DEED DESCRIPTION

BRIDGEWATER SUBDIVISION
BLOCKS 1 THROUGH 3 INCLUSIVE

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 (2.8009 ACRES +), NE 1/4 OF THE SE 1/4 (4.4621 ACRES +), SW 1/4 OF THE SE 1/4 (0.8565 ACRES +), AND IN THE SE 1/4 OF THE SE 1/4 (36.1702 ACRES +) OF SECTION 11, T-20-N, R-31-W AND IN THE SW 1/4 OF THE SW 1/4 (23.8017 ACRES +) OF SECTION 12, T-20-N, R-31-W ALL OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 11 (ARKANSAS STATE PLANE COORDINATES N-765,328.990 FEET AND E-1,341,424.140 FEET) THENCE N 87° 13' 56" W, 1156.141 FEET; THENCE N 46° 48' 52" W, 195.192 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 313.678 FEET, SAID CURVE HAVING A RADIUS OF 289.138 FEET AND A DELTA ANGLE OF 62° 09' 30"; THENCE N 15° 20' 38" E, 351.924 FEET, THENCE NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 589.076 FEET, SAID CURVE HAVING A RADIUS OF 588.421 FEET AND A DELTA ANGLE OF 57° 21' 34"; THENCE N 42° 00' 57" W, 227.011 FEET; THENCE NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 181.006 FEET, SAID CURVE HAVING A RADIUS OF 462.004 FEET AND A DELTA ANGLE OF 22° 26' 51"; THENCE N 78° 08' 49" E, 327.071 FEET; THENCE S 66° 32' 28" E, 866.631 FEET; THENCE S 49° 59' 11" E, 1057.592 FEET; THENCE S 84° 12' 26" E, 693.542 FEET; THENCE N 60° 31' 52" E, 484.806 FEET; THENCE S 02° 40' 56" W, 965.000 FEET; THENCE N 87° 13' 58" W, 1334.340 FEET TO THE POINT OF BEGINNING AND CONTAINING 88.0914 ACRES, MORE OR LESS.

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 15th DAY OF June, 1977.

JAMES F. GORE R.L.S. NO. 95

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

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 AND AS DESIGNATED OTHERWISE UPON THIS PLAT OR THE PLAT 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.

DATED THIS _____ DAY OF _____, 197____.

COOPER COMMUNITIES, INC.

BY _____
VICE PRESIDENT, DEVELOPER

BLOCK 1	
LOT 1	0.4215AC.
2	0.7407AC.
3	0.4585AC.
BLK. 1 =	1.6207AC.

BLOCK 2	
LOT 1	0.3571AC.
2	0.3415AC.
3	0.3097AC.
4	0.2956AC.
5	0.2755AC.
6	0.2760AC.
7	0.3172AC.
8	0.3769AC.
9	0.5828AC.
10	0.8015AC.
11	0.7044AC.
12	0.3373AC.
13	0.3078AC.
14	0.3839AC.
15	0.2585AC.
16	0.2968AC.
17	0.3359AC.
18	0.6485AC.
19	0.7248AC.
20	0.3980AC.
21	0.3920AC.
22	0.3183AC.
23	0.3248AC.
24	0.3155AC.
25	0.3788AC.
26	0.5518AC.
27	1.5923AC.
28	0.3518AC.
29	0.3187AC.
30	0.3164AC.
31	0.2831AC.
32	0.3329AC.
33	0.2915AC.
34	0.3001AC.
35	0.3219AC.
36	0.2853AC.
37	0.3592AC.
38	0.3800AC.
39	0.2955AC.
BLK. 2 =	15.9225AC.

BLOCK 3	
LOT 1	0.3350AC.
2	1.3813AC.
3	1.0545AC.
4	1.2480AC.
5	1.3465AC.
6	0.4951AC.
7	0.3123AC.
8	0.2985AC.
9	0.2875AC.
10	0.2713AC.
11	0.3030AC.
BLK. 3 =	7.3330AC.

SARAH CIRCLE	0.1154AC.
WILBUR LANE	0.6426AC.
HENRIETTA LN.	1.2986AC.
DAVID CIRCLE	0.6623AC.
WASHINGTON LN.	0.8471AC.
TOTAL =	3.1660AC.

C.P. #1	14.2612AC.
C.P. #2	0.0288AC.
C.P. #3	0.0288AC.
C.P. #4	0.0879AC.
C.P. #5	0.0288AC.
C.P. #6	0.0144AC.
TOTAL =	14.4499AC.

ACREAGE TOTALS

LOTS	24.8762 AC.
STREETS	3.1660 AC.
COMMON PROPERTIES	14.4499 AC.
RESERVED PROPERTIES	25.5993 AC.
SUBDIVISION TOTAL	68.0914 AC.

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- (M) MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE

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: TWENTY-FIVE FEET.

LENGTH OF RECORDED STREETS
40' R/W 3448 L.F.±

T-20-N
11 12
14 13
R-31-W

SOUTHEAST CORNER SECTION 11
TOWNSHIP 20 NORTH, RANGE 31 WEST
ARKANSAS STATE PLANE
COORDS: N = 765,328.990'
E = 1,341,424.140'

FILED FOR RECORD
At 9:55 O'Clock A M.
JUN 23 1977
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

F.F.P. #15

Declaration
Book Pages
514 124
125
126

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

TRACT NO. 265

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	CHECKED BY DATE	APPROVED BY DATE
			RECORD PLAT	SCALE: 1"=100'	
			BRIDGEWATER SUBDIVISION	DRAWN: JG	DATE: 6/14/77
			BLOCKS 1 thru 3 - INCLUSIVE	TRACED:	DATE:
			BELLA VISTA VILLAGE, ARKANSAS	CHECKED: JG	DATE: 6/14/77
				APPROVED:	DATE:
			COOPER COMMUNITIES, INC. PLANNING & ENGINEERING DIV. - LOT PRODUCTION BELLA VISTA VILLAGE, ARKANSAS	DWG. NO.: 2-116-(12)-1588	
				FILE: 2-116-3D	
				SHEET 1 OF 1	

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

APPROVED: Steve
DATE: 6-15-77

53 Lots