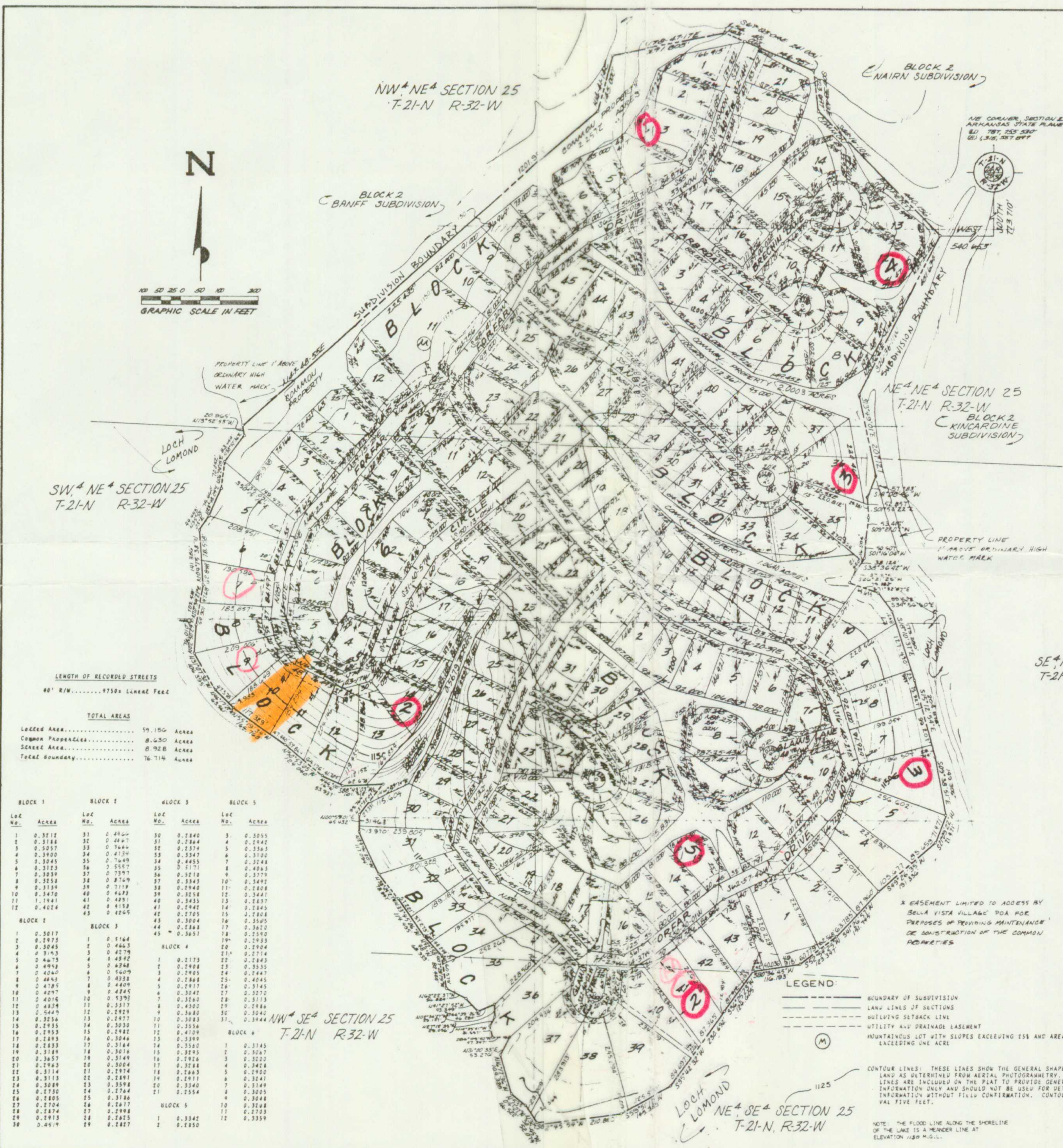


R-94

out of Section Land



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

- At 1985 Block A.W. on the 18th day of May, 1985, the Developer, joined by Bella Vista Country Club, a non-profit corporation, filed in the office of the Circuit Clerk and Tax-Officer Recorder in and for Benton County, Arkansas, a Declaration, which Declaration is recorded in Record Book 375 at Page 8 of 400. The land reflected upon the Plat will be brought within the provisions of the Declaration aforesaid pursuant to Section 1, Article 11, 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, 1985, and at such time as the Supplemental Declaration of Covenants and Restrictions is filed for record the Declaration filed for record on May 18, 1985, 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.
- 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 way 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 Developer reserved therefrom.
- 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.
- 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.
- 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. as determined from Beach Mark 1318, C.W.A. 1934 (U.S.G.S.).
- 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, the association 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.
- 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 lakehouse lots which shall not have a floor space of less than 800 square feet.
- Setback lines as indicated upon the Plat shall control as to the 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 included in the Declaration aforesaid, as to all areas indicated as protective screening areas upon the Plat.

Dated this 30th day of July, 1975

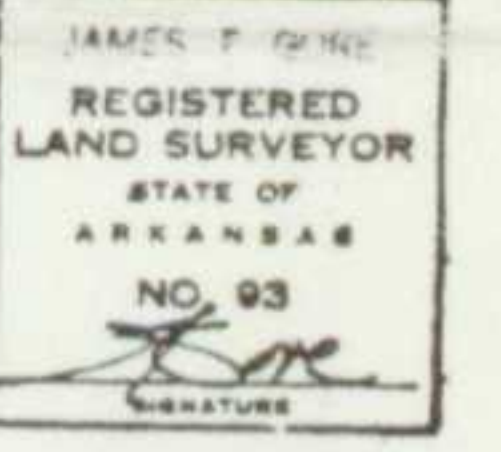
COOPER COMMUNITIES, INC.

James F. Goss
President, Developer

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

Dated this 26th day of July, 1975

James F. Goss
James F. Goss, R.L.S. No. 93



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 reflected in Plat note number 1.

Dated this 30th day of July, 1975

Bella Vista Village Property Owners Association

Clayton H. Little
Clayton H. Little, Secretary

FOR RECORD
O'clock P. M.
30 1975
NE R. HEYLAND
and Recorder
COUNTY, ARK.

LENGTH OF RECORDED STREETS
60' R/W.....9750' LINEAR FEET

TOTAL AREAS	
Lotter Area.....	59.156 Acres
Common Properties.....	8.630 Acres
Street Area.....	8.928 Acres
Total Boundary.....	76.714 Acres

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.3812	31	0.4960	30	0.1840	3	0.3055
2	0.3184	32	0.4677	31	0.1844	4	0.1942
3	0.3087	33	0.3644	32	0.2379	5	0.3363
4	0.3900	34	0.4134	33	0.3347	6	0.3120
5	0.3045	35	0.3649	34	0.4455	7	0.3248
6	0.3123	36	0.5587	35	0.5171	8	0.4082
7	0.3039	37	0.3397	36	0.3810	9	0.3779
8	0.3054	38	0.3749	37	0.3343	10	0.2492
9	0.3139	39	0.3719	38	0.2940	11	0.1828
10	0.3470	40	0.4493	39	0.3258	12	0.3447
11	1.1941	41	0.4891	40	0.3455	13	0.1827
12	0.4024	42	0.6152	41	0.2942	14	0.1845
		43	0.4265	42	0.1705	15	0.2808
		44	0.3004	43	0.3004	16	0.3004
		45	0.3651	44	0.1848	17	0.3620
				45	0.3651	18	0.2590
						19	0.1919
						20	0.1904
						21	0.2774
						22	0.1843
						23	0.3335
						24	0.2444
						25	0.3045
						26	0.3145
						27	0.3252
						28	0.3205
						29	0.3173
						30	0.3240
						31	0.3444
						32	0.3272
						33	0.3145
						34	0.3048
						35	0.3008
						36	0.3223
						37	0.3048
						38	0.3008
						39	0.3223
						40	0.3048
						41	0.3008
						42	0.3223
						43	0.3048
						44	0.3008
						45	0.3223

DEED DESCRIPTION
ANGUS SUBDIVISION - BLOCKS 1 TO 6 INCLUSIVE

A PARCEL OF LAND LYING IN THE NW 1/4, SE 1/4 (0.71 ACRES), IN THE NE 1/4, SE 1/4 (0.41 ACRES), IN THE SW 1/4, NE 1/4 (2.27 ACRES), IN THE SE 1/4, NE 1/4 (2.21 ACRES), IN THE NW 1/4, SE 1/4 (2.18 ACRES), AND IN THE NE 1/4, SE 1/4 (2.53 ACRES) - OF SECTION 25, T-21-N, R-32-W OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SECTION 25, T-21-N, R-32-W OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS (STATE PLANE COORDINATES OF NORTH 78° 150.330 FEET AND EAST 1° 215.257 897 FEET); THENCE SOUTH 71° 710 FEET; THENCE WEST 340.853 FEET TO THE POINT OF BEGINNING; THENCE S 28° 38' 11" W 451.534 FEET; THENCE S 13° 40' 01" E 207.127 FEET; THENCE S 18° 08' 46" W 47.783 FEET; THENCE S 01° 53' 22" E 52.857 FEET; THENCE S 09° 21' 07" W 53.415 FEET; THENCE S 01° 18' 04" W 50.507 FEET; THENCE S 08° 38' 42" W 28.124 FEET; THENCE S 28° 21' 25" W 37.575 FEET; THENCE S 71° 32' 07" E 79.382 FEET; THENCE S 04° 58' 50" E 58.523 FEET; THENCE S 14° 10' 37" E 119.240 FEET; THENCE S 19° 12' 34" E 204.878 FEET; THENCE S 09° 38' 51" E 148.308 FEET; THENCE S 21° 28' 22" W 71.471 FEET; THENCE S 48° 28' 35" W 181.338 FEET; THENCE S 41° 28' 27" W 151.745 FEET; THENCE S 52° 54' 25" W 123.347 FEET; THENCE S 08° 30' 45" W 116.183 FEET; THENCE S 38° 25' 23" W 124.803 FEET; THENCE S 35° 42' 32" W 230.882 FEET; THENCE S 58° 51' 12" W 143.388 FEET; THENCE S 82° 45' 54" W 210.888 FEET; THENCE S 39° 30' 45" W 82.074 FEET; THENCE N 53° 04' 27" W 48.322 FEET; THENCE N 18° 17' 38" W 104.328 FEET; THENCE N 31° 00' 35" E 53.278 FEET; THENCE S 88° 09' 40" W 47.347 FEET; THENCE N 14° 35' 41" W 51.557 FEET; THENCE N 27° 12' 35" E 28.058 FEET; THENCE N 32° 38' 27" W 29.137 FEET; THENCE S 88° 38' 28" W 48.284 FEET; THENCE N 41° 27' 52" W 43.348 FEET; THENCE N 82° 22' 37" W 86.824 FEET; THENCE N 07° 28' 18" W 82.444 FEET; THENCE N 42° 58' 48" W 85.828 FEET; THENCE N 33° 45' 06" W 114.485 FEET; THENCE N 38° 25' 27" W 78.847 FEET; THENCE N 24° 41' 20" W 117.084 FEET; THENCE N 00° 39' 01" E 45.432 FEET; THENCE N 37° 32' 02" E 95.784 FEET; THENCE S 88° 43' 03" W 101.512 FEET; THENCE N 88° 00' 18" W 53.937 FEET; THENCE N 50° 53' 05" W 124.940 FEET; THENCE N 55° 18' 34" W 184.788 FEET; THENCE N 48° 17' 22" W 83.881 FEET; THENCE N 31° 07' 30" W 106.385 FEET; THENCE N 02° 50' 28" E 76.010 FEET; THENCE N 10° 34' 21" E 102.518 FEET; THENCE N 04° 15' 38" W 141.388 FEET; THENCE N 35° 58' 03" E 44.453 FEET; THENCE N 23° 48' 04" E 75.860 FEET; THENCE N 08° 24' 05" E 70.052 FEET; THENCE N 18° 32' 38" E 83.448 FEET; THENCE N 13° 52' 53" W 20.985 FEET; THENCE N 47° 48' 55" E 1,201.883 FEET; THENCE N 14° 41' 14" E 145.500 FEET; THENCE N 78° 47' 17" E 281.885 FEET; THENCE S 87° 53' 04" E 241.081 FEET; THENCE S 08° 18' 43" E 103.897 FEET; THENCE S 44° 18' 10" E 440.158 FEET TO THE POINT OF BEGINNING AND CONTAINING 78.71 ACRES, MORE OR LESS.

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- MOUNTAINOUS LOT WITH SLOPES EXCEEDING 5% AND AREA EXCEEDING ONE ACRE

NOTE: THE FLOOD LINE ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 1120 M.G.L.

RECORD REPLAT

ANGUS SUBDIVISION
BLOCKS 1-6 INCLUSIVE

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

APPROVED: *James F. Goss*
DATE: 7-26-75

REVISIONS

NO.	DESCRIPTION	SHEET
1		1 OF 1

DRAWN: J.F.G.
DATE: 7-28-75

CHECKED: J.F.G.
DATE: 7-28-75

JOB NO. 175
SCALE: 1" = 100'