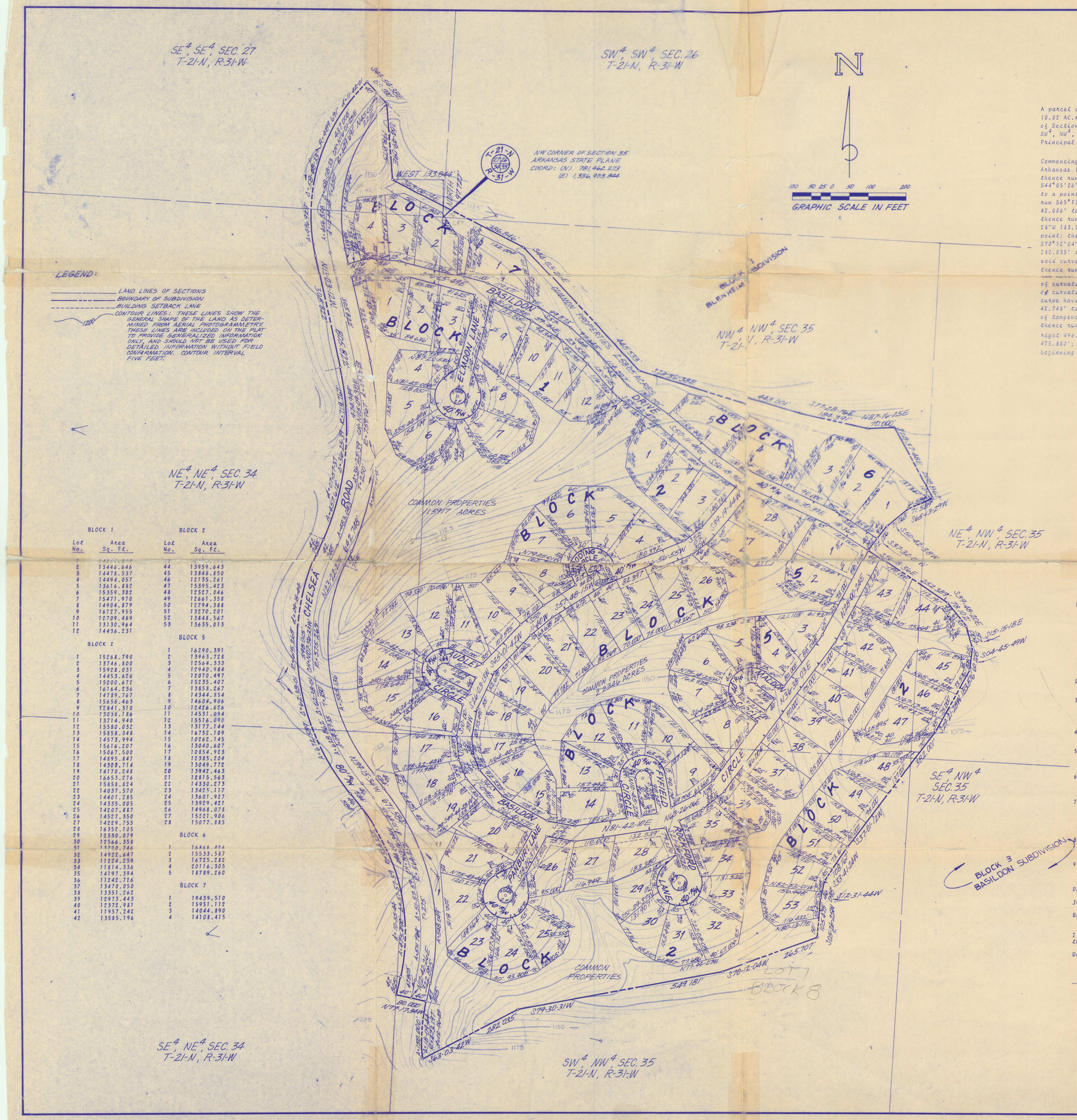

BLOCK 1 Lot No.	Area Sq. Ft.	BLOCK 2 Lot No.	Area Sq. Ft.
1	14466.537	43	14466.537
2	13446.646	44	13959.643
3	14478.537	45	13848.850
4	14494.057	46	12135.261
5	13616.882	47	15395.423
6	15359.382	48	12527.046
7	15471.970	49	12661.358
8	14904.879	50	12794.388
9	16727.955	51	13270.201
10	12709.489	52	13848.567
11	13130.964	53	13635.013
12	14436.231		

BLOCK 2 Lot No.	Area Sq. Ft.
1	15268.790
2	13746.800
3	15928.031
4	14453.626
5	15200.672
6	16164.236
7	14789.767
8	15656.463
9	12841.310
10	13038.186
11	13714.940
12	15580.032
13	15858.348
14	14573.994
15	15616.207
16	15067.500
17	14895.847
18	14308.714
19	14170.248
20	16653.276
21	15858.824
22	14037.570
23	14401.285
24	14335.005
25	14207.887
26	14527.350
27	14229.755
28	16352.105
29	12350.079
30	12566.358
31	13800.746
32	14922.647
33	11224.259
34	11814.336
35	14197.394
36	11242.726
37	13470.050
38	13351.262
39	12973.443
40	12372.981
41	11957.242
42	13585.196

BLOCK 5 Lot No.	Area Sq. Ft.
1	16290.391
2	13963.728
3	12564.335
4	12940.984
5	12070.497
6	12535.407
7	13858.267
8	14344.854
9	14604.906
10	12426.626
11	14531.094
12	15516.090
13	13177.144
14	16752.109
15	10262.145
16	13040.607
17	10854.923
18	12385.204
19	13049.772
20	13942.463
21	12815.563
22	14330.273
23	13425.117
24	13601.927
25	13929.421
26	14968.078
27	15221.906
28	15077.885

BLOCK 6 Lot No.	Area Sq. Ft.
1	16468.494
2	15533.587
3	16725.242
4	20116.305
5	18789.260

BLOCK 7 Lot No.	Area Sq. Ft.
1	19439.510
2	15951.112
3	14044.890
4	14108.415

DEED DESCRIPTION

BASILDON SUBDIVISION
BLOCKS 1, 2, 5, 6, and 7

A parcel of land lying in the SE4, SE4, (1.43 AC.±) of Section 27, T-21-N, R-31-W and in the SW4, SW4, (0.02 AC.±) of Section 26, T-21-N, R-31-W and in the NE4, NE4, (0.72 AC.±); in the SE4, NE4, (1.17 AC.±) of Section 34, T-21-N, R-31-W and in the NW4, NW4, (30.92 AC.±); in the NE4, NW4, (0.99 AC.±); in the SW4, NW4, (17.45 AC.±); and in the SE4, NW4, (0.00 AC.±) of Section 35, T-21-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

Commencing at the NW corner of Section 35, T-21-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas (State Plane Coordinates North 781,462.273 East 1,336,903.844), run north 97.727' to a point; thence run west 133.44' to the point of beginning; thence run S63°06'14"E 386.846' to a point; thence run S44°05'26"E 445.533' to a point; thence run S73°36'38"E 443.001' to a point; thence run S77°28'16"E 184.591' to a point; thence run N87°16'25"E 70.000' to a point; thence run S28°37'48"E 208.867' to a point; thence run S65°13'29"W 71.519' to a point; thence run S50°42'38"W 71.063' to a point; thence run S37°34'07"W 82.006' to a point; thence run S56°18'36"E 252.389' to a point; thence run S39°48'20"E 78.102' to a point; thence run S15°15'18"E 57.009' to a point; thence run S04°45'49"W 60.208' to a point; thence run S29°21'28"W 183.576' to a point; thence run S37°01'12"W 382.001' to a point; thence run S33°41'24"W 108.167' to a point; thence run S1°31'44"W 46.098' to a point; thence run S05°26'25"W 105.475' to a point; thence run S70°12'04"W 265.707' to a point; thence run S79°30'31"W 549.181' to a point; thence run S63°03'42"W 282.035' to a point on a curve; thence run northeastwardly along a curve to the right 150.000' to a point, said curve having a degree of curvature of 12°06'29" and a chord of N03°37'33"E 149.573'; thence run N77°17'37"W 80.000' to a point; thence run N12°42'26"E 47.805' to a point of curvature; thence run northwestwardly along a curve to the left 475.498' to a point of tangency, said curve having a degree of curvature of 10°5'44" and a chord of N13°16'34"W 459.559'; thence run N39°15'34"W 46.584' to a point of curvature; thence run northwestwardly along a curve to the right 672.589' to a point of tangency, said curve having a degree of curvature of 9°18'44" and a chord of N07°56'33"W 639.596'; thence run N23°22'27"E 42.748' to a point of curvature; thence run northeastwardly along a curve to the left 457.612' to a point of tangency, said curve having a degree of curvature of 7°57'37" and a chord of N05°09'38"E 449.944'; thence run N13°03'12"W 305.822' to a point of curvature; thence run northeastwardly along a curve to the right 496.929' to a point, said curve having a degree of curvature of 11°42'01" and a chord of N16°07'25"E 475.880'; thence run S44°54'38"E 80.000' to a point; thence run S04°49'09"E 198.875' to the point of beginning and containing a total of 60.7002 Acres.

TOTAL AREAS

Lotted Area	1,453,844.636 Sq. Ft.	
Common Properties	16.789 ac 731,293.930 Sq. Ft.	
Street Area	459,762.196 Sq. Ft.	
Total Boundary	2,644,100.762 Sq. Ft.	

26-21-31	.02
27-21-31	.66
34-21-31	3.16
35-21-31	13.05

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

John A. Cooper Company, 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 nonprofit 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 nowise 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. 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.
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 1 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 and that the corners and monuments have been set as shown.

Dated this 10 day of SEPT., 1970.

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:

RECORD PLAT

BASILDON SUBDIVISION

BLOCKS 1, 2, 5, 6, & 7

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: BJH DATE: 9-8-70	SHEET 1 OF 2
CHECKED: DATE: 9-9-70	DWG. NO. BV-294-B
JOB NO. ENG-8	SCALE: 1"=100'