LANCASHIRE BLVD.
PINEHURST DRIVE
LULWORTH LANE
RANNWORTH LANE
CHELSEA ROAD
ALLINGTON DRIVE
GATEFORD LANE
LAKE WINDSOR
BLOCK 1 STAFFORD SUBDIVISION
SUBDIVISION BOUNDARY
BLOCK 9 NORFOLK SUBDIVISION
MAYFAIR SUBDIVISION
COMMON PROPERTY 9.017 AC.
COMMON PROPERTY 5.80 AC.
COMMON PROPERTY 2.831 AC.
RESERVED PROPERTY 2.865 Ac.
BLOCK 8 LOT 1
NW¼ OF SE¼ SEC. 27 T-21-N R-31-W
SE¼ OF NW¼ SEC. 27 T-21-N, R-31-W
SW¼ OF NE¼ SEC. 27 T-21-N, R-31-W
SE¼ OF SW¼ SEC. 27 T-21-N, R-31-W
SW¼ OF SW¼ SEC. 27 T-21-N, R-31-W
NE¼ OF SW¼ SEC. 27 T-21-N, R-31-W
NW¼ OF SW¼ SEC. 27 T-21-N, R-31-W
SE¼ OF NE¼ SEC. 28 T-21-N, R-31-W
NE¼ OF SE¼ SEC. 28 T-21-N, R-31-W
SE¼ OF SE¼ SEC. 28 T-21-N, R-31-W
SW CORNER SEC. 27 T-21-N, R-31-W ARKANSAS STATE PLANE COORDINATE N= 781,770.549' E= 1,331,754.966'
EAST 0.966'
NORTH 0.461'
S87° 27' 00"E
1511.688'
N87°12' 57"W
LOT AREAS BLOCK 1
LOT AREAS BLOCK 2
LOT AREAS BLOCK 3
LOT AREAS BLOCK 4
LOT AREAS BLOCK 5
LOT AREAS BLOCK 6
LOT AREAS BLOCK 7
LOT AREA BLOCK 8
LEGEND
LAND LINES OF SECTIONS
SUBDIVISION BOUNDARY
BUILDING SETBACK LINE
UTILITY AND DRAINAGE EASEMENT
PROTECTIVE SCREENING EASEMENT
CONTOUR LINE-THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED 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.
TOTAL AREA
LENGTH OF RECORDED STREETS
LEGAL DESCRIPTION
LAKE AREAS BLOCK 1
LAKE AREAS BLOCK 3
LAKE AREAS BLOCK 2
1" = 100'
GRAPHIC SCALE
NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED HEREON
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 10:00 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 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 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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
6. 100 FEET OVERALL DIMENSION ON THE PLAT. ALL LOTS HAVE 7 FOOT 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 HIGHEST SPILLWAY ELEVATION OF 1069.0 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 HIGH WATER MARK 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 HIGH WATER MARK 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 1200 SQUARE FEET, EXCEPT LAKESHORE LOTS IN BLOCK 4 WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1500 SQUARE FEET, AND EXCEPT ALL LOTS IN BLOCKS 6,7,& 8 WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 2500 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 _____, 197_.
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 _____ DAY OF _____ 197_.
JAMES F. GORE R.L.S. NO. 93
JAMES F. GORE REGISTERED LAND SURVEYOR STATE OF ARKANSAS NO. 93
THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11" X 17" IS 1" = 300'
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1222 JAMES F. GORE
APPROVED: DATE:
14 LOTS
RECORD PLAT
BLOCKS 1 THRU 8
ANNSBOROUGH SUBDIVISION
REVISIONS
DATE BY DESCRIPTION
DRAWN: BL.G. TH. DATE:
CHECKED: JSS DATE: FEB. 2-1972
SHEET 1 OF 1
DWG. NO. 2-116-S-900
JOB NO. ENG. 8
SCALE: 1" = 100'
COOPER COMMUNITIES, INC. ENGINEERING & PLANNING DIVISION BELLA VISTA VILLAGE, ARKANSAS