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. PORTIONS OF THE LANDS REFLECTED HEREON WERE 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 NOVEMBER 23, 1982, IN PLAT BOOK 4 AT PAGE 103, AND ON DECEMBER 19, 1985, IN PLAT 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 1000 SQUARE FEET.

9. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY HAVE A FINISH FLOOR ELEVATION LOWER THAN TWO FEET ABOVE THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOOD WATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.

10. 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.

11. 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.

12. 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 1 DAY OF April, 1986.

COOPER COMMUNITIES, INC.

BY [signature]
PRESIDENT

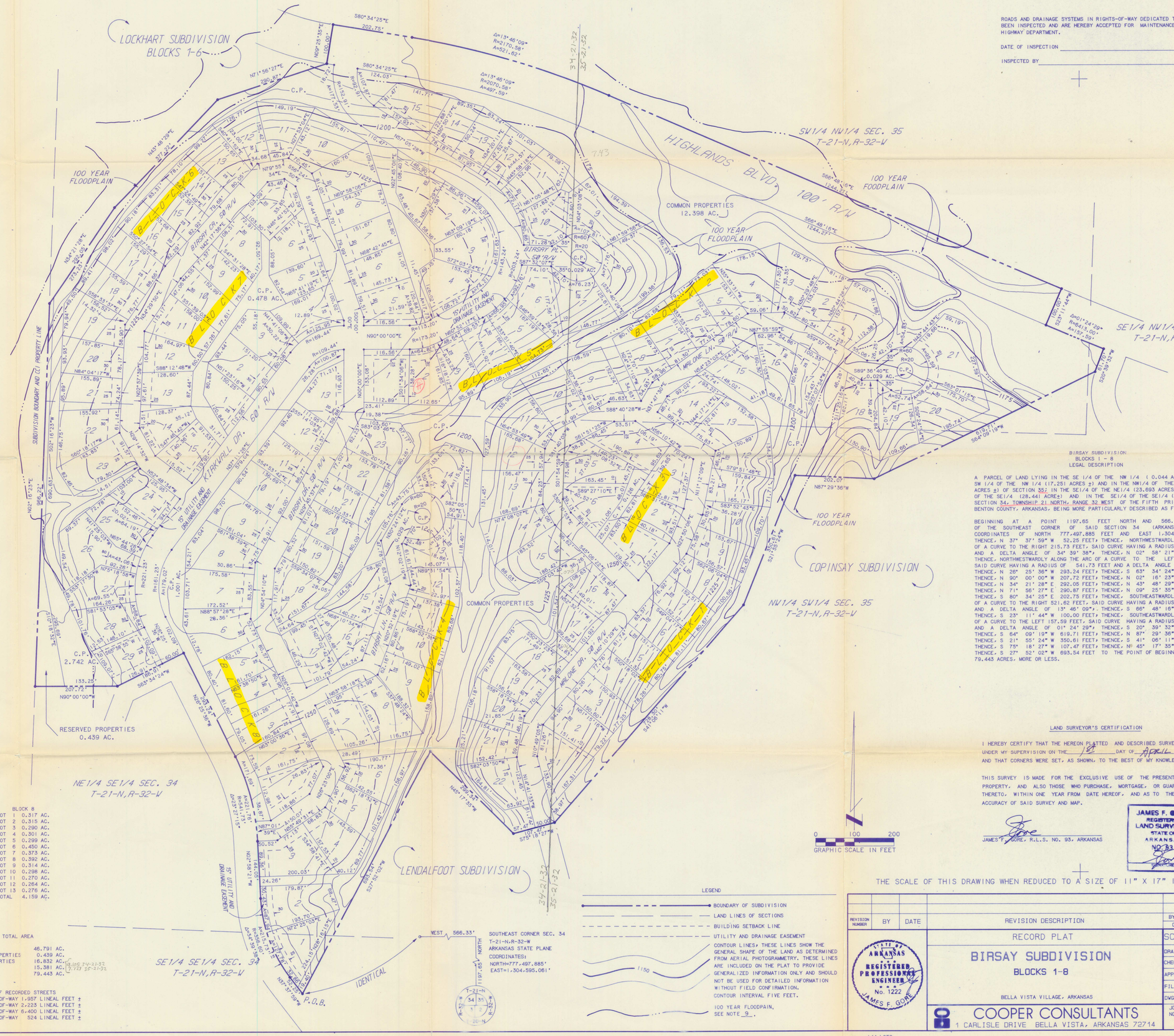
LANDS DEDICATED FOR EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES AS REFLECTED HEREON, AS WELL AS CHANGES AND DELETIONS IN ALL EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES AS REFLECTED ON PREVIOUS REPLATS OF SAID LANDS, SAID REPLATS BEING RECORDED ON NOVEMBER 23, 1982, IN PLAT BOOK 4 AT PAGE 103 , AND 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 REPONSIBILITY TO MAINTAIN ROADS WHICH ARE CONSTRUCTED IN RIGHTS-OF-WAY.

4/1/86 [signature]
DATE COUNTY JUDGE

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 _____



BIRSAY SUBDIVISION
BLOCKS 1 - 8
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE NW 1/4 (0.044 ACRES ±), IN THE SW 1/4 OF THE NW 1/4 (17.25) ACRES ±) AND IN THE NW1/4 OF THE SW1/4 (9.704 ACRES ±) OF SECTION 35; IN THE SE1/4 OF THE NE1/4 (23.693 ACRES±), IN THE NE1/4 OF THE SE1/4 (28.441 ACRE±) AND IN THE SE1/4 OF THE SE1/4 (0.310 ACRES±) OF SECTION 34, TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1197.65 FEET NORTH AND 566.33 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 34 (ARKANSAS STATE PLANE COORDINATES OF NORTH 777,497.885 FEET AND EAST 1,304,595.061 FEET), THENCE, N 37° 37' 59" W 52.25 FEET, THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 215.73 FEET, SAID CURVE HAVING A RADIUS OF 356.60 FEET AND A DELTA ANGLE OF 34° 39' 38", THENCE, N 02° 58' 21" W 144.05 FEET, THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 221.76 FEET, SAID CURVE HAVING A RADIUS OF 541.73 FEET AND A DELTA ANGLE OF 23° 27' 15", THENCE, N 26° 25' 36" W 293.24 FEET, THENCE, S 63° 34' 24" W 186.91 FEET, THENCE, N 90° 00' 00" W 207.72 FEET, THENCE, N 02° 16' 23" E 966.22 FEET, THENCE, N 34° 21' 28" E 292.05 FEET, THENCE, N 43° 48' 29" E 377.22 FEET, THENCE, N 71° 56' 27" E 290.87 FEET, THENCE, N 09° 25' 35" E 100.00 FEET, THENCE, S 80° 34' 25" E 202.75 FEET, THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 521.62 FEET, SAID CURVE HAVING A RADIUS OF 2170.58 FEET AND A DELTA ANGLE OF 13° 46' 09", THENCE, S 66° 48' 16" E 1244.27 FEET, THENCE, S 23° 11' 44" W 100.00 FEET, THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 157.59 FEET, SAID CURVE HAVING A RADIUS OF 6413.00 FEET AND A DELTA ANGLE OF 01° 24' 29", THENCE, S 20° 39' 32" W 61.70 FEET, THENCE, S 64° 09' 19" W 619.71 FEET, THENCE, N 87° 29' 36" W 202.07 FEET, THENCE, S 21° 55' 24" W 350.61 FEET, THENCE, S 41° 06' 11" W 728.30 FEET, THENCE, S 75° 18' 27" W 107.47 FEET, THENCE, N 45° 17' 35" W 299.34 FEET, THENCE, S 27° 52' 02" W 693.54 FEET TO THE POINT OF BEGINNING, CONTAINING 79.443 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 1st DAY OF April, 1986 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

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

BLOCK 1				BLOCK 6	
LOT 1	0.342 AC.	LOT 11	0.338 AC.	LOT 12	0.260 AC.	LOT 1	0.321 AC.
LOT 2	0.300 AC.	LOT 12	0.330 AC.	LOT 13	0.328 AC.	LOT 2	0.344 AC.
LOT 3	0.273 AC.	LOT 13	0.391 AC.	LOT 14	0.436 AC.	LOT 3	0.363 AC.
LOT 4	0.271 AC.	LOT 14	0.346 AC.	LOT 15	0.361 AC.	LOT 4	0.349 AC.
LOT 5	0.283 AC.	LOT 15	0.382 AC.	LOT 16	0.289 AC.	LOT 5	0.348 AC.
LOT 6	0.287 AC.	LOT 16	0.295 AC.	LOT 17	0.348 AC.	LOT 6	0.292 AC.
LOT 7	0.275 AC.	LOT 17	0.272 AC.	LOT 18	0.359 AC.	LOT 7	0.277 AC.
LOT 8	0.298 AC.	LOT 18	0.320 AC.	LOT 19	0.284 AC.	LOT 8	0.283 AC.
LOT 9	0.300 AC.	LOT 19	0.296 AC.	LOT 20	0.281 AC.	LOT 9	0.341 AC.
LOT 10	0.315 AC.	LOT 20	0.299 AC.	LOT 21	0.270 AC.	LOT 10	0.372 AC.
LOT 11	0.289 AC.	LOT 21	0.317 AC.	LOT 22	0.279 AC.	LOT 11	0.370 AC.
LOT 12	0.305 AC.	LOT 22	0.314 AC.	LOT 23	0.367 AC.	LOT 12	0.304 AC.
LOT 13	0.310 AC.	TOTAL	7.155 AC.	TOTAL	7.631 AC.	LOT 13	0.309 AC.
LOT 14	0.311 AC.					LOT 14	0.275 AC.
LOT 15	0.322 AC.	BLOCK 3		BLOCK 5		LOT 15	0.292 AC.
LOT 16	0.298 AC.	LOT 1	0.314 AC.	LOT 1	0.357 AC.	LOT 16	0.306 AC.
LOT 17	0.293 AC.	LOT 2	0.264 AC.	LOT 2	0.295 AC.	LOT 17	0.332 AC.
LOT 18	0.397 AC.	LOT 3	0.288 AC.	LOT 3	0.307 AC.	LOT 18	0.297 AC.
LOT 19	0.334 AC.	LOT 4	0.366 AC.	LOT 4	0.349 AC.	LOT 19	0.363 AC.
LOT 20	0.374 AC.	LOT 5	0.341 AC.	LOT 5	0.323 AC.	LOT 20	0.308 AC.
LOT 21	0.543 AC.	LOT 6	0.318 AC.	LOT 6	0.375 AC.	LOT 21	0.304 AC.
TOTAL	6.720 AC.	TOTAL	1.891 AC.	LOT 7	0.374 AC.	LOT 22	0.370 AC.
				LOT 8	0.676 AC.	LOT 23	0.362 AC.
BLOCK 2		BLOCK 4		LOT 9	0.506 AC.	LOT 24	0.309 AC.
LOT 1	0.343 AC.	LOT 1	0.367 AC.	LOT 10	0.306 AC.	LOT 25	0.327 AC.
LOT 2	0.288 AC.	LOT 2	0.402 AC.	LOT 11	0.340 AC.	LOT 26	0.474 AC.
LOT 3	0.346 AC.	LOT 3	0.399 AC.	LOT 12	0.291 AC.	LOT 27	0.331 AC.
LOT 4	0.417 AC.	LOT 4	0.348 AC.	LOT 13	0.282 AC.	LOT 28	0.319 AC.
LOT 5	0.266 AC.	LOT 5	0.292 AC.	LOT 14	0.256 AC.	LOT 29	0.327 AC.
LOT 6	0.273 AC.	LOT 6	0.354 AC.	LOT 15	0.336 AC.	TOTAL	9.509 AC.
LOT 7	0.283 AC.	LOT 7	0.328 AC.	TOTAL	5.373 AC.		
LOT 8	0.329 AC.	LOT 8	0.356 AC.				
LOT 9	0.351 AC.	LOT 9	0.385 AC.				
LOT 10	0.359 AC.	LOT 10	0.273 AC.				
		LOT 11	0.265 AC.				

BLOCK 7		BLOCK 8	
LOT 1	0.266 AC.	LOT 1	0.317 AC.
LOT 2	0.318 AC.	LOT 2	0.315 AC.
LOT 3	0.336 AC.	LOT 3	0.290 AC.
LOT 4	0.345 AC.	LOT 4	0.301 AC.
LOT 5	0.237 AC.	LOT 5	0.299 AC.
LOT 6	0.286 AC.	LOT 6	0.450 AC.
LOT 7	0.327 AC.	LOT 7	0.373 AC.
LOT 8	0.290 AC.	LOT 8	0.392 AC.
LOT 9	0.247 AC.	LOT 9	0.314 AC.
LOT 10	0.303 AC.	LOT 10	0.298 AC.
LOT 11	0.312 AC.	LOT 11	0.270 AC.
LOT 12	0.264 AC.	LOT 12	0.264 AC.
LOT 13	0.270 AC.	LOT 13	0.276 AC.
LOT 14	0.245 AC.	TOTAL	4.159 AC.
LOT 15	0.307 AC.		
TOTAL	4.353 AC.		

TOTAL AREA

LOTTED AREA	46.791 AC.
RESERVED PROPERTIES	0.439 AC.
COMMON PROPERTIES	16.832 AC.
STREETS	15.381 AC.
TOTAL	79.443 AC.

LENGTH OF RECORDED STREETS

100 FOOT RIGHT-OF-WAY	1,957 LINEAL FEET ±
60 FOOT RIGHT-OF-WAY	2,223 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	6,400 LINEAL FEET ±
40 FOOT RIGHT-OF-WAY	524 LINEAL FEET ±

SOUTHEAST CORNER SEC. 34
T-21-N,R-32-W
ARKANSAS STATE PLANE
COORDINATES:
NORTH=777,497.885'
EAST=1,304,595.061'

WEST 566.33'
NORTH 1197.65'

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 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.
- 1150
- 100 YEAR FLOODPAIN, SEE NOTE 9.

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

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

RECORD PLAT

BIRSAY SUBDIVISION

BLOCKS 1-8

BELLA VISTA VILLAGE, ARKANSAS

SCALE: 1"=100'
DRAWN: WRS DATE: 2/86
CHECKED: JDF DATE: 3/86
APPROVED: DATE: 4-1-86
FILE NO: 2-116-SD
DWG NO: 2-116-(12)-2154

COOPER CONSULTANTS
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

JOB NO: FILED IN: SHEET 1 OF 1

144 LOTS