B-1, L-1	=	0.323	AC
L-2	=	0.280	AC
L-3	=	0.275	AC
L-4	=	0.529	AC
L-5	=	0.541	AC
L-6	=	0.723	AC
L-7	=	0.828	AC
L-8	=	0.708	AC
L-9	=	0.583	AC
L-10	=	1.115	AC
L-11	=	0.628	AC
L-12	=	0.666	AC
L-13	=	0.827	AC
L-14	=	0.815	AC
L-15	=	0.256	AC
BLK-1	=	8.597	AC
B-2, L-1	=	0.301	AC
L-2	=	0.464	AC
L-3	=	0.254	AC
BLK-2	=	1.019	AC
B-3, L-1	=	0.338	AC
L-2	=	0.278	AC
L-3	=	0.351	AC
L-4	=	0.458	AC
L-5	=	0.353	AC
L-6	=	0.294	AC
L-7	=	0.371	AC
L-8	=	0.380	AC
L-9	=	0.290	AC
L-10	=	0.381	AC
L-11	=	0.408	AC
L-12	=	0.300	AC
L-13	=	0.316	AC
L-14	=	0.301	AC
L-15	=	0.349	AC
L-16	=	0.468	AC
L-17	=	0.303	AC
L-18	=	0.268	AC
BLK-3	=	5.288	AC

B-4, L-1	=	0.288	AC
L-2	=	0.312	AC
L-3	=	0.329	AC
L-4	=	0.294	AC
L-5	=	0.296	AC
BLK-4	=	1.519	AC
B-5, L-1	=	0.356	AC
L-2	=	0.294	AC
L-3	=	0.617	AC
L-4	=	0.315	AC
L-5	=	0.286	AC
L-6	=	0.392	AC
L-7	=	0.457	AC
L-8	=	0.541	AC
L-9	=	0.460	AC
L-10	=	0.344	AC
L-11	=	0.288	AC
L-12	=	0.305	AC
L-13	=	0.309	AC
L-14	=	0.309	AC
L-15	=	0.302	AC
L-16	=	0.466	AC
BLK-5	=	6.003	AC
RP-1	=	13.921	AC
RP-2	=	15.522	AC
PØWER-E1	=	2.103	AC
PØWER-E2	=	2.975	AC
CP-1	=	1.773	AC
CP-2	=	6.491	AC
CP-3	=	0.708	AC
CP-4	=	0.891	AC
CP-5	=	0.098	AC
CP-6	=	0.029	AC
CP-7	=	0.029	AC
CP-8	=	0.051	AC
CHELSEA-R	=	0.394	AC
SHERIDAN-L	=	0.629	AC
SHERIDAN-C	=	0.189	AC
BRØMPTØN-L	=	0.945	AC
SUBDN.	=	71.841	AC

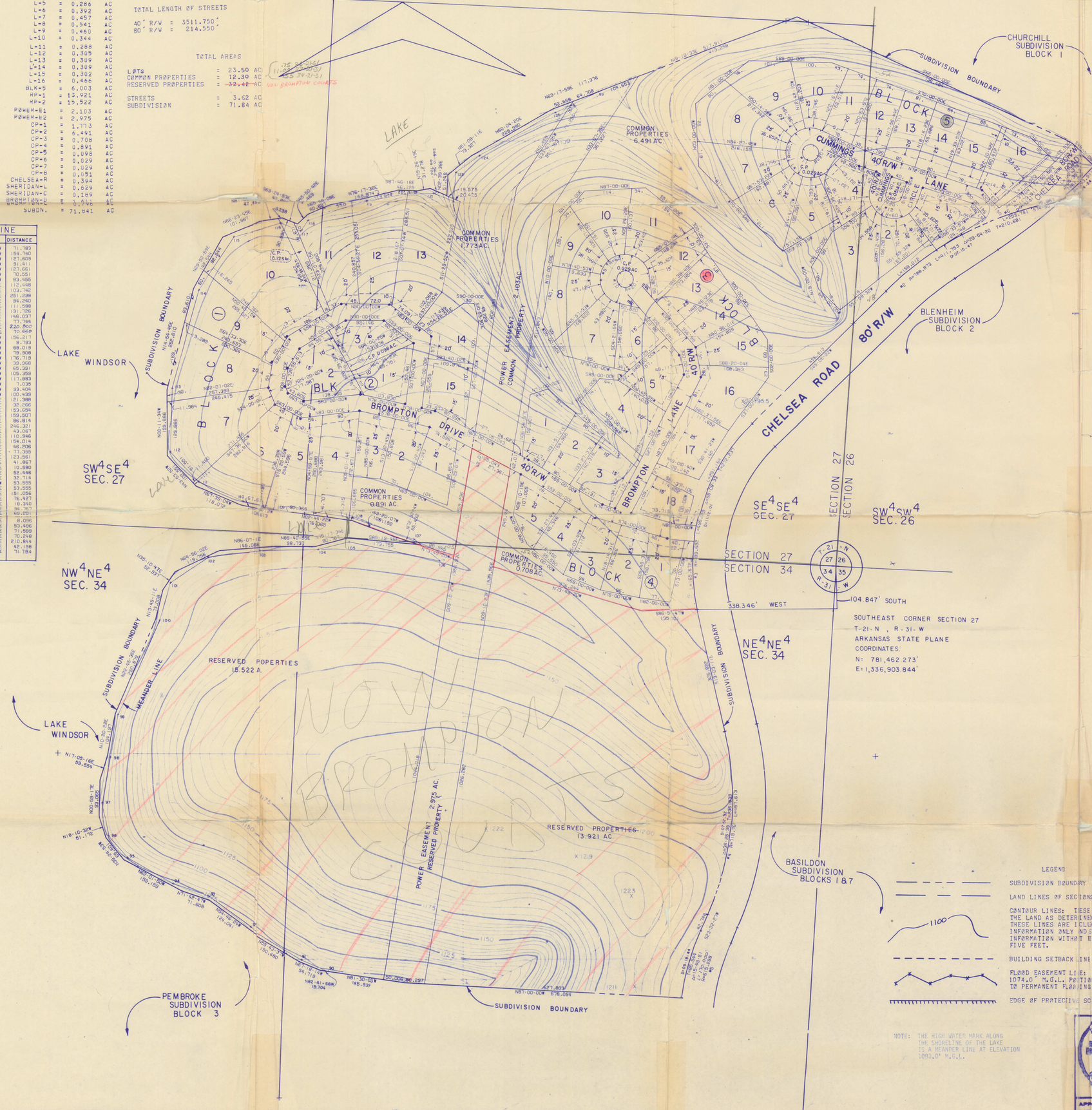
TØTAL LENGTH ØF STREETS

40' R/W = 3511.750'
80' R/W = 214.550'

TØTAL AREAS

LØTS	=	23.50	AC
CØMMØN PRØPERTIES	=	12.30	AC
RESERVED PRØPERTIES	=	32.42	AC
STREETS	=	3.62	AC
SUBDIVISIØN	=	71.84	AC

MEANDER LINE		
POINT NO.	BEARING	DISTANCE
0090-0091	N66-45-05W	71.783
0091-0092	N59-23-01W	154.740
0092-0093	N54-45-00W	127.609
0093-0094	N71-10-15W	91.411
0094-0095	N60-37-42W	127.661
0095-0096	N41-06-09W	70.551
0096-0097	N10-44-09W	83.455
0097-0098	N09-51-18E	112.448
0098-0099	N09-49-35E	103.742
0099-0100	N23-34-30E	251.298
0100-0101	N16-17-28E	94.290
0101-0102	N56-37-28E	111.588
0102-0103	N83-31-28E	131.726
0103-0104	N88-26-42E	146.037
0104-0105	N76-16-07E	77.744
0105-0106	S83-50-24E	220.800
0106-0107	N62-46-10E	70.659
0107-0108	N71-25-03W	156.217
0108-0246	N82-29-05W	8.193
0246-0247	N82-29-05W	88.019
0247-0109	N82-29-05W	79.908
0108-0109	N82-29-05W	176.719
0109-0248	N77-08-49W	29.268
0248-0110	N77-08-49W	65.391
0109-0110	N77-08-49W	105.359
0110-0111	N66-55-18W	117.883
0111-0249	N43-05-29W	7.035
0249-0112	N43-05-29W	93.404
0111-0112	N43-05-29W	100.439
0112-0250	N01-33-32E	21.388
0250-0113	N01-33-32E	32.266
0112-0113	N01-33-32E	53.654
0113-0251	N15-30-22E	159.507
0251-0114	N15-30-22E	86.814
0113-0114	N15-30-22E	246.321
0114-0252	N33-32-54E	43.067
0252-0115	N33-32-54E	110.946
0114-0115	N33-32-54E	154.014
0115-0253	N73-27-41E	46.206
0253-0116	N73-27-41E	77.355
0115-0116	N73-27-41E	123.561
0116-0254	S68-02-32E	41.867
0254-0117	S68-02-32E	10.580
0116-0117	S68-02-32E	52.446
0117-0118	N33-50-44E	32.714
0119-0255	S69-44-56W	53.555
0255-0119	N69-44-56E	53.555
0118-0119	N69-44-56E	151.056
0119-0256	N79-18-13E	16.427
0256-0120	N79-18-13E	18.340
0119-0120	N79-18-13E	34.767
0120-0121	N88-09-36E	49.021
0121-0122	S87-45-22E	8.096
0121-0122	S87-45-22E	53.496
0122-0123	N04-05-28E	71.599
0123-0124	N54-49-38E	70.248
0124-0125	N60-17-47E	210.844
0125-0137	N63-58-18E	42.198
0131-0059	N45-58-18E	71.784



DEED DESCRIPTIØN

BRØMPTØN SUBDIVISIØN

BLØCKS 1 THRU 5 INCLUSIVE

A PARCEL ØF LAND LYING IN THE SW4 SW4, (4.21AC.+/-), ØF SECTIØN 26, T-21-N, R-31-W, ØF THE FIFTH PRINCIPAL MERIDIAN, BENTØN CØUNTY, ARKANSAS. AND THE SE4 SE4, (29.51AC.+/-), SW4 SE4, (5.01AC+/-), NE4 SE4, (0.01AC+/-), ØF SECTIØN 27, T-21-N, R-31-W, ØF THE FIFTH PRINCIPAL MERIDIAN, BENTØN CØUNTY, ARKANSAS. AND THE NW4 NE4, (8.19AC.+/-), NE4 NE4, (24.91AC+/-), ØF SECTIØN 34, T-21-N, R-31-W, ØF THE FIFTH PRINCIPAL MERIDIAN, BENTØN CØUNTY, ARKANSAS. BEING MØRE PARTICULARLY DESCRIBED AS FØLLØWS: CØMMENCING AT THE SE CØRNER ØF SECTIØN 27, T-21-N, R-31-W, ØF THE FIFTH PRINCIPAL MERIDIAN, BENTØN CØUNTY, ARKANSAS, RUN SØUTH 104.847', TØ A PØINT, THENCE WEST 338.346', TØ THE PØINT ØF BEGINNING; THENCE S13-03-11E 305.822', THENCE ALØNG THE ARC ØF A CURVE TØ THE RIGHT 457.615', SAID CURVE HAVING A RADIUS ØF 719.767', THENCE S23-22-27W 42.748', THENCE ALØNG THE ARC ØF A CURVE TØ THE LEFT 170.000', SAID CURVE HAVING A RADIUS OF 613.269', THENCE N87-00-00W 678.094, THENCE N81-30-03W 185.933', THENCE N82-41-56W 19.704', THENCE N67-18-14W 54.719', THENCE N59-43-37W 150.680', THENCE N54-46-24W 124.041', THENCE N71-42-47W 71.608', THENCE N62-01-50W 159.159', THENCE N35-24-53W 69.601', THENCE N18-10-32W 51.172', THENCE N00-59-17E 93.065', THENCE N17-05-16E 59.554', THENCE N10-20-22E 104.197', THENCE N22-49-36E 250.879', THENCE N13-49-11E 73.008', THENCE N35-10-47E 52.537', THENCE N24-55-02E 119.756', THENCE N86-07-12E 145.066', N89-40-55E 98.737', THENCE N75-17-34E 80.767', THENCE S85-19-46E 173.755', THENCE N72-32-24W 65.432', THENCE N69-20-07W 106.152', THENCE N82-44-22W 176.365', THENCE N78-44-12W 108.613', THENCE N67-39-04W 118.072', THENCE N43-53-52W 102.551', THENCE N00-11-34W 159.666', THENCE N14-54-46E 252.610', THENCE N35-52-59E 146.944', THENCE N66-23-45E 101.887', THENCE N41-06-50E 56.128', THENCE S69-24-53E 40.890', THENCE N45-50-42E 34.469', THENCE N65-58-08E 60.827', THENCE N76-12-36E 168.974', THENCE S87-40-16E 46.169', THENCE N79-26-45E 31.678', THENCE S66-10-56E 44.706', THENCE N06-39-38E 51.040', THENCE N51-09-11E 73.357', THENCE N60-04-20E 228.990', THENCE N69-17-59E 117.376', THENCE N69-19-33E 517.911', THENCE S66-00-00E 755.494', THENCE S48-03-06E 80.000', THENCE ALØNG THE ARC ØF A CURVE TØ THE RIGHT 122.379', SAID CURVE HAVING A RADIUS ØF 1253.911', THENCE S74-59-42W 75.967', THENCE ALØNG THE ARC ØF A CURVE TØ THE LEFT 411.759', SAID CURVE HAVING A RADIUS ØF 788.873', THENCE S45-05-22W 456.512', THENCE ALØNG THE ARC ØF A CURVE TØ THE LEFT 496.923', SAID CURVE HAVING A RADIUS ØF 489.692', TØ THE PØINT ØF BEGINNING AND CØNTAINING 71.84 ACRES, MØRE ØR LESS.

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

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 REFERRED 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. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST SPILLWAY ELEVATION OF 1069.0' M.G.L. ± 0.5', 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 HIGH WATER MARK 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 HIGH WATER MARK 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 1200 SQUARE FEET, EXCEPT LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 1500 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 11TH DAY OF MAY, 1972.

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

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

BROMPTON

LEGEND

SUBDIVISIØN BØUNDARY

LAND LINES ØF SECTIØNS

CØNTØUR LINES: THESE LINES SHØW THE GENERAL SHAPE ØF THE LAND AS DETERMINED FRØM AERIAL PHØTØGRAMMETRY. THESE LINES ARE INCLUDED ØN THE PLAT TØ PRØVIDE GENERALIZED INFØRMATIØN ØNLY AND SHOULD NØT BE USED FØR DETAILED INFØRMATIØN WITHØUT FIELD CØNFIRMATIØN. CØNTØUR INTERVAL FIVE FEET.

BUILDING SETBACK LINE

FLØØD EASEMENT LINE: THIS IS A MEANDER LINE AT ELEVATIØN 1074.0' M.G.L. PØRTIØN ØF LØT LØWER IN ELEVATIØN IS SUBJECT TØ PERMANENT FLØØDING

EDGE ØF PRØTECTIVE SCREENING AREA

NOTE: THE HIGH WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 1069.0' M.G.L.

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: 5/11/72

RECORD PLAT

BROMPTON SUBDIVISION

BLOCKS 1 thru 5

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

REVISIONS		
DATE	BY	DESCRIPTION
2-25-72	JCB	Chnge Lot N in Blk 1
5-10-72	JCB	St. NAME CHANGES
10-4-72	JCB	Chng Sec. Blk 1

DRAWN: DATE: SHEET 1 OF 1
CHECKED: DATE: 4/11/72 DWG. NO. 5-10-72 REVISED
JOB NO. EXG 5 SCALE: 1" = 300'