 OF THE S.E.1/4 (15.3072 ACRES), OF SECTION 35, TOWNSHIP 21-N, RANGE 31-W OF THE FIFTH PRINCIPAL MERIDIAN; ALL IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 36, TOWNSHIP 21-N, RANGE 31-W; SAID POINT BEING 914.384 FEET EAST OF THE S.W. CORNER OF SAID SECTION 36 (ARKANSAS STATE PLANE COORDINATE: NORTH 775,813.776; EAST 341,876.046); THENCE N 43°12'36"W, 175.108 FEET; THENCE N18°02'52"W, 936.055 FEET; THENCE N 33°01'26"W, 238.537 FEET; THENCE DUE NORTH, 230.000 FEET; THENCE N42°16'25"W, 148.660 FEET; THENCE N59°41'20"W, 752.927 FEET; THENCE S 68°49'14"W, 91.568 FEET TO A POINT ON THE EASTERLY LINE OF THE PROPOSED RIGHT-OF-WAY OF EXISTING HIGHWAY 71; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT HAVING A TANGENT BEARING OF N25°05'56"W, A RADIUS OF 1205.263 FEET, AN ARC DISTANCE OF 200.000 FEET TO A POINT THAT IS AN ARC DISTANCE OF 135.000 FEET FROM THE P.C. OF SAID CURVE; THENCE N63°55'20"E, 272.576 FEET; THENCE N70°09'23"E, 136.469 FEET; THENCE S76°19'38"E, 296.1427 FEET; THENCE S60°23'44"E, 206.063 FEET; THENCE S03°48'51"E, 150.333 FEET; THENCE S39°28'2"E, 220.227 FEET; THENCE S62°31'32"E, 28.780 FEET; THENCE N85°36'05"E, 150.384 FEET; THENCE S65°01'34"E, 805.295 FEET; THENCE S01°18'07"E, 440.113 FEET; THENCE S35°32'16"W, 344.093 FEET; THENCE S26°33'54"W, 357.771 FEET; THENCE S39°38'39"W, 454.532 FEET; THENCE N75°57'50"W, 123.693 FEET; THENCE N43°12'36"W, 277.663 FEET TO THE POINT OF BEGINNING. CONTAINING 51.6132 ACRES.

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.	LOT NO.	AREA SQ.FT.
1	132654	1	155000	1	149262	1	204298
2	126086	2	164772	2	130854	2	186938
3	150674	3	176570	3	129918	3	191257
4	202026	4	186558	4	168304	4	215572
5	268636	5	162822	5	129238	5	187181
6	166550	6	164493	6	132473	6	200696
7	138233	7	164867	7	162884	7	150295
8	147038	8	170282	8	168716	8	153653
9	127038	9	174077	9	140149	9	157848
		10	195738	10	157562	10	170134
		11	172825	11	151959	11	144948
		12	203594	12	146899	12	127710
		13	132269	13	166641	13	148860
		14	172196	14	138243	14	189194
		15	175535	15	180575		
		16	153373	16	180644		
		17	150020	17	146344		
		18	133942	18	148246		
		19	150247	19	149588		
		20	143177	20	146211		
		21	156677	21	142833		
		22	157762	22	141700		
		23	176632	23	143290		
		24	177052	24	143733		
		25	197550	25	142175		

TOTAL AREAS

LOTS	269781 ACRES
STREET R/W	49235 ACRES
COMMON PROPERTIES	19.7116 ACRES
BOUNDARY	51.6132 ACRES

F37 1-20-31
2.439 35-21-31
15.716 36-21-31

—LEGEND—
SUBDIVISION BOUNDARY
BUILDING SETBACK LINES
LAND LINES OF SECTIONS

ALDSWORTH

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'.

REGISTERED PROFESSIONAL ENGINEER ARKANSAS

APPROVED:
DATE:

RECORD PLAT

ALDSWORTH SUBDIVISION
BLOCKS 1 THRU 4
BELLA VISTA, ARK.

JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: DATE: 2-5-71
SHEET 1 OF 1
CHECKED: DATE: 2-10-71
DWG. NO. 6-BV-89-R
JOB NO. ENG-8
SCALE: 1"=100'