

11-20-31  
U-83  
6-23-77

**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 CONFORMATION. CONTOUR INTERVAL TWENTY-FIVE (25) FEET  
 --- BUILDING SETBACK LINE

BLOCK 1		BLOCK 4	
LOT 1 0.301 AC	LOT 1 0.391 AC	LOT 1 0.391 AC	LOT 1 0.391 AC
LOT 2 0.283 AC	LOT 2 0.333 AC	LOT 2 0.312 AC	LOT 2 0.312 AC
LOT 3 0.278 AC	LOT 3 0.346 AC	LOT 3 0.323 AC	LOT 3 0.323 AC
LOT 4 0.288 AC	LOT 4 0.313 AC	LOT 4 0.324 AC	LOT 4 0.324 AC
LOT 5 0.341 AC	LOT 5 0.404 AC	LOT 5 0.307 AC	LOT 5 0.307 AC
LOT 6 0.270 AC	LOT 6 0.386 AC	LOT 6 0.287 AC	LOT 6 0.287 AC
LOT 7 0.379 AC	LOT 7 0.365 AC	LOT 7 0.243 AC	LOT 7 0.243 AC
LOT 8 0.396 AC	LOT 8 0.365 AC	LOT 8 0.264 AC	LOT 8 0.264 AC
LOT 9 0.486 AC	LOT 9 0.361 AC	LOT 9 0.259 AC	LOT 9 0.259 AC
LOT 10 0.321 AC	LOT 10 0.330 AC	LOT 10 0.263 AC	LOT 10 0.263 AC
LOT 11 0.301 AC	LOT 11 0.331 AC	LOT 11 0.264 AC	LOT 11 0.264 AC
LOT 12 0.278 AC	LOT 12 0.307 AC	LOT 12 0.308 AC	LOT 12 0.308 AC
LOT 13 0.303 AC	LOT 13 0.307 AC	LOT 13 0.263 AC	LOT 13 0.263 AC
LOT 14 0.369 AC	LOT 14 0.307 AC	LOT 14 0.263 AC	LOT 14 0.263 AC
LOT 15 0.300 AC	LOT 15 0.307 AC	LOT 15 0.263 AC	LOT 15 0.263 AC
LOT 16 0.283 AC	LOT 16 0.307 AC	LOT 16 0.263 AC	LOT 16 0.263 AC
LOT 17 0.305 AC	LOT 17 0.307 AC	LOT 17 0.263 AC	LOT 17 0.263 AC
LOT 18 0.271 AC	LOT 18 0.307 AC	LOT 18 0.263 AC	LOT 18 0.263 AC
LOT 19 0.284 AC	LOT 19 0.307 AC	LOT 19 0.263 AC	LOT 19 0.263 AC
LOT 20 0.267 AC	LOT 20 0.307 AC	LOT 20 0.263 AC	LOT 20 0.263 AC
LOT 21 0.287 AC	LOT 21 0.307 AC	LOT 21 0.263 AC	LOT 21 0.263 AC
LOT 22 0.346 AC	LOT 22 0.307 AC	LOT 22 0.263 AC	LOT 22 0.263 AC
TOTAL 6.310 AC	TOTAL 21.53 AC	TOTAL 51.08 AC	TOTAL 51.08 AC

BLOCK 2		BLOCK 5	
LOT 1 0.288 AC	LOT 1 0.288 AC	LOT 1 0.288 AC	LOT 1 0.288 AC
LOT 2 0.290 AC	LOT 2 0.290 AC	LOT 2 0.290 AC	LOT 2 0.290 AC
LOT 3 0.296 AC	LOT 3 0.296 AC	LOT 3 0.296 AC	LOT 3 0.296 AC
LOT 4 0.335 AC	LOT 4 0.335 AC	LOT 4 0.335 AC	LOT 4 0.335 AC
LOT 5 0.460 AC	LOT 5 0.460 AC	LOT 5 0.460 AC	LOT 5 0.460 AC
LOT 6 0.482 AC	LOT 6 0.482 AC	LOT 6 0.482 AC	LOT 6 0.482 AC
LOT 7 0.331 AC	LOT 7 0.331 AC	LOT 7 0.331 AC	LOT 7 0.331 AC
LOT 8 0.333 AC	LOT 8 0.333 AC	LOT 8 0.333 AC	LOT 8 0.333 AC
LOT 9 0.324 AC	LOT 9 0.324 AC	LOT 9 0.324 AC	LOT 9 0.324 AC
LOT 10 0.363 AC	LOT 10 0.363 AC	LOT 10 0.363 AC	LOT 10 0.363 AC
LOT 11 0.305 AC	LOT 11 0.305 AC	LOT 11 0.305 AC	LOT 11 0.305 AC
LOT 12 0.335 AC	LOT 12 0.335 AC	LOT 12 0.335 AC	LOT 12 0.335 AC
LOT 13 0.377 AC	LOT 13 0.377 AC	LOT 13 0.377 AC	LOT 13 0.377 AC
LOT 14 0.312 AC	LOT 14 0.312 AC	LOT 14 0.312 AC	LOT 14 0.312 AC
LOT 15 0.348 AC	LOT 15 0.348 AC	LOT 15 0.348 AC	LOT 15 0.348 AC
LOT 16 0.375 AC	LOT 16 0.375 AC	LOT 16 0.375 AC	LOT 16 0.375 AC
LOT 17 0.480 AC	LOT 17 0.480 AC	LOT 17 0.480 AC	LOT 17 0.480 AC
LOT 18 0.368 AC	LOT 18 0.368 AC	LOT 18 0.368 AC	LOT 18 0.368 AC
LOT 19 0.309 AC	LOT 19 0.309 AC	LOT 19 0.309 AC	LOT 19 0.309 AC
LOT 20 0.255 AC	LOT 20 0.255 AC	LOT 20 0.255 AC	LOT 20 0.255 AC
LOT 21 0.314 AC	LOT 21 0.314 AC	LOT 21 0.314 AC	LOT 21 0.314 AC
TOTAL 6.310 AC	TOTAL 21.53 AC	TOTAL 51.08 AC	TOTAL 51.08 AC

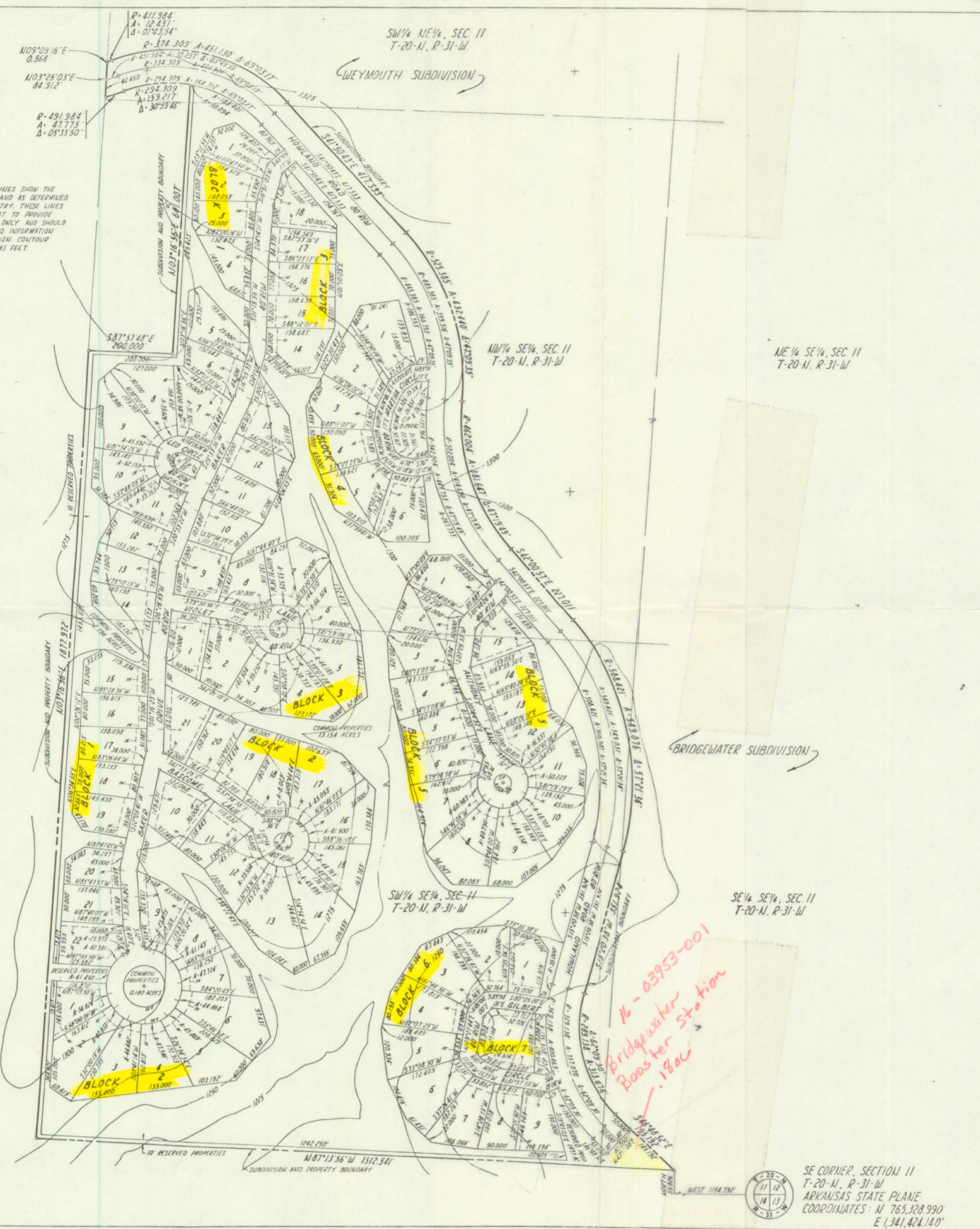
BLOCK 3		BLOCK 6	
LOT 1 0.298 AC	LOT 1 0.298 AC	LOT 1 0.298 AC	LOT 1 0.298 AC
LOT 2 0.316 AC	LOT 2 0.316 AC	LOT 2 0.316 AC	LOT 2 0.316 AC
LOT 3 0.321 AC	LOT 3 0.321 AC	LOT 3 0.321 AC	LOT 3 0.321 AC
LOT 4 0.371 AC	LOT 4 0.371 AC	LOT 4 0.371 AC	LOT 4 0.371 AC
LOT 5 0.426 AC	LOT 5 0.426 AC	LOT 5 0.426 AC	LOT 5 0.426 AC
LOT 6 0.392 AC	LOT 6 0.392 AC	LOT 6 0.392 AC	LOT 6 0.392 AC
LOT 7 0.389 AC	LOT 7 0.389 AC	LOT 7 0.389 AC	LOT 7 0.389 AC
LOT 8 0.279 AC	LOT 8 0.279 AC	LOT 8 0.279 AC	LOT 8 0.279 AC
LOT 9 0.325 AC	LOT 9 0.325 AC	LOT 9 0.325 AC	LOT 9 0.325 AC
LOT 10 0.293 AC	LOT 10 0.293 AC	LOT 10 0.293 AC	LOT 10 0.293 AC
LOT 11 0.303 AC	LOT 11 0.303 AC	LOT 11 0.303 AC	LOT 11 0.303 AC
LOT 12 0.291 AC	LOT 12 0.291 AC	LOT 12 0.291 AC	LOT 12 0.291 AC
LOT 13 0.286 AC	LOT 13 0.286 AC	LOT 13 0.286 AC	LOT 13 0.286 AC
LOT 14 0.312 AC	LOT 14 0.312 AC	LOT 14 0.312 AC	LOT 14 0.312 AC
LOT 15 0.273 AC	LOT 15 0.273 AC	LOT 15 0.273 AC	LOT 15 0.273 AC
LOT 16 0.282 AC	LOT 16 0.282 AC	LOT 16 0.282 AC	LOT 16 0.282 AC
LOT 17 0.286 AC	LOT 17 0.286 AC	LOT 17 0.286 AC	LOT 17 0.286 AC
LOT 18 0.298 AC	LOT 18 0.298 AC	LOT 18 0.298 AC	LOT 18 0.298 AC
TOTAL 5.837 AC	TOTAL 5.837 AC	TOTAL 5.837 AC	TOTAL 5.837 AC

BLOCK 7	
LOT 1 0.405 AC	LOT 1 0.405 AC
TOTAL 0.405 AC	TOTAL 0.405 AC

TOTAL ACRES	
RESERVED PROPERTIES	1.893 ACRES
COMMON PROPERTIES	16.065 ACRES
STREETS	10.882 ACRES
LOTTED AREA	31.608 ACRES
TOTAL BOUNDARY	59.848 ACRES



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

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 REQUIRED SUBJECT TO THE FOLLOWING PROVISIONS:

- AT 10:00 O'CLOCK A.M. ON THE 15TH DAY OF JUNE, 1977, THE DEVELOPER, JOINED BY BELLA VISTA COUNTRY CLUB, A NOT-FOR-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 573 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 10TH, 1965, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON MAY 10TH, 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.
- 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.
- 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 MANNER BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
- THE RESERVED PROPERTIES AS REFLECTED UPON THE PLAT ARE NOT A PART OF THE PLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFOR.
- UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS DESIGNATED OTHERWISE UPON THIS PLAT OR THE PLAT NOTES.
- 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.
- 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 400 SQUARE FEET.
- 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.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 15 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT I OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED AS PROTECTIVE SCREENING AREAS UPON THE PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977.

BY \_\_\_\_\_  
VICE PRESIDENT, DEVELOPER

**DEED DESCRIPTION**

BENNINGTON SUBDIVISION  
BLOCKS 1 THROUGH 7 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NE 1/4 (3.889 ACRES), IN THE NW 1/4 OF THE SE 1/4 (21.389 ACRES), IN THE SW 1/4 OF THE SE 1/4 (37.287 ACRES) AND IN THE SE 1/4 OF THE SE 1/4 (0.373 ACRES) ALL IN SECTION 11, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE 7TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1154.792 FEET WEST AND 55.828 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 11 (ARKANSAS STATE PLANE COORDINATES OF NORTH 785.328 990 FEET AND EAST 1,341,424.140 FEET); THENCE N 87° 13' 56" W 1512.541 FEET; THENCE N 02° 18' 56" E 1877.972 FEET; THENCE S 87° 57' 48" E 200.906 FEET; THENCE N 02° 18' 56" E 641.007 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 159.217 FEET, SAID CURVE HAVING A RADIUS OF 294.309 FEET AND A DELTA ANGLE OF 30° 58' 48"; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 47.775 FEET, SAID CURVE HAVING A RADIUS OF 491.884 FEET, AND A DELTA ANGLE OF 08° 31' 45"; THENCE S 21° 25' 03" E 84.312 FEET; THENCE N 09° 09' 16" E 0.588 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 12.451 FEET, SAID CURVE HAVING A RADIUS OF 411.884 FEET AND A DELTA ANGLE OF 91° 42' 54"; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 451.130 FEET, SAID CURVE HAVING A RADIUS OF 374.308 FEET AND A DELTA ANGLE OF 89° 33' 17"; THENCE S 4° 50' 42" E 417.533 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 432.448 FEET, SAID CURVE HAVING A RADIUS OF 325.385 FEET AND A DELTA ANGLE OF 47° 09' 35"; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 381.647 FEET, SAID CURVE HAVING A RADIUS OF 482.004 FEET AND A DELTA ANGLE OF 47° 19' 40"; THENCE S 42° 00' 57" E 227.011 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 589.078 FEET, SAID CURVE HAVING A RADIUS OF 388.421 FEET AND A DELTA ANGLE OF 57° 21' 34"; THENCE S 15° 20' 38" W 351.924 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 313.678 FEET, SAID CURVE HAVING A RADIUS OF 289.138 FEET AND A DELTA ANGLE OF 62° 08' 30"; THENCE S 68° 48' 52" E 121.182 FEET TO THE POINT OF BEGINNING CONTAINING 59.848 ACRES, MORE OR LESS.

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 15th DAY OF JUNE, 1977.

James F. Gore  
JAMES F. GORE R.L.S. NO. 35

JAMES F. GORE  
REGISTERED LAND SURVEYOR  
STATE OF ARKANSAS  
NO. 58  
J.F. Gore

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	CHECKED BY	APPROVED BY
			RECORD PLAT		
			BENNINGTON SUBDIVISION		
			BLOCKS 1 THRU 7 INCLUSIVE		
			BELLA VISTA VILLAGE, ARKANSAS		
			COOPER COMMUNITIES, INC.		
			PLANNING & ENGINEERING DIV. - LOT PRODUCTION		
			BELLA VISTA VILLAGE, ARKANSAS		
			DWG. NO. 2-116-103-1188		
			FILE 2-116-30		
			SHEET 1 OF 1		

**LENGTH OF RECORDED STREETS**

40 RIGHT OF WAY ----- 3233.516 LINEAL FEET  
 60 RIGHT OF WAY ----- 3199.591 LINEAL FEET

SE CORNER, SECTION 11  
T-20-N, R-31-W  
ARKANSAS STATE PLANE  
COORDINATES: N 765,328.990  
E 1,341,424.140'