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 A PREVIOUS REPLAT OF SAID LANDS RECORDED ON DECEMBER 19, 1985 IN PLAT BOOK 9 AT PAGE 187 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.

12-18-85
DATE

Francis L. Billings
Administrative Assistant
for COUNTY JUDGE

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

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) 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 (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. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON MAY 18, 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 THE PROVISIONS HEREIN CONTAINED.

2. A PORTION OF THE LANDS REFLECTED HEREON WAS PREVIOUSLY REPLATTED AS RESERVED PROPERTY AND FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, RECORDED ON DECEMBER 19, 1985, IN BOOK 9 AT PAGE 187.

3. ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO THE OWNERS, PRESENT AND FUTURE, OF LANDS REFLECTED UPON SAID PLAT.

4. 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.

5. THE RESERVED PROPERTIES REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

6. 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.

7. 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.

8. 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 1,000 SQUARE FEET, EXCEPT ON LOTS MARKED Ⓖ MINIMUM SHALL BE 1,200 SQUARE FEET.

9. SET BACK 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.

10. 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.

11. DEVELOPER, 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 DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, 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. DEVELOPER, 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 18TH DAY OF DECEMBER, 1985.

COOPER COMMUNITIES, INC.

BY [signature]
PRESIDENT

TOTAL AREA

LOTTED AREA	38.704 AC. ±
COMMON PROPERTIES	15.257 AC. ±
RESERVED PROPERTIES	10.736-AC. ± 9.679
STREET AREA	12.189 AC. ±
TOTAL	76.885 AC. ±

LENGTH OF RECORDED STREETS

80' RIGHT-OF-WAY	1,851 LINEAL FEET ±
60' RIGHT-OF-WAY	3,016 LINEAL FEET ±
40' RIGHT-OF-WAY	5,049 LINEAL FEET ±

BLOCK 1						BLOCK 7	
LOT 1	0.321 AC.	LOT 1	0.353 AC.	LOT 13	0.300 AC.	LOT 1	0.337 AC.
LOT 2	0.303 AC.	LOT 2	0.284 AC.	LOT 14	0.299 AC.	LOT 2	0.318 AC.
LOT 3	0.300 AC.	LOT 3	0.395 AC.	LOT 15	0.282 AC.	LOT 3	0.306 AC.
LOT 4	0.459 AC.	LOT 4	0.374 AC.	LOT 16	0.293 AC.	LOT 4	0.299 AC.
LOT 5	0.313 AC.	LOT 5	0.362 AC.	LOT 17	0.280 AC.	LOT 5	0.303 AC.
LOT 6	0.300 AC.	LOT 6	0.447 AC.	LOT 18	0.277 AC.	LOT 6	0.413 AC.
LOT 7	0.420 AC.	LOT 7	0.415 AC.	LOT 19	0.272 AC.	LOT 7	0.366 AC.
LOT 8	0.317 AC.	LOT 8	0.540 AC.	LOT 20	0.259 AC.	LOT 8	0.263 AC.
LOT 9	0.343 AC.	LOT 9	0.411 AC.	LOT 21	0.246 AC.	LOT 9	0.355 AC.
LOT 10	0.378 AC.	LOT 10	0.292 AC.	LOT 22	0.273 AC.	LOT 10	0.330 AC.
LOT 11	0.275 AC.	LOT 11	0.347 AC.	LOT 23	0.271 AC.	LOT 11	0.370 AC.
LOT 12	0.330 AC.	LOT 12	0.326 AC.	TOTAL	7.128 AC.	TOTAL	3.660 AC.
TOTAL	4.039 AC.	LOT 13	0.395 AC.				
		TOTAL	4.941 AC.	BLOCK 6		BLOCK 8	
BLOCK 2				LOT 1	0.945 AC.	LOT 1	0.338 AC.
LOT 1	0.330 AC.	BLOCK 4		LOT 2	0.351 AC.	LOT 2	0.328 AC.
LOT 2	0.241 AC.	LOT 1	0.339 AC.	LOT 3	0.287 AC.	LOT 3	0.323 AC.
LOT 3	0.326 AC.	LOT 2	0.321 AC.	LOT 4	0.301 AC.	LOT 4	0.317 AC.
LOT 4	0.328 AC.	LOT 3	0.303 AC.	LOT 5	0.291 AC.	LOT 5	0.327 AC.
LOT 5	0.315 AC.	LOT 4	0.306 AC.	LOT 6	0.283 AC.	LOT 6	0.324 AC.
LOT 6	0.388 AC.	LOT 5	0.331 AC.	LOT 7	0.339 AC.	LOT 7	0.344 AC.
LOT 7	0.289 AC.	TOTAL	1.600 AC.	LOT 8	0.289 AC.	LOT 8	0.393 AC.
LOT 8	0.416 AC.			LOT 9	0.326 AC.	TOTAL	2.694 AC.
LOT 9	0.403 AC.	BLOCK 5		LOT 10	0.308 AC.		
LOT 10	0.596 AC.	LOT 1	0.431 AC.	LOT 11	0.374 AC.		
LOT 11	0.358 AC.	LOT 2	0.388 AC.	LOT 12	0.491 AC.		
LOT 12	0.404 AC.	LOT 3	0.263 AC.	LOT 13	0.340 AC.		
LOT 13	0.361 AC.	LOT 4	0.294 AC.	LOT 14	0.333 AC.		
LOT 14	0.308 AC.	LOT 5	0.466 AC.	LOT 15	0.284 AC.		
LOT 15	0.319 AC.	LOT 6	0.400 AC.	LOT 16	0.271 AC.		
LOT 16	0.270 AC.	LOT 7	0.386 AC.	LOT 17	0.299 AC.		
LOT 17	0.263 AC.	LOT 8	0.325 AC.	LOT 18	0.284 AC.		
LOT 18	0.398 AC.	LOT 9	0.310 AC.	LOT 19	0.276 AC.		
LOT 19	0.355 AC.	LOT 10	0.286 AC.	LOT 20	0.294 AC.		
LOT 20	0.323 AC.	LOT 11	0.266 AC.	LOT 21	0.309 AC.		
TOTAL	6.991 AC.	LOT 12	0.261 AC.	LOT 22	0.396 AC.		
				TOTAL	7.651 AC.		

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 _____

BANKFOOT SUBDIVISION
BLOCKS 1 - 8
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SE 1/4 (0.342 ACRES ±) OF SECTION 22, IN THE SW 1/4 OF THE SW 1/4 (9.540 ACRES ±) OF SECTION 23, IN THE NW 1/4 OF THE NW 1/4 (37.715 ACRES ±), IN THE NE 1/4 OF THE NW 1/4 (17.741 ACRES ±) IN THE SE 1/4 OF THE NW 1/4 (1.149 ACRES ±), IN THE SW 1/4 OF THE NW 1/4 (10.347 ACRES ±), OF SECTION 26 AND IN THE NE 1/4 OF THE NE 1/4 (0.051 ACRES ±) OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 15.33 FEET WEST AND 142.67 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 22 (ARKANSAS STATE PLANE COORDINATES OF NORTH 788,099.22 FEET AND EAST 1,304,990.77 FEET), THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 473.02 FEET, SAID CURVE HAVING A RADIUS OF 853.40 FEET AND A DELTA ANGLE OF 31° 45' 27"; THENCE, S 68° 58' 58" E 80.00 FEET; THENCE, S 71° 06' 41" E 193.24 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 398.90 FEET, SAID CURVE HAVING A RADIUS OF 1301.78 FEET AND A DELTA ANGLE OF 17° 28' 07"; THENCE, S 53° 38' 34" E 275.83 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 299.32 FEET, SAID CURVE HAVING A RADIUS OF 1813.12 FEET AND A DELTA ANGLE OF 09° 27' 31"; THENCE, S 63° 06' 05" E 856.15 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 317.42 FEET, SAID CURVE HAVING A RADIUS OF 1797.99 FEET AND A DELTA ANGLE OF 10° 06' 55"; THENCE, S 34° 28' 02" E 55.71 FEET; THENCE, S 03° 40' 20" E 80.00 FEET; THENCE, S 33° 07' 39" W 960.73 FEET; THENCE, S 68° 37' 10" W 291.91 FEET; THENCE, S 34° 51' 47" W 243.99 FEET; THENCE, S 73° 34' 52" W 246.46 FEET; THENCE, S 65° 08' 28" W 220.31 FEET; THENCE, S 85° 51' 05" W 264.85 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 75.27 FEET, SAID CURVE HAVING A RADIUS OF 690.38 FEET AND A DELTA ANGLE OF 06° 14' 48"; THENCE, S 89° 07' 43" W 60.00 FEET; THENCE, N 65° 36' 13" W 167.39 FEET; THENCE, N 16° 43' 00" W 332.95 FEET; THENCE, N 43° 32' 25" W 121.12 FEET; THENCE, N 57° 50' 28" W 230.11 FEET; THENCE, N 52° 57' 50" W 80.00 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 804.47 FEET, SAID CURVE HAVING A RADIUS OF 964.76 FEET AND A DELTA ANGLE OF 47° 46' 35"; THENCE, N 10° 44' 25" W 562.03 FEET TO THE POINT OF BEGINNING. CONTAINING 76.885 ACRES, MORE OR LESS.

18-12493-000
18-12496-000
18-12510-000
18-12508-000
18-12511-000

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 18th DAY OF December, 1985 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
SIGNATURE

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 1150 — 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.
- Ⓖ — GOLF COURSE LOT, SEE NOTE 8

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

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

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

RECORD PLAT

BANKFOOT SUBDIVISION

BLOCKS 1-8

BELLA VISTA VILLAGE, ARKANSAS

COOPER CONSULTANTS
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

SCALE:	1"=100'
DRAWN: WRS	DATE: 11/85
CHECKED: PL	DATE: 12/85
APPROVED:	DATE: 12-16-85
FILE NO: 2-116-SD	
DWG NO: 2-116-(12)-2123	
JOB NO: / FILED IN:	SHEET 1 OF 1

114 LOTS