TOTAL AREAS

LOTS	49.5736 ACRES
STREET RIGHT-OF-WAY	14.9558 ACRES
COMMON PROPERTY IN STREETS	0.4952 ACRES
RESERVED PROPERTY	0.3576 ACRES
COMMON PROPERTY	14.7724 ACRES
SUBDIVISION BOUNDARY	80.1546 ACRES
EXCEPTED TRACT (CEMETERY)	2.9991 ACRES

LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY	9379 FEET
60 FEET RIGHT-OF-WAY	1732 FEET
80 FEET RIGHT-OF-WAY	2405 FEET

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 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 RECORD BOOK 373 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 18th, 1965, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON MAY 18th, 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.

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 1000 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 I 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 THIRD DAY OF APRIL, 1972.

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

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

DEED DESCRIPTION "BRECKNOCK SUBDIVISION" BLOCKS 1 THRU 7

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (16.7575 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (0.2084 ACRES), THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (24.5107 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (28.2917 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (2.7436 ACRES), THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 (6.3208 ACRES), THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (1.3002 ACRES), OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN; ALSO LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 (0.0217 ACRES) OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL BEING IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

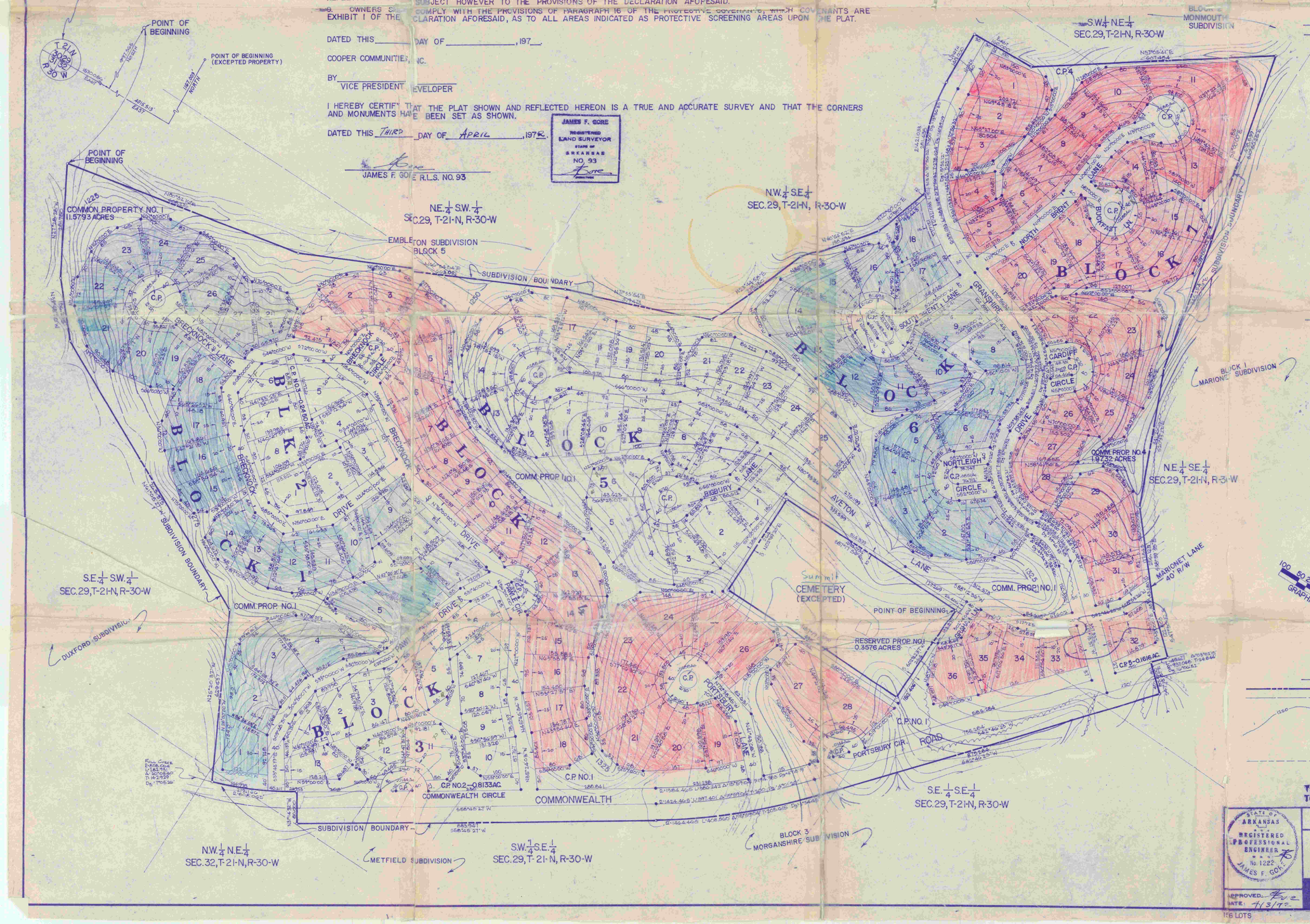
BEGINNING AT A POINT 997.365 FEET NORTH AND 1,570.056 FEET EAST OF THE SOUTHWEST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=780,692.635' EAST=1,352,079.944') OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 30 WEST; THENCE N80°32'16"E, 608.276 FEET; THENCE N66°54'54"E, 663.099 FEET; THENCE N71°33'54"E, 379.473; THENCE N23°44'58"E, 273.130 FEET; THENCE N40°54'52"E, 198.494 FEET; THENCE N20°00'00"E, 147.982 FEET; THENCE NORTHERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 421.033 FEET, AN ARC DISTANCE OF 281.438 FEET; THENCE DUE NORTH, 140.000 FEET; THENCE DUE EAST, 160.000 FEET; THENCE N57°05'41"E, 607.454 FEET; THENCE S10°50'25"E, 478.539 FEET; THENCE S10°00'29"E, 345.254 FEET; THENCE S20°33'22"E, 341.760 FEET; THENCE S38°39'35"E, 256.125 FEET; THENCE S47°30'00"E, 122.808 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 937.048 FEET, AN ARC DISTANCE OF 49.677 FEET; THENCE S47°13'37"E, 80.000 FEET; THENCE S42°46'23"W, 875.284 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1464.465 FEET, AN ARC DISTANCE OF 408.560 FEET; THENCE S56°45'27"W, 883.947 FEET; THENCE N31°14'32"W, 80.000 FEET; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 808.065 FEET, AN ARC DISTANCE OF 212.166 FEET; THENCE N25°20'37"W, 429.437 FEET; THENCE N61°05'27"W, 765.375 FEET; THENCE N39°48'20"W, 156.205 FEET; THENCE N27°28'23"W, 281.780 FEET TO THE POINT OF BEGINNING.

EXCEPT, THE FOLLOWING DESCRIBED TRACT OF LAND. BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 29, TOWNSHIP 21 NORTH, RANGE 30 WEST; THENCE NORTH 1167.009 FEET, THENCE EAST 4015.513 FEET TO THE POINT OF BEGINNING; THENCE S02°42'37"W 264.000 FEET; THENCE N87°17'56"W, 495.110 FEET; THENCE N02°49'20"E, 264.000 FEET; THENCE S87°17'56"E, 494.594 FEET TO THE POINT OF BEGINNING. CONTAINING 2.9991 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED SUBDIVISION CONTAINS 80.1546 ACRES, MORE OR LESS.

LOT AREAS

LOT NO.	AREA SQ.FT.
BLOCK 1	
1	12910
2	16942
3	18227
4	22005
5	18581.5
6	12266.5
7	15552.0
8	12560.2
9	14581.8
10	10185.6
11	11096.0
12	12963.2
13	12255.0
14	12502.9
15	12485.0
16	13507.3
17	13528.0
18	15228.8
19	11138.1
20	12257.6
21	17553.5
22	13176.4
23	13867.6
24	13891.2
25	10022.8
26	13355.3
27	14072.3
28	12544.0
BLOCK 2	
1	11812.2
2	11030.8
3	13569.9
4	11500.8
5	13442.0
6	10406.7
7	11412.2
8	[illegible]
BLOCK 3	
1	10621.7
2	11663.3
3	11582.1
4	11574.6
5	13402.1
6	15306.5
7	12864.1
8	9507.3
9	9774.5
10	10409.1
11	14222.1
12	11181.9
13	9819.0
BLOCK 4	
1	13374.7
2	13179.2
3	12021.5
4	14360.2
5	12022.5
6	15917.3
7	13894.3
8	13112.3
9	11661.6
10	12028.6
11	12824.2
12	14004.2
13	14842.5
14	15654.5
15	12889.6
16	12530.3
17	13145.1
18	12598.7
19	13393.4
20	16396.1
21	18830.4
22	20873.3
23	21226.2
24	19715.5
25	14859.6
26	15989.6
27	21549.7
28	17587.6
BLOCK 5	
1	16713.4
2	15948.5
3	11751.8
4	15743.8
5	15650.5
6	14937.3
7	16467.4
8	11496.9
9	13465.3
10	[illegible]
11	14117.4
12	11583.9
13	12661.4
14	12961.5
15	12920.4
16	13038.0
17	12016.0
18	11972.4
19	10737.9
20	10180.4
21	11066.1
22	12186.9
23	12863.4
24	12834.0
25	16773.9
BLOCK 6	
1	15951.0
2	14150.2
3	12694.4
4	13728.3
5	13515.8
6	12593.5
7	13413.3
8	10803.7
9	16715.4
10	15752.2
11	13767.4
12	13659.0
13	15692.0
14	20089.3
15	15208.8
16	12979.6
17	15142.5
18	10080.1
BLOCK 7	
1	17447.0
2	15386.9
3	12871.4
4	9510.8
5	12774.0
6	10126.2
7	10801.6
8	11240.3
9	11749.6
10	16217.5
11	17911.0
12	19931.3
13	19332.1
14	15936.0
15	14754.1
16	19278.5
17	12287.0
18	16208.2
19	12221.7
20	[illegible]
21	11391.2
22	12932.2
23	18876.0
24	14742.8
25	14262.4
26	11422.2
27	13446.1
28	13648.2
29	18372.8
30	15911.5
31	13240.6
32	12797.9
33	10768.4
34	13968.5
35	15607.2
36	14275.5



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 CONFIRMATION. CONTOUR INTERVAL FIVE FEET.
- BUILDING SETBACK LINE

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: [illegible]
DATE: 4/3/72

RECORD PLAT #15

BRECKNOCK SUBDIVISION
BLOCKS 1 THRU 7

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

REVISIONS		
DATE	BY	DESCRIPTION
2-23-72	J.C.B.	200' 1ST BLK. 1 REDUN. DIST.

DRAWN: M.C.M. DATE:	SHEET 1 OF 1
CHECKED: J.C.B. DATE: 4-3-72	DWG. NO. 2-116-(12)-10-25
JOB NO. ENG. 8	SCALE 1" = 100'

126 LOTS