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

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS BLOCKS 1 - 6, AUSKERRY SUBDIVISION, BELLA VISTA VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON MARCH 20, 1984 IN PLAT BOOK 5 AT PAGE 157 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

1. COOPER COMMUNITIES, INC., IS THE OWNER OF BLOCKS 1 - 6, AUSKERRY SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF REDUCING THE NUMBER OF LOTS IN SAID SUBDIVISION FROM 59 TO 58; MODIFYING INTERIOR LOT LINES IN BLOCKS 2, 3 AND 6; RELOCATING AND DEDICATING TO THE PUBLIC USE MCKEE PLACE AND AUSKERRY CIRCLE; REDUCING THE TOTAL ACREAGE OF THE LOTTED AREA; REDUCING THE TOTAL ACREAGE OF THE STREET AREA AND INCREASING THE TOTAL ACREAGE OF COMMON PROPERTIES.

2. AT 10:00 O'CLOCK A.M. ON THE 18TH DAY OF MAY, 1965, THE DEVELOPER, JOINED BY BELLA VISTA COUNTRY CLUB (NOW BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION) 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 BOOK 373, PAGE 08, ET. SEQ. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION WAS HERETOFORE RECORDED WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 20TH DAY OF MARCH, 1984, IN RECORD BOOK 616 AT PAGE 473, ET SEQ. THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATION AFORESAID ARE IN THEIR ENTIRETY BY REFERENCE MADE A PART OF THIS REPLAT AND THE PROVISIONS THEREOF SHALL CONTROL AS TO THE REPLAT EXCEPT ONLY AS TO PROVISIONS CONTAINED HEREON OR INCONSISTENT WITH THIS REPLAT.

3. THE COMMON PROPERTIES REFLECTED UPON THE REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID REPLAT 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 REPLAT ARE NOT A PART OF THE REPLAT 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 REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE NOTES.

6. UNLESS SHOWN OTHERWISE ON THE REPLAT, 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. ALL LOTS REFLECTED UPON THE REPLAT 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. 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 UPON THE REPLAT AS PROTECTIVE SCREENING AREAS.

9. SETBACK LINES AS INDICATED UPON THE REPLAT SHALL CONTROL AS TO CONSTRUCTION OF THE STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

10. ALL ROADS AND STREETS REFLECTED UPON THE REPLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO OWNERS, PRESENT AND FUTURE, OF THE LOTS REFLECTED UPON SAID REPLAT.

11. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 21 DAY OF Nov, 1984.

COOPER COMMUNITIES, INC.,
DEVELOPER

John A. Cooper Jr.
PRESIDENT

LANDS DEDICATED FOR EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES AS REFLECTED HEREON, AS WELL AS CHANGES AND DELETIONS IN ALL EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES AS REFLECTED ON THE ORIGINAL PLAT OF SAID LANDS RECORDED ON MARCH 20, 1984 IN PLAT BOOK 5 AT PAGE 157 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, ARE HEREBY ACCEPTED FOR THE PUBLIC BY THE COUNTY OF BENTON. THIS CERTIFICATE IS NOT AN ACCEPTANCE OF THE RESPONSIBILITY TO MAINTAIN ROADS WHICH ARE CONSTRUCTED IN RIGHTS-OF-WAY.

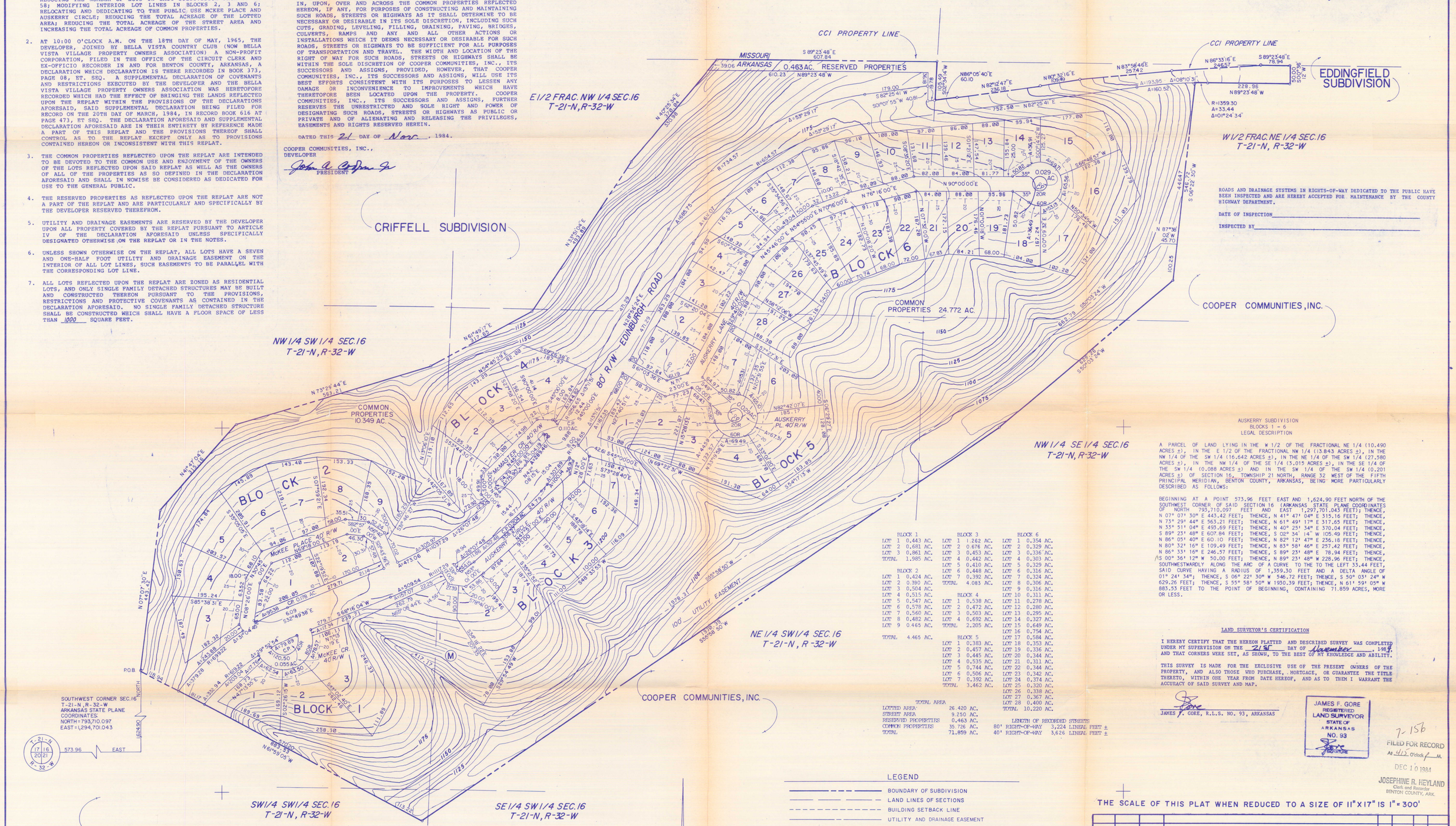
11-21-84
DATE

Frances L. Billings
COUNTY JUDGE
Admin Assistant

ROADS AND DRAINAGE SYSTEMS IN RIGHTS-OF-WAY DEDICATED TO THE PUBLIC HAVE BEEN INSPECTED AND ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE COUNTY HIGHWAY DEPARTMENT.

DATE OF INSPECTION _____

INSPECTED BY _____



AUSKERRY SUBDIVISION
BLOCKS 1 - 6
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE W 1/2 OF THE FRACTIONAL NE 1/4 (10.490 ACRES ±), IN THE E 1/2 OF THE FRACTIONAL NW 1/4 (13.843 ACRES ±), IN THE NW 1/4 OF THE SW 1/4 (16.642 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (27.580 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (3.015 ACRES ±), IN THE SE 1/4 OF THE SW 1/4 (0.088 ACRES ±) AND IN THE SW 1/4 OF THE SW 1/4 (0.201 ACRES ±) OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 573.96 FEET EAST AND 1,624.90 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 16 (ARKANSAS STATE PLANE COORDINATES OF NORTH 793,710.097 FEET AND EAST 1,297,701.043 FEET); THENCE, N 07° 07' 30" E 443.42 FEET; THENCE, N 41° 47' 04" E 315.16 FEET; THENCE, N 73° 29' 44" E 563.21 FEET; THENCE, N 61° 49' 17" E 317.65 FEET; THENCE, N 33° 51' 04" E 495.69 FEET; THENCE, N 40° 25' 34" E 370.04 FEET; THENCE, S 89° 23' 48" E 607.84 FEET; THENCE, S 02° 34' 14" W 105.49 FEET; THENCE, N 86° 05' 40" E 60.10 FEET; THENCE, N 82° 12' 47" E 236.18 FEET; THENCE, N 80° 32' 16" E 109.49 FEET; THENCE, N 83° 58' 46" E 257.42 FEET; THENCE, N 86° 33' 16" E 246.57 FEET; THENCE, S 89° 23' 48" E 78.94 FEET; THENCE, S 00° 36' 12" W 50.00 FEET; THENCE, N 89° 23' 48" W 228.96 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE TO THE LEFT 33.44 FEET, SAID CURVE HAVING A RADIUS OF 1,359.30 FEET AND A DELTA ANGLE OF 01° 24' 34"; THENCE, S 06° 22' 30" W 546.72 FEET; THENCE, S 50° 03' 24" W 629.26 FEET; THENCE, S 55° 58' 50" W 1930.39 FEET; THENCE, N 61° 59' 05" W 883.53 FEET TO THE POINT OF BEGINNING, CONTAINING 71.859 ACRES, MORE OR LESS.

BLOCK 1		BLOCK 3		BLOCK 6	
LOT 1	0.443 AC.	LOT 1	1.262 AC.	LOT 1	0.354 AC.
LOT 2	0.681 AC.	LOT 2	0.676 AC.	LOT 2	0.329 AC.
LOT 3	0.861 AC.	LOT 3	0.453 AC.	LOT 3	0.336 AC.
TOTAL	1.985 AC.	LOT 4	0.442 AC.	LOT 4	0.303 AC.
		LOT 5	0.410 AC.	LOT 5	0.329 AC.
BLOCK 2		LOT 6	0.448 AC.	LOT 6	0.316 AC.
LOT 1	0.424 AC.	LOT 7	0.392 AC.	LOT 7	0.324 AC.
LOT 2	0.390 AC.	TOTAL	4.083 AC.	LOT 8	0.306 AC.
LOT 3	0.504 AC.			LOT 9	0.316 AC.
LOT 4	0.515 AC.	BLOCK 4		LOT 10	0.311 AC.
LOT 5	0.547 AC.	LOT 1	0.538 AC.	LOT 11	0.278 AC.
LOT 6	0.578 AC.	LOT 2	0.472 AC.	LOT 12	0.280 AC.
LOT 7	0.560 AC.	LOT 3	0.503 AC.	LOT 13	0.295 AC.
LOT 8	0.482 AC.	LOT 4	0.692 AC.	LOT 14	0.327 AC.
LOT 9	0.465 AC.	TOTAL	2.205 AC.	LOT 15	0.649 AC.
				LOT 16	0.754 AC.
TOTAL	4.465 AC.	BLOCK 5		LOT 17	0.584 AC.
		LOT 1	0.383 AC.	LOT 18	0.353 AC.
		LOT 2	0.457 AC.	LOT 19	0.336 AC.
		LOT 3	0.445 AC.	LOT 20	0.344 AC.
		LOT 4	0.535 AC.	LOT 21	0.311 AC.
		LOT 5	0.744 AC.	LOT 22	0.344 AC.
		LOT 6	0.506 AC.	LOT 23	0.342 AC.
		LOT 7	0.392 AC.	LOT 24	0.374 AC.
		TOTAL	3.462 AC.	LOT 25	0.320 AC.
				LOT 26	0.338 AC.
				LOT 27	0.367 AC.
				LOT 28	0.400 AC.
				TOTAL	10.220 AC.

TOTAL AREA

LOTTED AREA	26.420 AC.
STREET AREA	9.250 AC.
RESERVED PROPERTIES	0.463 AC.
COMMON PROPERTIES	35.726 AC.
TOTAL	71.859 AC.

LENGTH OF RECORDED STREETS

80' RIGHT-OF-WAY	3,224 LINEAL FEET ±
40' RIGHT-OF-WAY	3,626 LINEAL FEET ±

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 21st DAY OF November, 1984 AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

JAMES F. GORE, R.L.S. NO. 93, ARKANSAS

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

7-15b
FILED FOR RECORD
AT 4:13 O'clock P M.
DEC 10 1984
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- CONTOUR LINES: 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.
- (M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CHECKED		APPROVED	

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

RECORD REPLAT

AUSKERRY SUBDIVISION

BLOCKS 1 THRU 6

BELLA VISTA VILLAGE, ARKANSAS

SCALE: 1" = 100'
DRAWN: WRS DATE: 5/84
CHECKED: PJ DATE: 6/84
APPROVED: DATE: 11-21-84
FILE NO: 2-116-SD
DWG. NO: 2-116-(12)-2020
JOB NO: FILED IN: SHEET 1 OF 1

Cooper Consultants, Inc.
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72712

58 LOTS