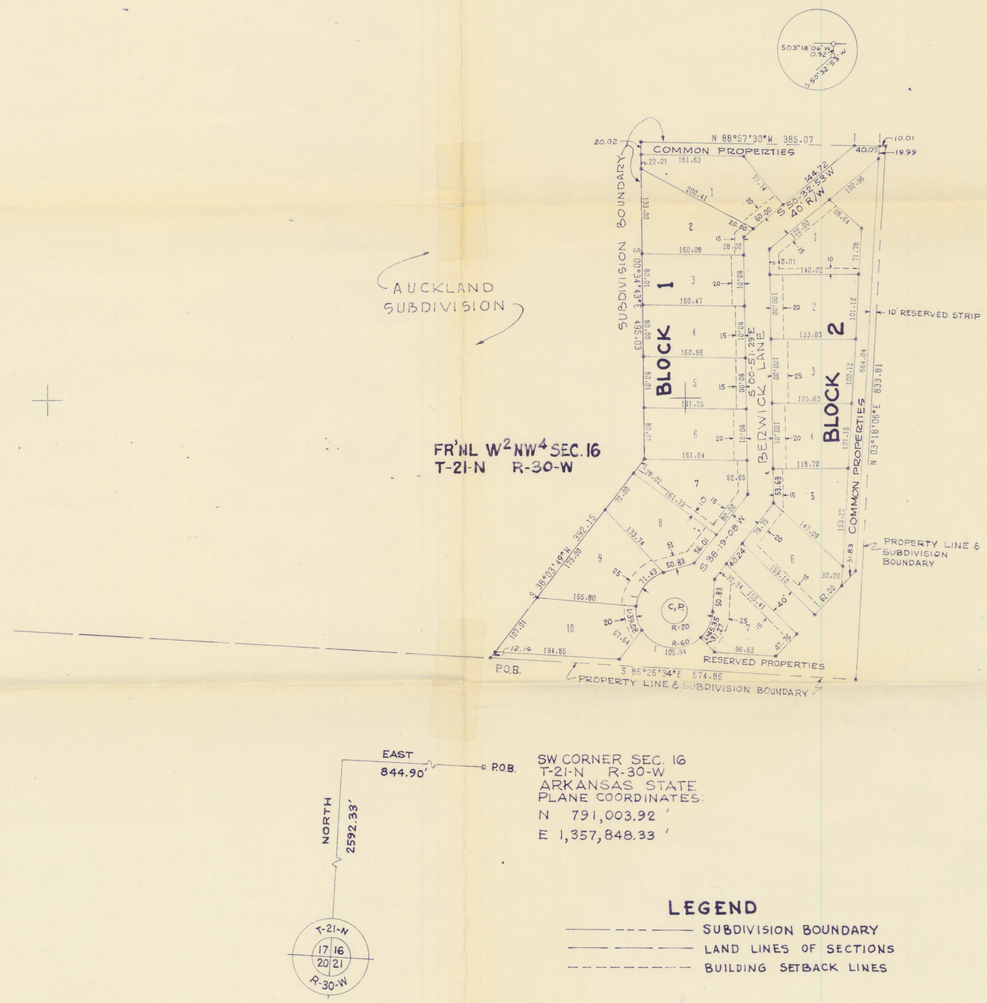

WEST DESCRIPTION
BERWICK SUBDIVISION
BLOCKS 1 AND 2

A PARCEL OF LAND LYING IN THE FRACTIONAL W-1/2, NW-1/4 (7.6813 AC.±) OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS (STATE PLANE COORDINATES OF NORTH 791,003.92 FT. AND EAST 1,357,848.33 FT.); RUN NORTH 2,592.33 FT. TO A POINT; THENCE RUN EAST 844.90 FT. TO THE POINT OF BEGINNING; THENCE RUN S 86° 26' 34" E 574.86 FT. TO A POINT; THENCE RUN N 03° 18' 06" E 833.81 FT. TO A POINT; THENCE RUN N 88° 57' 30" W 385.07 FT. TO A POINT; THENCE RUN S 00° 34' 43" E 495.03 FT. TO A POINT; THENCE RUN S 38° 03' 49" W 392.15 FT. TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 7.6813 ACRES MORE OR LESS.

SW CORNER SEC. 16
T-21-N R-30-W
ARKANSAS STATE
PLANE COORDINATES:
N 791,003.92 '
E 1,357,848.33 '

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINES

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 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 RECORDED IN RECORD BOOK 373 AT PAGE 8 ET SEQ. THE LAND REFLECTED UPON THE PLAT WILL BE BROUGHT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID PURSUANT TO SECTION 2, ARTICLE II, OF THE DECLARATION BY A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS TO BE FILED AT A LATER DATE, AND AT SUCH TIME WHEN THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS IS EXECUTED AND FILED FOR RECORD IT SHALL AUTOMATICALLY HAVE THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965, AND AT SUCH TIME AS THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS IS FILED FOR RECORD THE DECLARATION FILED FOR RECORD ON MAY 18, 1965, AFORESAID WILL IN ITS ENTIRETY BY REFERENCE BE MADE A PART OF THIS PLAT AND THE PROVISIONS OF THE DECLARATION SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO THE 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 800 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.

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION, FORMERLY BELLA VISTA COUNTRY CLUB, WHEN CALLED UPON BY DEVELOPER, SHALL EXECUTE THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS REFERRED TO IN PLAT NOTE NUMBER 1.

DATED THIS _____ DAY OF _____ 197___.

BELLA VISTA VILLAGE
PROPERTY OWNERS ASSOCIATION

ATTEST: (L.S.)

BY _____
JOHN RIORDAN, President

_____
CLAYTON N. LITTLE, Secretary

DATED THIS _____ DAY OF _____, 197___.

COOPER COMMUNITIES, INC.

BY _____
VICE PRESIDENT, DEVELOPER

BERWICK

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 8TH DAY OF MAY 1973.

_____
JAMES F. GORE R.L.S. NO. 93

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

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

SD109

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 1228
JAMES F. GORE

APPROVED: _____
DATE: 5/8/73

RECORD REPLAT

BERWICK SUBDIVISION

BLOCKS 1 & 2

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION
5/15/74	KM	MISC. CORRECTIONS

DRAWN: JCB DATE: 5-7-73	SHEET 1 OF 1
CHECKED: DATE: 5/7/73	DWG. NO. 2-116-02-1321
JOB NO. 210-02	SCALE: 1"=100'