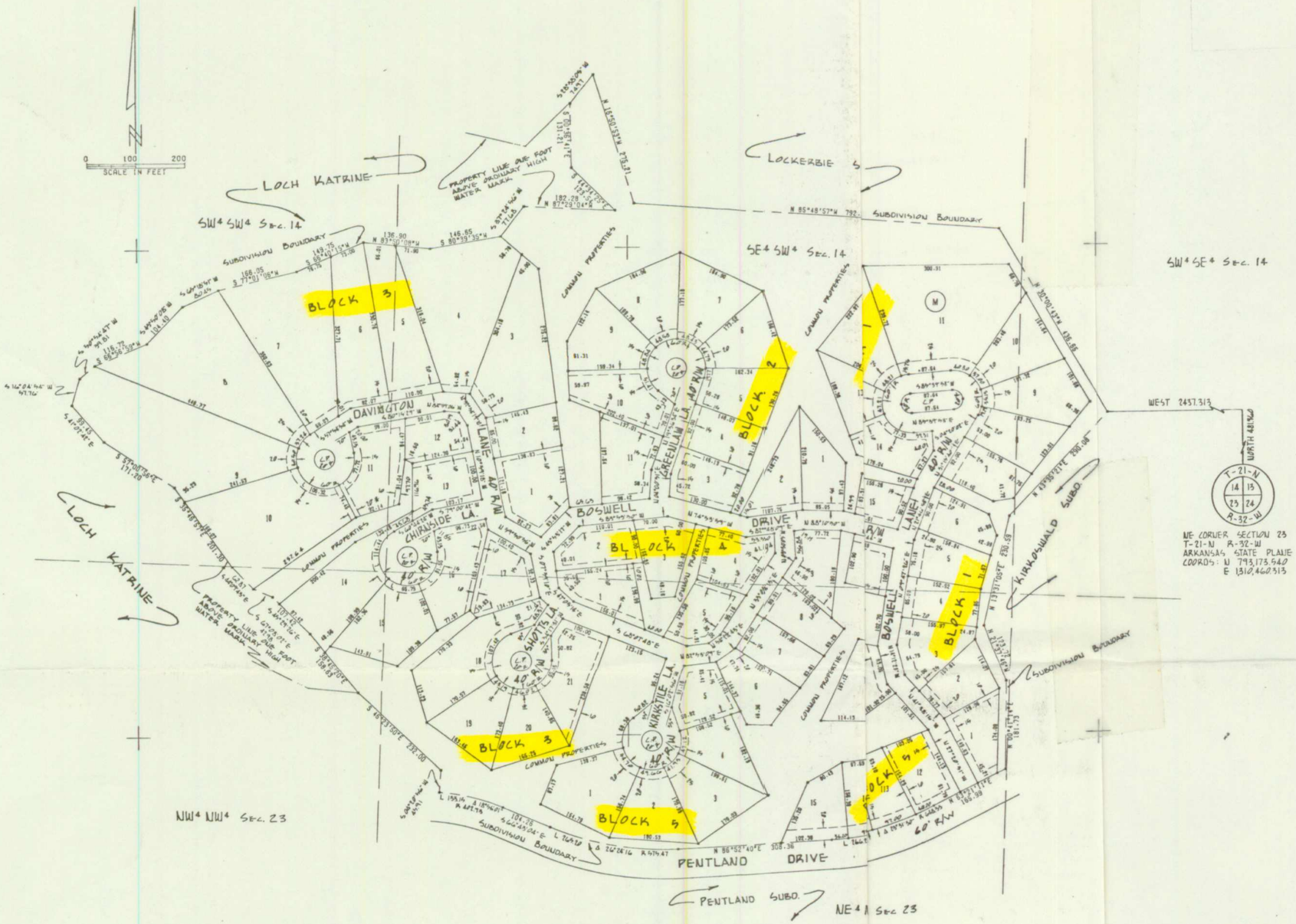
14423-21-32

This subdivision has been vacated by plat filed May 27, 1980 in Plat Book Y, Page 169.



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 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. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE ORDINARY HIGH WATER MARK WHICH IS A PERMANENT ELEVATION 1165 M.G.L. + 0.5' AS DETERMINED FROM BENCH MARK 1318, C.W.A. 1934 (U.S.G.S.).

8. NO STRUCTURES OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE FLOOD LINE AS REFLECTED UPON THE PLAT AND THE LAKE SHORE PROPERTY LINE WITHOUT CONSENT IN WRITING OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE FLOOD LINE REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.

9. 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, EXCEPT LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 800 SQUARE FEET.

10. 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.

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.

DATED THIS _____ DAY OF _____, 197__

COOPER COMMUNITIES, INC.

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 9th DAY OF MAY, 1973

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

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

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___.

ATTEST: (L.S.)

CLAYTON N. LITTLE, Secretary

BELLA VISTA VILLAGE
PROPERTY OWNERS ASSOCIATION

BY _____
JOHN RIORDAN, President

* EASEMENT LIMITED TO ACCESS BY BELLA VISTA P. O. A. FOR PURPOSES OF PROVIDING MAINTENANCE OR CONSTRUCTION OF THE COMMON PROPERTIES

LEGEND:

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- (M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 24% AND AREA EXCEEDING ONE ACRE

NOTE: THE FLOOD LINE ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 1175 M.G.L.

DEED DESCRIPTION
BOSWELL SUBDIVISION
BLOCKS 1 - 5 - INCLUSIVE

A PARCEL OF LAND LYING IN THE SW 1/4, SE 1/4 (AC. ±); IN THE SE 1/4, SW 1/4, (22.84 AC. ±); IN THE SW 1/4, SW 1/4 (AC. ±); OF SECTION 14 IN THE NE 1/4, NW 1/4 (14.56 AC. ±); IN THE NW 1/4 (0.96 AC. ±) OF SECTION 23, ALL IN TOWNSHIP 21 NORTH, RANGE 32 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, & MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE1 CORNER OF SECTION 23, TOWP 21 NORTH, RANGE 32 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON TY, ARKANSAS (STATE PLANE COORDINATES NORTH 793,173.540 FEET AND EL,310.460.313 FEET) RUN NORTH 481.960 FEEET, THENCE WEST 2437.313 FTO THE POINT OF BEGINNING; THENCE N39° 00' 43" 1W 436.65 FEET; THENCE N89° 57" W 792.22 FEET; THENCE N16° 50' 53" 1W 275.21 FEET; THENCE S28° 05" W 74.97; THENCE S00° 36' 41" E 131.211 FEET; THENCE S44° 34' 25123.54 FEET; THENCE N87° 29' 04" W 1 82.28' THENCE S37° 24' 56" W 77.68 ; THENCE S80° 39' 35" W 146.65 FEET; THENCE N83° 50' 08" W 136.90 FEETENCE S66° 40' 15" W 149.75 FEET; THENCE S77° 01' 06" W 166.05 FEETENCE S65° 18' 51" W 80.45 FEET; THENCE S43° 50' 08" W 104.40 FEET; THENCE S 56' 59" W 116.72 FEET; THENCE S50° 54' 47" 1W 39.81 FEET; THENCE S16° 34" W 97.76 FEET; THENCE S41° 02' 42" E 99.45; THENCE S57° 00' 56" E 137 FEET; THENCE S35° 46' 57" E 201.30 FEET; THENCE S44° 09' 43" E 62.81; THENCE S67° 08' 02" E 42.98 FEET; THENCE! S45° 29' 26" E 107.42 FEETENCE S38° 45' 20" E 158.63 FEET; THENCE S46° 23' 50" E 232.00 FEET; THENCE 20' 56" W 45.91 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTWARDLY ALA CURVE TO THE RIGHT 133.15 FEET TO A POINT OF TANGENCY, SAID CURVEING A RADIUS OF 402.93 FEET AND A DELTA OF 118° 56' 01"; THENCE S66° 41" E 104.26 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARDLY ALOCURVE TO THE LEFT 265.20 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING DIUS OF 575.47 FEET AND A DELTA OF 26° 24' 116"; THENCE N86° 52' 40" E 36 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARDLY ALONG A CURVETHE LEFT 266.20 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADOF 648.33 FEET AND A DELTA OF 23° 31' 30"; THENCE N63° 21' 11" E 181FEET; THENCE N00° 41' 14" E 181.73 FEET; THENCE N21° 57' 46" W 123.27; THENCE N13° 31' 05" E 230.59 FEET; THENCE N43° 35' 21" E 290.08 FEB THE POINT OF BEGINNING, CONTAINING 46.29 ACRES, MORE OR LESS.

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

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

APPROVED: _____
DATE: 5/9/73

RECORD PLAT

BOSWELL SUBDIVISION

BLOCKS 1 - 5 INCLUSIVE

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: LM DATE: 4-9-73	SHEET 1 OF 1
CHECKED: JFG DATE: 4/9/73	DWG. NO. E-116 (2) 1974
JOB NO. 610 07	SCALE 1" = 100'

Block 1		Block 4	
Lot 1	0.345 AC.	Lot 1	0.334 AC.
Lot 2	0.345 AC.	Lot 2	0.316 AC.
Lot 3	0.293 AC.	Lot 3	0.331 AC.
Lot 4	0.312 AC.	Lot 4	0.335 AC.
Lot 5	0.297 AC.	Lot 5	0.298 AC.
Lot 6	0.471 AC.		
Lot 7	0.416 AC.	TOTAL	1.614 AC.
Lot 8	1.273 AC.		
Lot 9	0.625 AC.	Block 5	
Lot 10	0.370 AC.		
Lot 11	0.393 AC.	Lot 1	0.764 AC.
Lot 12	0.311 AC.	Lot 2	0.315 AC.
		Lot 3	0.351 AC.
TOTAL	5.549 AC.	Lot 4	0.310 AC.
		Lot 5	0.438 AC.
Block 2		Lot 6	0.373 AC.
		Lot 7	0.417 AC.
Lot 1	0.319 AC.	Lot 8	0.377 AC.
Lot 2	0.301 AC.	Lot 9	0.342 AC.
Lot 3	0.318 AC.	Lot 10	0.349 AC.
Lot 4	0.326 AC.	Lot 11	0.307 AC.
Lot 5	0.353 AC.	Lot 12	0.389 AC.
Lot 6	0.374 AC.	Lot 13	0.414 AC.
Lot 7	0.426 AC.	Lot 14	0.319 AC.
Lot 8	0.413 AC.	Lot 15	0.299 AC.
Lot 9	0.423 AC.	Lot 16	0.339 AC.
Lot 10	0.427 AC.	Lot 17	0.395 AC.
Lot 11	0.395 AC.	Lot 18	0.290 AC.
		Lot 19	0.374 AC.
TOTAL	4.347 AC.	Lot 20	0.312 AC.
		Lot 21	0.281 AC.
Block 3		Lot 22	0.379 AC.
		Lot 23	0.357 AC.
Lot 1	0.461 AC.	Lot 24	0.375 AC.
Lot 2	0.283 AC.	Lot 25	0.30 AC.
Lot 3	0.776 AC.	Lot 26	0.75 AC.
Lot 4	1.124 AC.	Lot 27	1.431 AC.
TOTAL	2.646 AC.	TOTAL	11.358 AC.

ACREAGE CHART.

DEDICATED PROPERTIES	11.719 ACRES ±	11.611 14-21-32; .108 23-21-32
COMMON PROPERTIES	9.799 ACRES ±	6.072 14-21-32; 3.727 23-21-32
LOTTED	25.234 ACRES ±	
STREET	4.619 ACRES ±	
TOTAL	51.371 ACRES ±	

LENGTH OF RECORDED STREETS

60' RIGHT-OF-WAY 5030 LF ±

LANDS DEDICATED FOR EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES AS REFLECTED HEREON, AS WELL AS CHANGES AND DELETIONS IN EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES AS REFLECTED ON THE FINAL PLAT OF SAID LANDS RECORDED ON MAY 14, 1973 IN PLAT BOOK P AT PAGE 179 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, ARE HEREBY ACCEPTED FOR THE PUBLIC BY THE COUNTY OF BENTON. THIS CERTIFICATE IS NOT A CERTIFICATE OF THE RESPONSIBILITY TO MAINTAIN ROADS UNLESS ACCEPTED FOR MAINTENANCE BY THE COUNTY HIGHWAY DEPARTMENT.

2/23/80

DATE

COUNTY JUDGE

ROADS AND DRAINAGE SYSTEMS IN RIGHT-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 _____

LEGAL DESCRIPTION
BOSWELL SUBDIVISION
BLOCKS 1 THRU 5 INCLUSIVE

BEGINNING AT THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 (1.090 ACRES ±), THE SW 1/4 OF THE SW 1/4 (10.957 ACRES ±), IN THE SE 1/4 OF THE SW 1/4 (23.422 ACRES ±), IN THE SW 1/4 OF THE SW 1/4 (10.957 ACRES ±), AND IN THE NW 1/4 OF THE NE 1/4 (1.213 ACRES ±), IN THE NW 1/4 OF THE NW 1/4 (14.066 ACRES ±), IN THE NW 1/4 OF THE NW 1/4 (1.023 ACRES ±) OF SECTION 23, ALL IN TOWNSHIP 21 NORTH, RANGE 32 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 499.469 FEET AND WEST 2455.935 FEET FROM THE NORTHEAST CORNER OF SECTION 23 (ARKANSAS STATE PLANE COORDINATES OF N=793,173.540 FEET AND E=1,310,460.313 FEET); THENCE, S 83° 06' 21" E, 1,058.68 FEET; THENCE, S 32° 24' 52" E, 369.98 FEET; THENCE, S 35° 52' 06" E, 65.00 FEET; THENCE, S 54° 07' 54" W, 215.53 FEET; THENCE, S 35° 52' 06" E, 469.90 FEET; THENCE, S 54° 07' 54" W, 400.00 FEET; THENCE, N 35° 52' 06" W, 469.90 FEET; THENCE, S 54° 07' 54" W, 215.53 FEET; THENCE, N 35° 52' 06" W, 65.00 FEET; THENCE, N 32° 24' 52" W, 369.98 FEET; THENCE, N 83° 06' 21" W, 1,058.68 FEET; THENCE, N 6° 53' 39" E, 65.00 FEET; THENCE, S 83° 06' 21" E, 153.40 FEET; THENCE, N 80° 30' 31" E, 674.90 FEET; THENCE, N 69° 05' 45" E, 376.31 FEET; THENCE, N 39° 00' 02" W, 400.00 FEET; THENCE, N 50° 39' 23" W, 119.12

2006 1509
Recorded in the Above
Plat Book & Page
12-11-2006 04:24:13 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

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

COOPER LAND DEVELOPMENT, INC. HEREINAFTER REFERRED TO AS DEVELOPER, A WHOLLY OWNED SUBSIDIARY OF AND SUCCESSOR IN INTEREST TO COOPER COMMUNITIES, INC. (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 8:00 O'CLOCK A.M. ON THE 16TH DAY OF MAY 1985, 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 OF COVENANTS AND RESTRICTIONS PURSUANT TO ARTICLE IV OF SAID DECLARATION, 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 IMPOSING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 16, 1985, WHICH 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. 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.

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 MORSE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

4. 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.

5. 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.

6. ALL LOTS REFLECTED UPON THE PLAT ARE ZONED AS RESIDENTIAL LOTS, AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND MAINTAINED THEREON. PURSUANT TO THE RESTRICTIONS AND PROVISIONS AND PROVISIONS PURSUANTO TO CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 2000 SQUARE FEET.

7. 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.

8. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EFFECTIVE BY THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED AS PROTECTIVE SCREENING AREAS UPON THE PLAT.

9. 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 FOR THE ORDERLY DEVELOPMENT OF THE LANDS HEREIN, INCLUDING LEVELING FILLING, DRAINING, PAVING, GRADING, 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, HOWEVER, IN THE EXERCISE OF SUCH DISCRETION, 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 THEREFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND OWNERSHIP OF DEDICATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC WAYS, AND THE RIGHT TO RELEASE OR ASSIGN THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

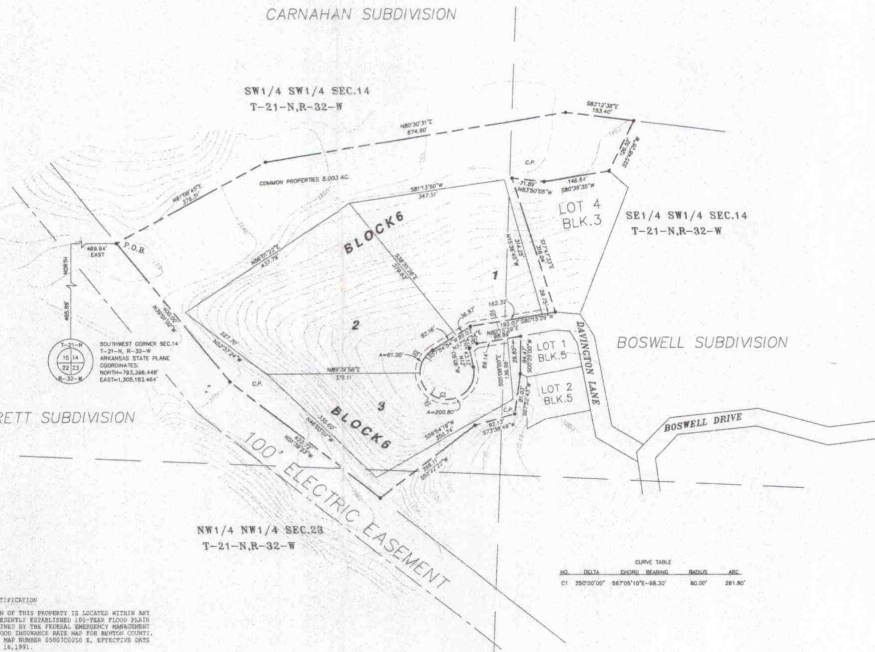
10. IN THE EVENT IT BECOMES NECESSARY TO AMEND THIS PLAT SUBSEQUENT TO THE RECORDATION HEREOF FOR CORRECTION OF SCRIVENER'S OR MATH MISTAKES, THE DEVELOPER HEREBY RESERVES THE RIGHT TO DO SO UNLESS SPECIALLY PROVIDED HEREINBELOW. ANY AMENDMENT WHICH WILL ADVERSELY AFFECT THE INTEREST OF ANY THIRD PARTY SHALL NOT BE EFFECTIVE WITHOUT THE WRITTEN CONSENT OF SAID THIRD PARTY TO THE AMENDMENT.

DATED THIS 8TH DAY OF DECEMBER, 2006

COOPER LAND DEVELOPMENT, INC.

BY: Ernie Deaton

ERNIE DEATON VP ENG/CON



LEGAL DESCRIPTION
BOSWELL SUBDIVISION
BLOCK 6

A PARCEL OF LAND LYING IN THE SW1/4 OF THE SW1/4 (10.258 ACRES +/-) IN THE SE1/4 OF THE SW1/4 (1.245 ACRES +/-) OF SECTION 14; IN THE NW1/4 OF THE NW1/4 (6.114 ACRES +/-) IN SECTION 23; ALL OF TOWNSHIP 21 NORTH, RANGE 32 WEST, BENTON COUNTY, ARKANSAS, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 485.68 FEET NORTH AND 464.94 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 14, TOWNSHIP 21 NORTH, RANGE 32 WEST, (ARKANSAS STATE PLANE COORDINATES OF NORTH 793,386.448 FEET AND EAST 1,305,163.464 FEET);
THENCE, S 61°39'45" E FOR 374.31 FEET;
THENCE, N 87°38'31" E FOR 67.30 FEET;
THENCE, S 87°38'31" W FOR 67.30 FEET;
THENCE, S 61°46'28" E FOR 123.45 FEET;
THENCE, S 83°39'35" E FOR 164.44 FEET;
THENCE, N 81°50'50" E FOR 72.69 FEET;
THENCE, S 17°47'33" E FOR 316.04 FEET;
THENCE, S 81°13'28" W FOR 182.07 FEET;
THENCE, S 57°54'54" W FOR 98.53 FEET;
THENCE, 280.80 FEET ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT, SAID ARC BEING A CHORD OF S 57°05'10" W FOR 98.00 FEET;
THENCE, S 32°15'47" E FOR 21.00 FEET;
THENCE, N 57°54'54" E FOR 21.00 FEET;
THENCE, N 85°15'29" E FOR 98.93 FEET;
THENCE, S 05°39'00" W FOR 54.47 FEET;
THENCE, S 57°32'43" W FOR 91.03 FEET;
THENCE, S 73°38'43" W FOR 92.13 FEET;
THENCE, S 52°22'22" W FOR 264.11 FEET;
THENCE, S 51°39'25" W FOR 422.72 FEET;
THENCE N 39°01'02" W FOR 480.20 FEET TO THE POINT OF BEGINNING; CONTAINING 11.719 ACRES, MORE OR LESS.

CURVE TABLE

NO.	DELTA	CHORD BEARING	RADIUS	ARC
C1	250°00'00"	S67°05'10"E=98.30'	60.00'	261.80'

FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ANY OF THE PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, MAP NUMBER 0500120050 B, EFFECTIVE DATE SEPTEMBER 16,1991.

BLOCK 6
LOT 1 1.898 AC.
LOT 2 3.043 AC.
LOT 3 1.679 AC.
TOTAL 6.716 AC.

TOTAL AREA
LOTTED AREA 6.716 AC.
COMMON PROPERTIES 5.003 AC.
TOTAL 11.719 AC.

S00-21N-32W-0-14-330-04-1144
S00-21N-32W-0-14-320-04-1144
S00-21N-32W-0-23-440-04-1144

LEGEND

BOUNDARY OF SUBDIVISION
LAND LINES OF SECTIONS
BUILDING SETBACK LINES
UTILITY EASEMENT
CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM U.S.G.S. TOPOGRAPHY. 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, EXCEPT AS NOTED.
C.P. COMMON PROPERTIES

GRAPHIC SCALE IN FEET
0 100 200

2006-1509

3 LOTS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
JOHN PAUL COOPER
12/8/06

RECORD PLAT

BOSWELL SUBDIVISION
BLOCK 6

BELLA VISTA VILLAGE, ARKANSAS

SHEET 1 of 1

Prepared By:
COOPER LAND DEVELOPMENT, INC.

803 NORTH 47TH STREET
ROGERS, ARKANSAS 72756
(800) 448-9401

SCALE:	1"=100'
DRAWN: NRS	DATE: 11/06
CHECKED:	DATE:
APPROVED:	DATE:
FILE NO:	
DWG. NO:	
JOB NO:	FILE: IN: