8-91

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 APRIL 4, 1983, IN BOOK 4 AT PAGE 141.

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, EXCEPT SINGLE FAMILY DETACHED STRUCTURES ON LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1200 SQUARE FEET.

9. 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 1120 M.G.L. ± 0.5', AS DETERMINED FROM BENCH MARK 13I8, C.W.A. 1934 (U.S.G.S.).

10. NO STRUCTURE 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 ON THE PLAT.

11. 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.

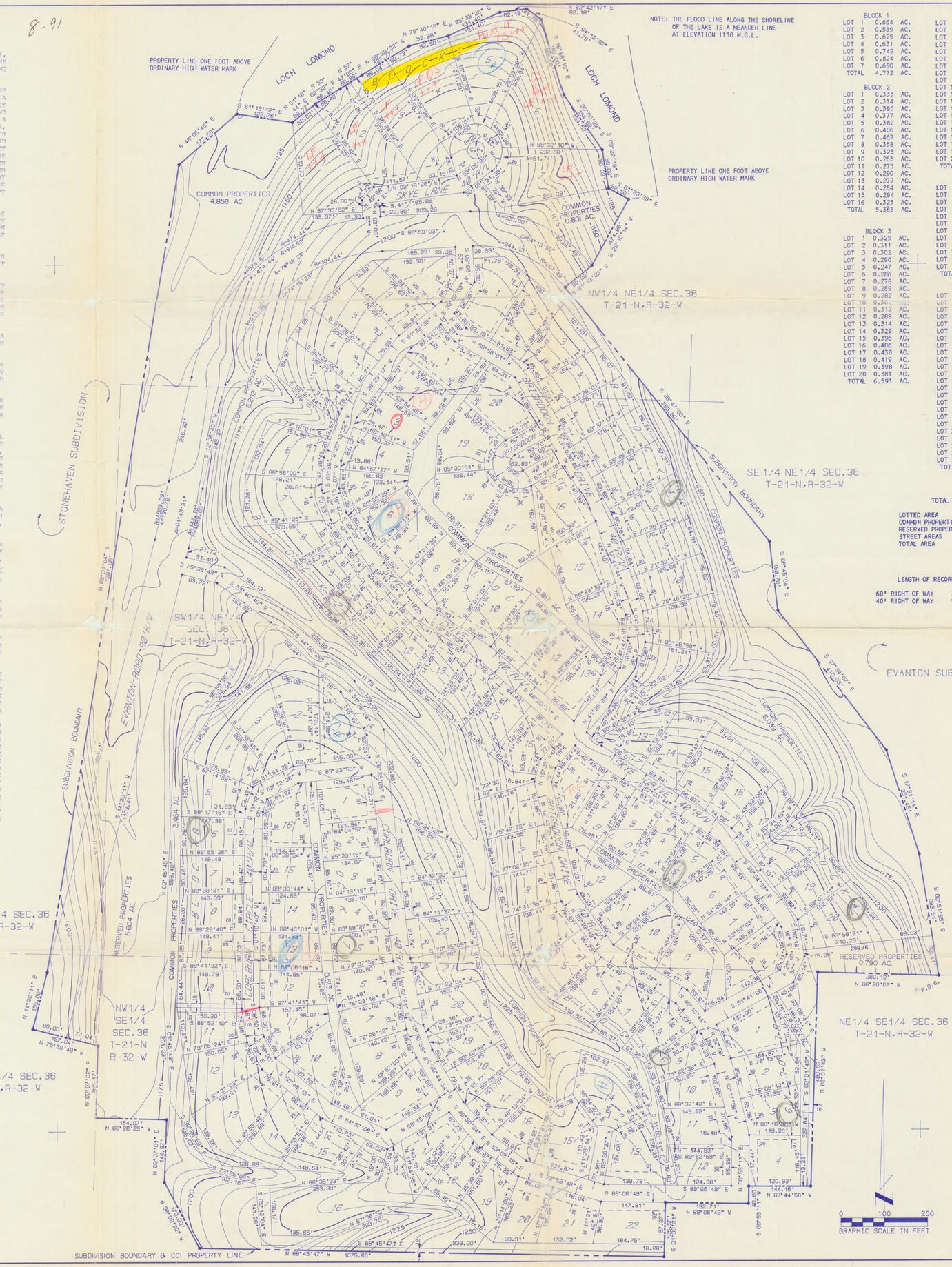
12. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED AS PROTECTIVE SCREENING AREAS UPON THE PLAT.

13. 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 [signature]
EXECUTIVE VICE PRESIDENT



NOTE: THE FLOOD LINE ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 1130 M.G.L.

BLOCK 1		BLOCK 4		BLOCK 7	
LOT 1	0.664 AC.	LOT 1	0.447 AC.	LOT 1	0.305 AC.
LOT 2	0.589 AC.	LOT 2	0.358 AC.	LOT 2	0.265 AC.
LOT 3	0.625 AC.	LOT 3	0.352 AC.	LOT 3	0.261 AC.
LOT 4	0.631 AC.	LOT 4	0.327 AC.	LOT 4	0.260 AC.
LOT 5	0.749 AC.	LOT 5	0.344 AC.	LOT 5	0.267 AC.
LOT 6	0.824 AC.	LOT 6	0.351 AC.	LOT 6	0.287 AC.
LOT 7	0.690 AC.	LOT 7	0.348 AC.	LOT 7	0.272 AC.
TOTAL	4.772 AC.	LOT 8	0.374 AC.	LOT 8	0.323 AC.
		LOT 9	0.331 AC.	LOT 9	0.368 AC.
BLOCK 2		LOT 10	0.347 AC.	LOT 10	0.331 AC.
LOT 1	0.333 AC.	LOT 11	0.440 AC.	LOT 11	0.288 AC.
LOT 2	0.314 AC.	LOT 12	0.362 AC.	LOT 12	0.279 AC.
LOT 3	0.395 AC.	LOT 13	0.298 AC.	LOT 13	0.284 AC.
LOT 4	0.377 AC.	LOT 14	0.354 AC.	LOT 14	0.280 AC.
LOT 5	0.382 AC.	LOT 15	0.367 AC.	LOT 15	0.284 AC.
LOT 6	0.406 AC.	LOT 16	0.338 AC.	LOT 16	0.315 AC.
LOT 7	0.467 AC.	LOT 17	0.318 AC.	TOTAL	4.669 AC.
LOT 8	0.358 AC.	LOT 18	0.323 AC.		
LOT 9	0.323 AC.	LOT 19	0.321 AC.	BLOCK 8	
LOT 10	0.265 AC.	LOT 20	0.471 AC.	LOT 1	0.360 AC.
LOT 11	0.275 AC.	TOTAL	7.171 AC.	LOT 2	0.409 AC.
LOT 12	0.290 AC.			LOT 3	0.482 AC.
LOT 13	0.277 AC.	BLOCK 5		LOT 4	0.407 AC.
LOT 14	0.284 AC.	LOT 1	0.313 AC.	LOT 5	0.374 AC.
LOT 15	0.294 AC.	LOT 2	0.283 AC.	LOT 6	0.301 AC.
LOT 16	0.325 AC.	LOT 3	0.287 AC.	LOT 7	0.305 AC.
TOTAL	5.365 AC.	LOT 4	0.275 AC.	LOT 8	0.303 AC.
		LOT 5	0.265 AC.	LOT 9	0.305 AC.
BLOCK 3		LOT 6	0.308 AC.	LOT 10	0.294 AC.
LOT 1	0.325 AC.	LOT 7	0.301 AC.	LOT 11	0.324 AC.
LOT 2	0.311 AC.	LOT 8	0.363 AC.	LOT 12	0.395 AC.
LOT 3	0.302 AC.	LOT 9	0.316 AC.	LOT 13	0.508 AC.
LOT 4	0.290 AC.	LOT 10	0.295 AC.	LOT 14	0.427 AC.
LOT 5	0.247 AC.	LOT 11	0.299 AC.	LOT 15	0.366 AC.
LOT 6	0.286 AC.	LOT 12	0.283 AC.	LOT 16	0.833 AC.
LOT 7	0.278 AC.	TOTAL	3.588 AC.	LOT 17	0.356 AC.
LOT 8	0.289 AC.			LOT 18	0.281 AC.
LOT 9	0.282 AC.	BLOCK 6		LOT 19	0.337 AC.
LOT 10	0.30[illegible] AC.	LOT 1	0.326 AC.	LOT 20	0.307 AC.
LOT 11	0.317 AC.	LOT 2	0.[illegible]50 AC.	LOT 21	0.327 AC.
LOT 12	0.289 AC.	LOT 3	0.305 AC.	LOT 22	0.349 AC.
LOT 13	0.314 AC.	LOT 4	0.387 AC.	TOTAL	8.350 AC.
LOT 14	0.329 AC.	LOT 5	0.331 AC.		
LOT 15	0.396 AC.	LOT 6	0.347 AC.	BLOCK 9	
LOT 16	0.406 AC.	LOT 7	0.289 AC.	LOT 1	0.365 AC.
LOT 17	0.430 AC.	LOT 8	0.283 AC.	LOT 2	0.329 AC.
LOT 18	0.419 AC.	LOT 9	0.255 AC.	LOT 3	0.305 AC.
LOT 19	0.398 AC.	LOT 10	0.271 AC.	LOT 4	0.322 AC.
LOT 20	0.381 AC.	LOT 11	0.282 AC.	TOTAL	1.321 AC.
TOTAL	6.593 AC.	LOT 12	0.294 AC.		
		LOT 13	0.377 AC.		
		LOT 14	0.578 AC.		
		LOT 15	0.416 AC.		
		LOT 16	0.296 AC.		
		LOT 17	0.294 AC.		
		LOT 18	0.268 AC.		
		LOT 19	0.263 AC.		
		LOT 20	0.345 AC.		
		LOT 21	0.304 AC.		
		LOT 22	0.304 AC.		
		LOT 23	0.298 AC.		
		LOT 24	0.381 AC.		
		TOTAL	7.784 AC.		

TOTAL AREAS

LOTTED AREA	49.613
COMMON PROPERTIES	22.458
RESERVED PROPERTIES	6.394
STREET AREAS	13.336
TOTAL AREA	91.801

LENGTH OF RECORDED STREET

60' RIGHT OF WAY	2605 LINEAL FEET ±
40' RIGHT OF WAY	9313 LINEAL FEET ±

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 _____

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 APRIL 4, 1983 IN PLAT BOOK 4 AT PAGE 141 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.

5/15/85
DATE

[signature]
COUNTY JUDGE

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

BRIGADOON SUBDIVISION
BLOCKS 1 - 9
BELLA VISTA VILLAGE, ARKANSAS

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE NE 1/4 (16.877 ACRES ±), IN THE SE 1/4 OF THE NW 1/4 (1.272 ACRES ±), IN THE SW 1/4 OF THE NE 1/4 (39.484 ACRES ±), IN THE SE 1/4 OF THE NE 1/4 (10.510 ACRES ±), IN THE NE 1/4 OF THE SW 1/4 (0.599 ACRES ±), IN THE NW 1/4 OF THE SE 1/4 (19.020 ACRES ±), AND IN THE NE 1/4 OF THE SE 1/4 (4.039 ACRES ±) OF SECTION 36, T-21-N, R-32-W OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2687.82 FEET NORTH AND 594.27 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 36 (ARKANSAS STATE PLANE COORDINATES OF NORTH 777,166.960 FEET AND EAST 1,315,137.972 FEET);
THENCE, N 88° 20' 07" W 280.12 FEET; THENCE, S 02° 01' 43" W 493.62 FEET;
THENCE, N 89° 44' 56" W 144.16 FEET; THENCE, S 00° 53' 11" W 40.00 FEET;
THENCE, N 89° 06' 49" W 192.71 FEET; THENCE, S 01° 33' 21" W 125.55 FEET;
THENCE, N 88° 45' 47" W 1,075.60 FEET; THENCE, N 28° 02' 22" W 172.23 FEET;
THENCE, N 02° 07' 01" E 144.97 FEET; THENCE, N 88° 26' 25" W 164.07 FEET;
THENCE, N 02° 07' 02" E 166.17 FEET; THENCE, N 75° 39' 49" W 157.04 FEET;
THENCE, N 1[illegible]° 20' 11" E 135.00 FEET; THENCE, N 09° 31' 04" E 1,887.96 FEET;
THENCE, N 49° 05' 45" E 177.53 FEET; THENCE, S 81° 16' 12" E 129.76 FEET;
THENCE, N 51° 18' 44" E 68.77 FEET; THENCE, N 59° 02' 32" E 66.40 FEET;
THENCE, N 57° 47' 06" E 60.96 FEET; THENCE, N 58° 38' 32" E 27.77 FEET;
THENCE, N 75° 40' 18" E 92.98 FEET; THENCE, N 65° 33' 26" E 131.40 FEET;
THENCE, N 82° 42' 17" E 62.18 FEET; THENCE, S 54° 12' 20" E 41.76 FEET;
THENCE, S 16° 58' 19" E 182.00 FEET; THENCE, S 35° 00' 23" E 154.52 FEET;
THENCE, S 09° 22' 19" E 90.02 FEET; THENCE, S 61° 35' 39" E 52.50 FEET;
THENCE, S 29° 10' 14" W 174.86 FEET; THENCE, S 51° 13' 00" W 80.00 FEET;
THENCE, S 38° 47' 00" E 753.90 FEET; THENCE, S 06° 45' 04" E 159.70 FEET;
THENCE, S 37° 34' 07" E 410.03 FEET; THENCE, S 17° 21' 14" E 251.45 FEET;
THENCE, S 08° 51' 55" E 283.61 FEET, TO THE POINT OF BEGINNING, CONTAINING 91.801 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

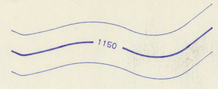
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 7th DAY OF MAY, 1985 AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

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.

[signature]
JAMES F. GORE, R.L.S. NO. 93, ARKANSAS

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

SOUTHEAST CORNER SEC. 36
T-21-N,R-32-W
ARKANSAS STATE PLANE
COORDINATES:
NORTH=777,163.960'
EAST=1,315,137.972'



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.

THE SCALE OF THIS DRAWING WHEN REDUCED TO A SIZE OF 11" X 17" 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

BRIGADOON SUBDIVISION

BLOCKS 1 THRU 9

BELLA VISTA VILLAGE, ARKANSAS

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

SCALE: 1"=100'
DRAWN: VRS DATE: 4/85
CHECKED: [illegible] DATE: 5/85
APPROVED: [illegible] DATE: 5-7-85
FILE NO: 2-116-SD
DWG NO: 2-116-(12)-2079
JOB NO: FILED IN: SHEET 1 OF 1

141 LOTS