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

John A. Cooper Company, formerly known as Cherokee Village Development Company, Incorporated, hereinafter referred to as Developer, is the owner of all real estate reflected on this Plat, and the Plat is filed for record and recorded subject to the following provision

1. At 10 o'clock A.M. on the 15th 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 filed 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 this Plat within the provisions of the Declaration aforesaid filed for record on May 15th, 1965, aforesaid, and likewise the Declaration filed for record on May 15th, 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 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 owned by the Plat pursuant to Article IV of the Declaration aforesaid and as specifically designated on the Plat.

6. All lots have a seven and one-half foot utility and drainage easement on all lotlines, such easements to be parallel with the corresponding lot line.

7. The property line along the lake is a meander line at a contour elevation one foot lower than the highest spillway elevation which is at present elevation 1090 M.S.L. 1090.5' as determined from Bench Mark 1318 C.W.A. 1934 (U.S.G.S.).

8. No structure of any type shall be built upon any lot between the flowage easement and the lake shore property line without the consent in writing of the Developer and the Architectural Control Committee. The flowage easement line represents the probable upper level of the flood pool that is likely to occur on this lake.

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 1000 square feet, except lakeshore lots which shall not have a floor space of less than 1200 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 _____ 196__

JOHN A. COOPER COMPANY

By _____

Vice-president, Developer

I hereby certify that the Plat shown and reflected hereon is a true and accurate survey.

Dated this 14th day of July 1969

JAMES F. GORE, Registered Land Surveyor

JAMES F. GORE
ARKANSAS

DEED DESCRIPTION -- BRISTOL SUBDIVISION
BLOCKS 1 to 6 INCLUSIVE

A parcel of land lying in the SW¼ SE¼ (8.73 AC.±), SE¼ SE¼ (0.54 AC.±) of Section 26, T-21-N, R-31-W; in the NW¼ NE¼ (18.43 AC.±), NE¼ NE¼ (22.01 AC.±), SW¼ NE¼ (4.38 AC.±), SE¼ NE¼ (22.18 AC.±) of Section 35, T-21-N, R-31-W; in the SW¼, NW¼, (12.02 AC.±) of Section 36, T-21-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

Commencing at the corner common to Sections 25, 26, 35, and 36, T-21-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas, run north 46.792' to a point; thence run west 758.430' to the point of beginning; thence run S8°42'23"W 169.206' to a point; thence run S4°43'51"W 68.694' to a point; thence run S12°59'36"E 151.860' to a point; thence run S15°35'53"E 109.442' to a point; thence run S0°24'12"E 61.300' to a point; thence run S34°7'46"E 119.867' to a point; thence run S12°30'39"E 450.284' to a point; thence run S59°45'4"E 549.867' to a point; thence run S41°59'59"E 450.000' to a point; thence run S33°52'43"W 113.018' to a point; thence run S37°19'42"W 80.000' to a point; thence run N52°10'18"W 188.075' to a point of curvature; thence run northwestwardly along a curve to the left 145.000' to a point, said curve having a degree of curvature of 4°5'23" and a chord of N55°8'12"W 144.935'; thence run S45°26'0"W 553.759' to a point; thence run S15°39'2"W 887.694' to a point; thence run N15°51'2"W 2139.664' to a point of curvature; thence run westwardly along a curve to the right 697.161' to a point of tangency, said curve having a degree of curvature of 1°48'47" and a chord of N9°31'59"W 695.749'; thence run N3°12'56"W 135.702' to a point; thence run N86°29'47"E 45.258' to a point of curvature; thence run southwardly along a curve to the right 407.983' to a point of tangency, said curve having a degree of curvature 3°33'8" and a chord of S86°15'27"E 406.896'; thence run S79°0'41"E 24.619' to a point of curvature; thence run southeastwardly along a curve to the right 591.329' to a point of tangency, said curve having a degree of curvature of 9°20'43" and a chord of S51°22'50"E 566.674'; thence run S23°44'58"E 269.390' to a point; thence run N66°15'2"E 85.872' to a point; thence run N8°28'8"E 91.475' to a point; thence run S81°31'52"E 293.933' to the point of beginning and containing a total of 78.8905 Acres.

BLOCK 1	
Lot No.	Area Sq. Ft.
1	13911.259
2	11971.093
3	12767.804
4	13633.360
5	11752.630
6	11981.332
7	12873.464
8	12933.563
9	12281.201
10	11608.695
11	13651.181
12	12966.611
13	12644.254
14	11454.835
15	13030.845
16	12067.976
17	13448.504
18	11762.470
19	12678.537
20	13662.748
21	35294.271
22	35032.504
23	30336.512
24	27953.604
25	30149.006
26	28256.412

BLOCK 2	
1	14543.579
2	13940.346
3	14046.315
4	14027.130
5	14878.607
6	15725.134
7	21438.815
8	22021.374
9	19174.956
10	21436.599
11	20394.575
12	15032.945
13	15036.935
14	15417.483
15	18371.254
16	23772.591
17	18552.070

BLOCK 3	
Lot No.	Area Sq. Ft.
1	20515.194
2	20459.637
3	17441.240
4	17643.755
5	16702.887
6	20342.490
7	13638.545
8	16432.727
9	18429.136
10	14423.537
11	13593.374
12	12280.283
13	15376.441
14	18039.122
15	20813.531
16	14660.615
17	14482.971
18	15910.333
19	47236.502
20	18944.780
21	15254.234
22	

BLOCK 4	
1	18184.354
2	18082.765
3	17292.854
4	14794.923
5	15242.003
6	17051.841
7	19032.769

BLOCK 5	
1	17181.154
2	17135.309
3	15467.242
4	18250.203
5	18192.945
6	16761.537
7	16383.806
8	14270.557
9	16279.078

BLOCK 6	
1	17579.434
2	13685.316
3	15856.775
4	15827.501
5	14815.503
6	14127.368
7	15445.081

TOTAL AREAS		
	Lotted Area	1,500,558.951 Sq. Ft.
26-21-31 1.59	Common Properties 31.97 ac.	1,392,771.788 Sq. Ft.
35-21-31 .82	Street Area 12.47	543,137.899 Sq. Ft.
36-21-31 29.54	Total Boundary 78.89	3,436,468.638 Sq. Ft.

LEGEND:
- LAND LINES OF SECTIONS
- BOUNDARY OF SUBDIVISION
- UTILITY & DRAINAGE EASEMENT
- PROTECTIVE SCREENING EASEMENT
- BUILDING SETBACK LINE

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER

APPROVED: Gore
DATE: 7/16/69

RECORD PLAT
BRISTOL SUBDIVISION
BLOCKS 1 - 6 INCLUSIVE

JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN
DATE
CHECKED
DATE
JOB NO. ENG-8