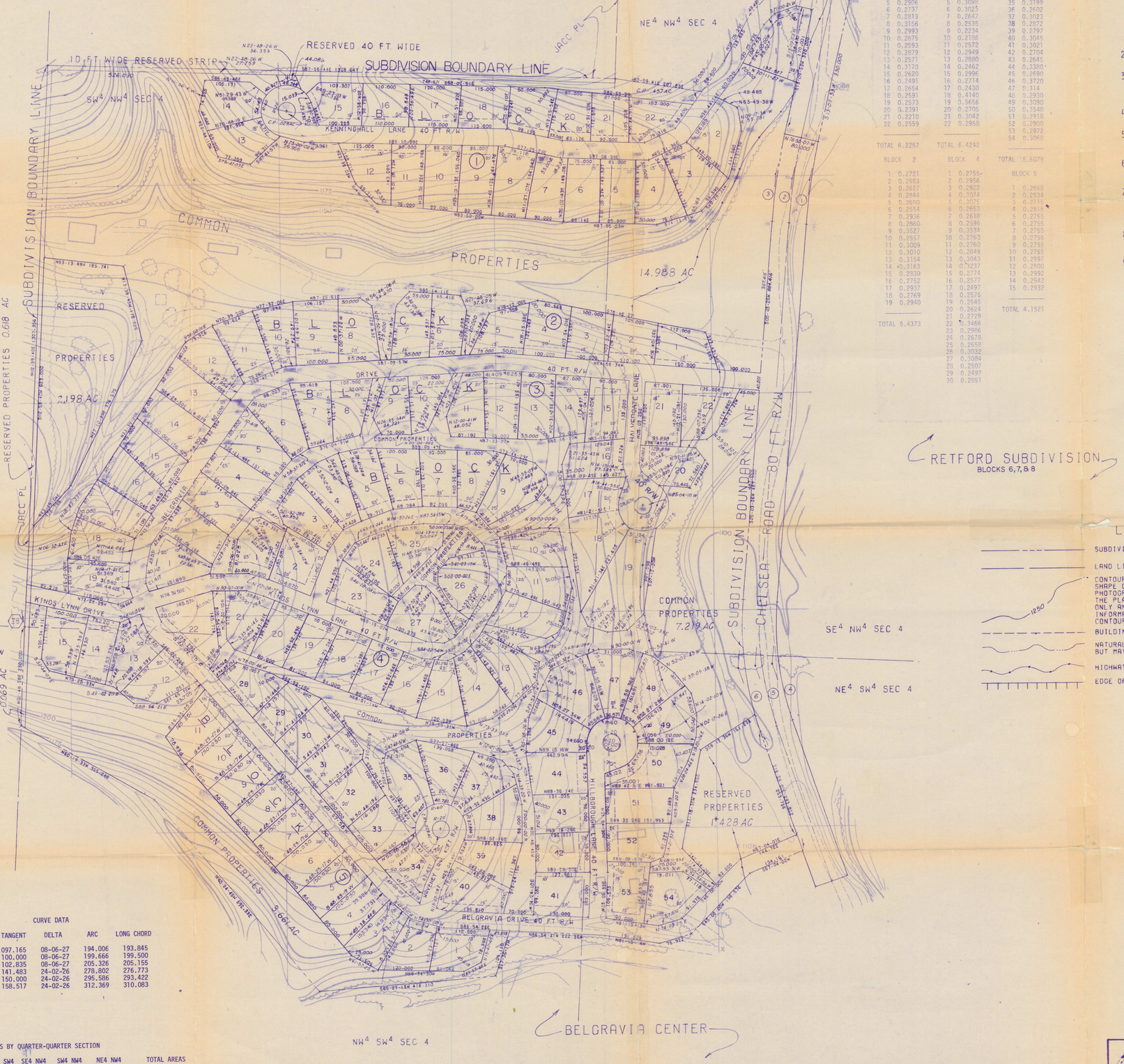

LOT AREAS (ACRES)

BLOCK 1		BLOCK 3		BLOCK 4 (cont.)	
1	0.3856	1	0.3032	31	0.2756
2	0.3082	2	0.2691	32	0.2826
3	0.3277	3	0.2602	33	0.2689
4	0.3251	4	0.2692	34	0.2639
5	0.2906	5	0.3098	35	0.3199
6	0.2737	6	0.3023	36	0.2602
7	0.2813	7	0.2647	37	0.3023
8	0.3156	8	0.2535	38	0.2872
9	0.2993	9	0.2234	39	0.2797
10	0.2875	10	0.2186	40	0.3045
11	0.2593	11	0.2572	41	0.3021
12	0.2879	12	0.2949	42	0.2704
13	0.2571	13	0.2880	43	0.2645
14	0.3178	14	0.2462	44	0.3380
15	0.2620	15	0.2996	45	0.2690
16	0.2491	16	0.2714	46	0.3720
17	0.2654	17	0.2430	47	0.314
18	0.2591	18	0.4140	48	0.2930
19	0.2573	19	0.3656	49	0.3090
20	0.2391	20	0.2705	50	0.3540
21	0.2210	21	0.3042	51	0.2918
22	0.2559	22	0.2953	52	0.2900
				53	0.2972
				54	0.3068
TOTAL	6.2257	TOTAL	6.4242	TOTAL	15.6079

BLOCK 2		BLOCK 4		BLOCK 5	
1	0.2721	1	0.2755	1	0.2665
2	0.2583	2	0.2956	2	0.2534
3	0.2627	3	0.2922	3	0.2715
4	0.2844	4	0.3074	4	0.2816
5	0.2600	5	0.3075	5	0.2755
6	0.2554	6	0.2653	6	0.2755
7	0.2936	7	0.2618	7	0.2755
8	0.2860	8	0.2596	8	0.2755
9	0.3527	9	0.3334	9	0.2755
10	0.2557	10	0.2760	10	0.2755
11	0.3009	11	0.2760	11	0.2997
12	0.3010	12	0.2049	12	0.2900
13	0.3154	13	0.3043	13	0.2992
14	0.3163	14	0.3237	14	0.2842
15	0.2930	15	0.2774	15	0.2932
16	0.2752	16	0.2577		
17	0.2937	17	0.2497	TOTAL	4.1521
18	0.2769	18	0.2576		
19	0.2940	19	0.2545		
		20	0.2624		
TOTAL	5.4373	21	0.2729		
		22	0.3466		
		23	0.2956		
		24	0.2678		
		25	0.2658		
		26	0.3032		
		27	0.3084		
		28	0.2507		
		29	0.2497		
		30	0.2851		

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION 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 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 377 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. 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 25TH DAY OF MAY, 197_.

DONALD M. LANSHAM
DONALD M. LANSHAM REGISTERED NO. 293

DONALD M. LANSHAM
REGISTERED
AND SURVEYOR
STATE OF
ARKANSAS
NO. 293
SIGNATURE

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- 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. (1250)
- BUILDING SETBACK LINE
- NATURAL DRAINAGE WAY- SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.
- HIGHWATER LINE OF KNOWN MAXIMUM FLOOD
- EDGE OF PROTECTIVE SCREENING AREA

CURVE DATA

CURVE	RADIUS	TANGENT	DELTA	ARC	LONG CHORD
1	1371.048	097.165	08-06-27	194.006	193.845
2	1411.048	100.000	08-06-27	199.666	199.500
3	1451.048	102.835	08-06-27	205.326	205.155
4	0664.471	141.483	24-02-26	278.802	276.773
5	0704.471	150.000	24-02-26	295.586	293.422
6	0744.471	158.517	24-02-26	312.369	310.083

AREAS BY QUARTER-QUARTER SECTION

	NW4 SW4	NE4 SW4	SE4 NW4	SW4 NW4	NE4 NW4
LOTTED	11.374	2.527	4.017	19.544	.386
STREETS	1.668	1.060	1.300	.3.845	.685
COMMON	5.405	1.090	6.128	14.017	.100
RESERVED	0.055	1.428		2.819	
	18.502	6.105	11.445	40.225	1.171

TOTAL AREAS	
LOTTED	37.848
STREETS	8.558
COMMON	26.740
RESERVED	4.302
	77.448

DEED DESCRIPTION

BELGRAVIA SUBDIVISION

BLOCKS 1 THROUGH 5

A parcel of land lying in the NW1/4 SW1/4 (18.502 AC), SW1/4 NW1/4 (40.225 AC), SE1/4 NW1/4 (11.445 AC), NE1/4 NW1/4 (1.170 AC), NE1/4 SW1/4 (6.105 AC) of Section 4, T-20-N, R-31-W, Benton County, Arkansas, being more particularly described as follows:

Commencing at the west quarter point of Section 4, T-20 N, R 31-W, of Benton County, Arkansas, as the point of beginning, thence N 02°59' [illegible] to a point; thence S 87°56'44" E 1328.647 feet to a point; thence [illegible] 207.832 feet to a point; thence N 36°44'26" E 88.600 feet to a point; thence N 30°05'23" E 123.665 feet to a point; thence N 45°00'00" E 49.497 feet to a point; thence N 71°00'21" E 74.347 feet to a point; thence S 76°50'00" E 50.000 feet to a point; thence S 76°50'07" E 80.000 feet to a point; thence S 13°09'53" W 330.000 feet to a point; thence N 76°50'07" W 80.000 feet to a point of curvature; thence southerly along a curve to the left 205.326 feet to a point, said curve having a delta of 08°06'27" and a radius of 1451.048 feet; thence S 05°03'26" W 884.416 feet to a point of curvature, thence southerly along a curve to the left 312.369 feet to a point, said curve having a delta of 24°02'26" and a radius of 744.471 feet; thence S 18°59'00" E 293.852 feet to a point; thence S 67°04'02" W 134.161 feet to a point; thence S 45°00'00" W 196.576 feet to a point; thence S 74°09'25" W 76.922 feet to a point; thence N 81°15'14" W 131.529 feet to a point; thence N 86°54'21" W 222.324 feet to a point; thence S 17°36'17" W 109.110 feet to a point; thence S 85°27'13" W 416.310 feet to a point; thence N 40°24'45" W 592.332 feet to a point; thence N 60°19'33" W 355.246 to a point; thence N 02°49'58" E 230.000 feet to the point of beginning and containing 77.448 acres more or less.

BELGRAVIA

N

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

$1500 Front Foot

132 LOTS

RECORD PLAT	REVISIONS: DATE / BY / DESCRIPTION — 5-12-75 / JS / SHEETS & LOT LINES
BELGRAVIA SUBDIVISION BLOCKS 1-5	DRAWN. / DATE. / SHEET 1 OF 1
JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION BELLA VISTA VILLAGE, ARKANSAS	CHECKED BY / DATE 5-25-71 / DWG. NO. B-BV-592
APPROVED / DATE	JOB NO. 115 / SCALE 1" = 100'