8-95

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 A PREVIOUS REPLAT OF SAID LANDS RECORDED ON NOVEMBER 23, 1982 IN PLAT BOOK 4 AT PAGE 103 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 RESPONSIBILITY TO MAINTAIN ROADS WHICH ARE CONSTRUCTED IN RIGHTS-OF-WAY.

5/8/85
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_____

BLOCK 1		BLOCK 2		BLOCK 6	
LOT 1	0.316 AC.	LOT 1	0.375 AC.	LOT 1	0.272 AC.
LOT 2	0.234 AC.	TOTAL	0.375 AC.	LOT 2	0.269 AC.
LOT 3	0.230 AC.			LOT 3	0.296 AC.
LOT 4	0.385 AC.	BLOCK 3		LOT 4	0.317 AC.
LOT 5	0.378 AC.	LOT 1	0.313 AC.	LOT 5	0.310 AC.
LOT 6	0.245 AC.	LOT 2	0.294 AC.	LOT 6	0.301 AC.
LOT 7	0.227 AC.	LOT 3	0.266 AC.	LOT 7	0.291 AC.
LOT 8	0.236 AC.	LOT 4	0.349 AC.	LOT 8	0.436 AC.
LOT 9	0.374 AC.	LOT 5	0.357 AC.	LOT 9	0.464 AC.
LOT 10	0.381 AC.	TOTAL	1.579 AC.	LOT 10	0.410 AC.
LOT 11	0.349 AC.			LOT 11	0.300 AC.
LOT 12	0.263 AC.	BLOCK 4		LOT 12	0.314 AC.
LOT 13	0.267 AC.	LOT 1	0.289 AC.	LOT 13	0.330 AC.
LOT 14	0.268 AC.	LOT 2	0.246 AC.	LOT 14	0.344 AC.
LOT 15	0.297 AC.	TOTAL	0.535 AC.	LOT 15	0.391 AC.
LOT 16	0.295 AC.			LOT 16	0.371 AC.
LOT 17	0.261 AC.	BLOCK 5		LOT 17	0.290 AC.
LOT 18	0.286 AC.	LOT 1	0.229 AC.	LOT 18	0.284 AC.
LOT 19	0.295 AC.	LOT 2	0.285 AC.	LOT 19	0.277 AC.
LOT 20	0.338 AC.	LOT 3	0.285 AC.	LOT 20	0.283 AC.
LOT 21	0.329 AC.	LOT 4	0.285 AC.	LOT 21	0.274 AC.
LOT 22	0.332 AC.	LOT 5	0.285 AC.	LOT 22	0.277 AC.
LOT 23	0.424 AC.	LOT 6	0.284 AC.	LOT 23	0.280 AC.
LOT 24	0.375 AC.	LOT 7	0.284 AC.	LOT 24	0.277 AC.
LOT 25	0.676 AC.	LOT 8	0.333 AC.	TOTAL	7.658 AC.
LOT 26	0.423 AC.	LOT 9	0.342 AC.		
LOT 27	0.279 AC.	LOT 10	0.334 AC.		
LOT 28	0.297 AC.	TOTAL	2.946 AC.		
LOT 29	0.317 AC.				
LOT 30	0.295 AC.				
LOT 31	0.305 AC.				
LOT 32	0.286 AC.				
TOTAL	10.263 AC.				

LENGTH OF RECORDED STREETS

100' RIGHT-OF-WAY	3144	LINEAL FEET ±
60' RIGHT-OF-WAY	1312	LINEAL FEET ±
50' RIGHT-OF-WAY	4191	LINEAL FEET ±
40' RIGHT-OF-WAY	525	LINEAL FEET ±

TOTAL AREAS

LOTTED AREA	23.356 AC. ±	
COMMON PROPERTIES	14.096 AC. ±	1.609 6-20-31; 1.297 36-21-32
RESERVED PROPERTIES	15.225 AC. ±	11.390 1-20-32
STREET AREA	14.317 AC. ±	3.564 1-20-32; 11.671 36-21-32
TOTAL AREA	66.994 AC. ±	

BORELAND SUBDIVISION
BLOCKS 1 THRU 6
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 (5.534 ACRES ±), IN THE SW 1/4 OF THE SE 1/4 (11.811 ACRES ±) OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 32 WEST; IN THE NW 1/4 OF THE NE 1/4 (20.341 ACRES ±), IN THE NE 1/4 OF THE NE 1/4 (24.787 ACRES ±) OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 32 WEST; IN THE FRACTIONAL NW 1/4 OF THE NW 1/4 (4.521 ACRES ±) OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 384.97 FEET WEST AND 10.78 FEET NORTH OF THE NORTHEAST CORNER OF SAID SECTION 1 (ARKANSAS STATE PLANE COORDINATES OF NORTH 777,166.960 FEET AND EAST 1,315,137.972 FEET); THENCE, S 03° 02' 09" W 691.51 FEET; THENCE, S 88° 23' 43" E 385.12 FEET; THENCE, S 45° 15' 42" E 654.13 FEET; THENCE, S 13° 35' 34" W 242.09 FEET; THENCE, N 77° 41' 53" W 289.39 FEET; THENCE, N 60° 25' 39" W 430.07 FEET; THENCE, N 44° 49' 48" W 336.68 FEET; THENCE, S 45° 10' 12" W 281.23 FEET; THENCE, N 02° 33' 12" E 117.08 FEET; THENCE, N 87° 27' 10" W 660.00 FEET; THENCE, S 02° 57' 46" W 26.81 FEET; THENCE, N 89° 14' 46" W 903.20 FEET; THENCE, N 04° 33' 00" E 1004.71 FEET; THENCE, N 88° 25' 59" W 434.47 FEET; THENCE, N 88° 17' 19" W 516.89 FEET; THENCE, N 08° 12' 15" E 520.24 FEET; THENCE, S 81° 47' 45" E 465.51 FEET; THENCE, S 02° 15' 42" W 18.79 FEET; THENCE, N 41° 02' 00" E 63.69 FEET; THENCE, S 89° 02' 52" E 212.00 FEET; THENCE, S 67° 13' 44" E 166.81 FEET; THENCE, N 82° 50' 58" E 100.40 FEET; THENCE, N 70° 00' 19" E 67.16 FEET; THENCE, N 63° 17' 11" E 98.67 FEET; THENCE, S 85° 38' 19" E 63.88 FEET; THENCE, S 61° 49' 48" E 207.59 FEET; THENCE, S 44° 28' 16" W 186.56 FEET; THENCE, S 51° 58' 34" E 171.64 FEET; THENCE, S 35° 15' 58" E 144.89 FEET; THENCE, S 24° 33' 54" E 43.02 FEET; THENCE, S 88° 25' 59" E 63.10 FEET; THENCE, S 88° 23' 43" E 942.18 FEET TO THE POINT OF BEGINNING, CONTAINING 66.994 ACRES MORE OR LESS.

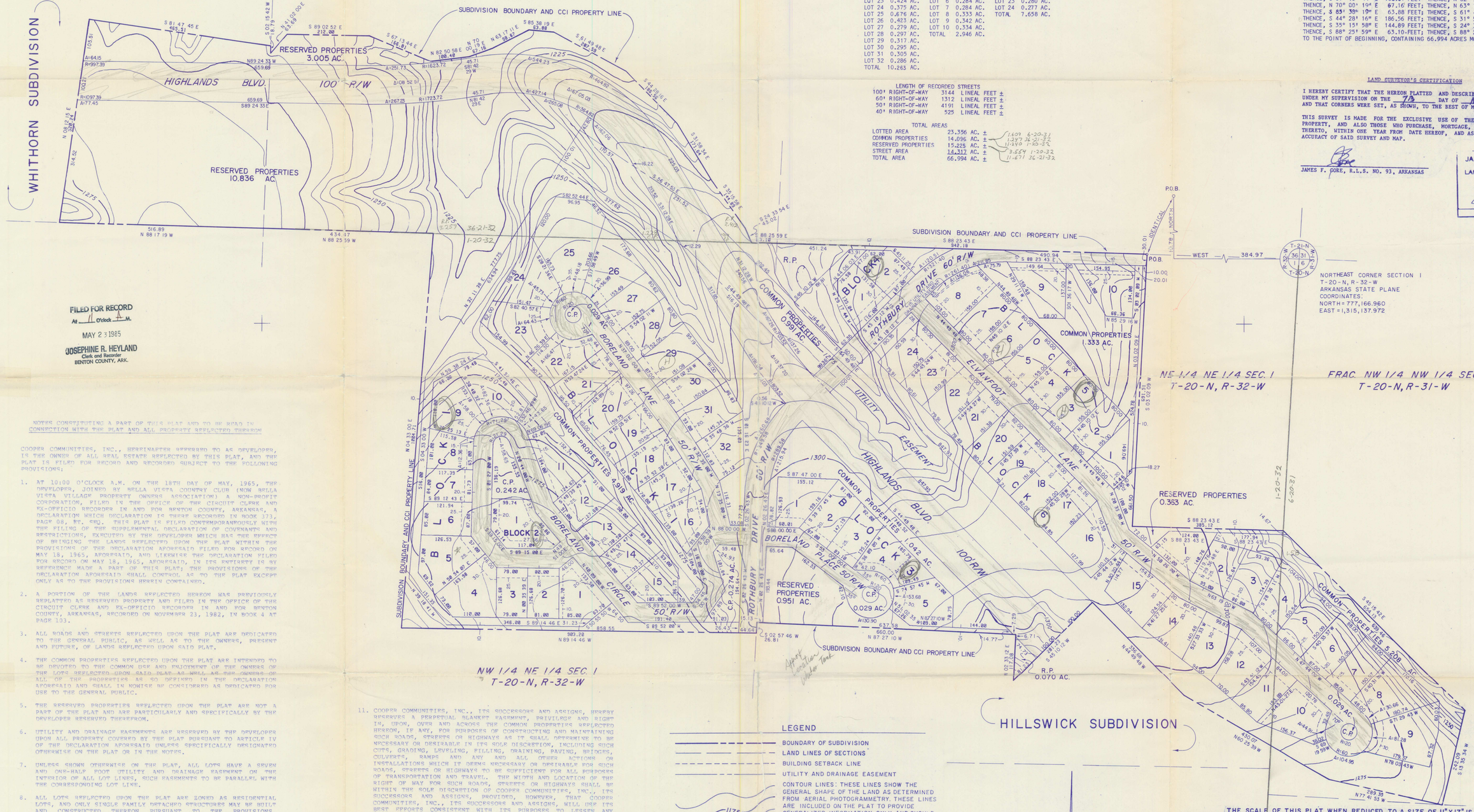
LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 7th DAY OF May, 1985, 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
SIGNATURE



FILED FOR RECORD
At 11 O'clock A M.
MAY 23 1985
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

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 (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. A PORTION OF THE LANDS REFLECTED HEREON WAS 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 BOOK 4 AT PAGE 103.

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 NO WISE 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. 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.

10. 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.

11. COOPER COMMUNITIES, INC., 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 COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., 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. COOPER COMMUNITIES, INC., 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 ALTERNATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 7th DAY OF MAY, 1985.

COOPER COMMUNITIES, INC.

BY _____
EXECUTIVE VICE PRESIDENT

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 1175 — 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.

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'

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

BORELAND SUBDIVISION

BLOCKS 1 THRU 6

BELLA VISTA VILLAGE, ARKANSAS

COOPER CONSULTANTS, INC.
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

SCALE:	1" = 100'
DRAWN: JDF	DATE: 1/85
CHECKED:	DATE:
APPROVED:	DATE:
FILE NO: 2-116-SD	
DWG. NO: 2-116-(12)-2056	
JOB NO: / FILED IN:	SHEET 1 OF 1

74 LOTS