| BLOCK 1 | |
|---|---|
| LOT 1 | 0.363 AC. |
| 2 | 0.269 AC. |
| 3 | 0.290 AC. |
| 4 | 0.298 AC. |
| 5 | 0.288 AC. |
| 6 | 0.353 AC. |
| 7 | 0.403 AC. |
| 8 | 0.336 AC. |
| 9 | 0.352 AC. |
| 10 | 0.347 AC. |
| 11 | 0.310 AC. |
| 12 | 0.283 AC. |
| 13 | 0.310 AC. |
| 14 | 0.294 AC. |

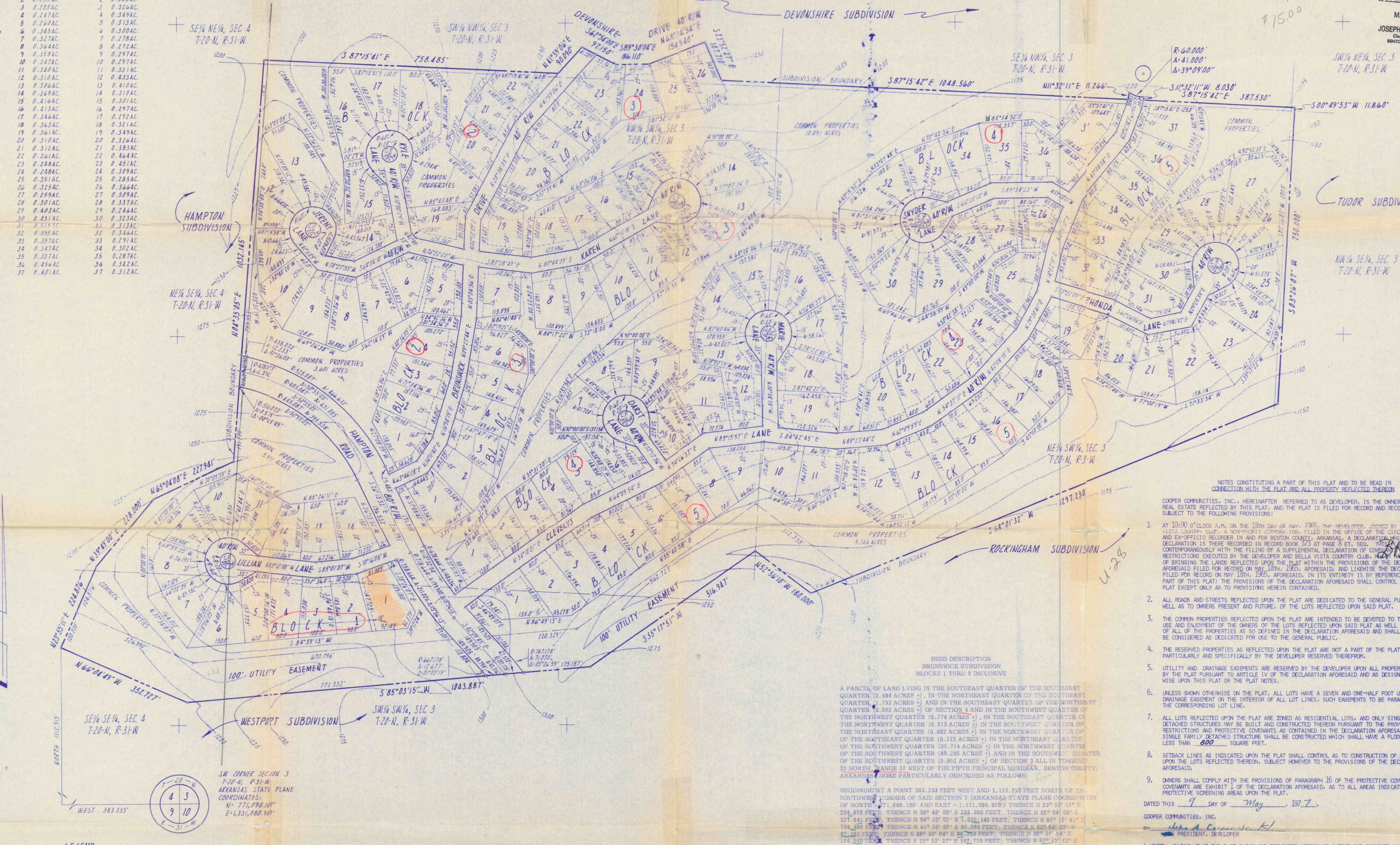
| BLOCK 2 | |
|---|---|
| LOT 1 | 0.317 AC. |
| 2 | 0.281 AC. |
| 3 | 0.295 AC. |
| 4 | 0.257 AC. |
| 5 | 0.294 AC. |
| 6 | 0.325 AC. |
| 7 | 0.319 AC. |
| 8 | 0.322 AC. |
| 9 | 0.342 AC. |
| 10 | 0.328 AC. |
| 11 | 0.254 AC. |
| 12 | 0.380 AC. |
| 13 | 0.501 AC. |
| 14 | 0.338 AC. |
| 15 | 0.342 AC. |
| 16 | 0.454 AC. |
| 17 | 0.322 AC. |
| 18 | 0.437 AC. |
| 19 | 0.333 AC. |
| 20 | 0.307 AC. |
| 21 | 0.258 AC. |
| 22 | 0.254 AC. |

| BLOCK 3 | |
|---|---|
| LOT 1 | 0.347 AC. |
| 2 | 0.306 AC. |
| 3 | 0.303 AC. |
| 4 | 0.274 AC. |
| 5 | 0.293 AC. |
| 6 | 0.298 AC. |
| 7 | 0.296 AC. |
| 8 | 0.312 AC. |
| 9 | 0.334 AC. |
| 10 | 0.378 AC. |
| 11 | 0.297 AC. |
| 12 | 0.346 AC. |
| 13 | 0.446 AC. |
| 14 | 0.469 AC. |
| 15 | 0.282 AC. |
| 16 | 0.273 AC. |
| 17 | 0.250 AC. |
| 18 | 0.270 AC. |
| 19 | 0.322 AC. |
| 20 | 0.270 AC. |
| 21 | 0.293 AC. |
| 22 | 0.281 AC. |
| 23 | 0.405 AC. |
| 24 | 0.275 AC. |
| 25 | 0.290 AC. |
| 26 | 0.257 AC. |

| BLOCK 4 | |
|---|---|
| LOT 1 | 0.284 AC. |
| 2 | 0.233 AC. |
| 3 | 0.255 AC. |
| 4 | 0.247 AC. |
| 5 | 0.260 AC. |
| 6 | 0.345 AC. |
| 7 | 0.327 AC. |
| 8 | 0.364 AC. |
| 9 | 0.358 AC. |
| 10 | 0.347 AC. |
| 11 | 0.340 AC. |
| 12 | 0.310 AC. |
| 13 | 0.306 AC. |
| 14 | 0.369 AC. |
| 15 | 0.416 AC. |
| 16 | 0.413 AC. |
| 17 | 0.346 AC. |
| 18 | 0.363 AC. |
| 19 | 0.361 AC. |
| 20 | 0.310 AC. |
| 21 | 0.312 AC. |
| 22 | 0.261 AC. |
| 23 | 0.248 AC. |
| 24 | 0.248 AC. |
| 25 | 0.351 AC. |
| 26 | 0.325 AC. |
| 27 | 0.259 AC. |
| 28 | 0.301 AC. |
| 29 | 0.403 AC. |
| 30 | 0.451 AC. |
| 31 | 0.415 AC. |
| 32 | 0.395 AC. |
| 33 | 0.357 AC. |
| 34 | 0.347 AC. |
| 35 | 0.337 AC. |
| 36 | 0.456 AC. |
| 37 | 0.401 AC. |

| BLOCK 5 | |
|---|---|
| LOT 1 | 0.314 AC. |
| 2 | 0.328 AC. |
| 3 | 0.326 AC. |
| 4 | 0.349 AC. |
| 5 | 0.313 AC. |
| 6 | 0.300 AC. |
| 7 | 0.278 AC. |
| 8 | 0.272 AC. |
| 9 | 0.297 AC. |
| 10 | 0.297 AC. |
| 11 | 0.331 AC. |
| 12 | 0.433 AC. |
| 13 | 0.410 AC. |
| 14 | 0.310 AC. |
| 15 | 0.301 AC. |
| 16 | 0.297 AC. |
| 17 | 0.292 AC. |
| 18 | 0.321 AC. |
| 19 | 0.349 AC. |
| 20 | 0.326 AC. |
| 21 | 0.383 AC. |
| 22 | 0.464 AC. |
| 23 | 0.451 AC. |
| 24 | 0.309 AC. |
| 25 | 0.285 AC. |
| 26 | 0.366 AC. |
| 27 | 0.509 AC. |
| 28 | 0.337 AC. |
| 29 | 0.246 AC. |
| 30 | 0.323 AC. |
| 31 | 0.313 AC. |
| 32 | 0.346 AC. |
| 33 | 0.291 AC. |
| 34 | 0.302 AC. |
| 35 | 0.287 AC. |
| 36 | 0.342 AC. |
| 37 | 0.312 AC. |

FILED FOR RECORD
At 8:30 O'Clock A M.
MAY 1 0 1977
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.




## LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTION
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- CENTERLINE OF RIGHT-OF-WAY
- 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 INFORMTION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL TWENTY FIVE (25) FEET.

## LENGTH OF RECORDED STREETS

8,233.820 LINEAL FEET 40' RIGHT-OF-WAY
1,066.185 LINEAL FEET 80' RIGHT-OF-WAY

## DEED DESCRIPTION
## BRUNSWICK SUBDIVISION
## BLOCKS 1 THRU 5 INCLUSIVE

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (2.494 ACRES ±), IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (1.733 ACRES ±) AND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (0.002 ACRES ±) OF SECTION 4 AND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (0.774 ACRES ±), IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (0.313 ACRES ±) IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (0.002 ACRES ±) IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (0.173 ACRES ±) IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (31.714 ACRES ±) IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (40.295 ACRES ±) AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (5.852 ACRES ±) OF SECTION 3 ALL IN TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 383.333 FEET WEST AND 1,112.915 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 3 (ARKANSAS STATE PLANE COORDINATES OF NORTH = 771,090.100' AND EAST = 1,331,080.900') THENCE N 23° 55' 11" E 224.876 FEET; THENCE N 39° 49' 00" E 228.000 FEET; THENCE N 65° 04' 08" E 227.941 FEET; THENCE N 04° 35' 05" E 1,032.145 FEET; THENCE S 87° 15' 41" E 758.485 FEET; THENCE N 41° 59' 06" E 90.090 FEET; THENCE S 82° 54' 00" E 97.150 FEET; THENCE S 89° 30' 04" E 86.110 FEET; THENCE N 68° 34' 54" E 154.540 FEET; THENCE S 23° 52' 27" E 107.710 FEET; THENCE S 87° 15' 42" E 1048.560 FEET; THENCE N 11° 32' 11" E 18.266 FEET; THENCE SOUTHEASTWARDLY 41.000 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.000 FEET AND A DELTA ANGLE OF 39° 09' 00"; THENCE S 11° 32' 11" W 8.030 FEET; THENCE S 87° 15' 42" E 387.530 FEET; THENCE S 00° 49' 53" W 11.860 FEET; THENCE S 03° 26' 07" W 750.000 FEET; THENCE S 68° 01' 32" W 1,297.230 FEET; THENCE N 52° 56' 10" W 180.000 FEET; THENCE S 55° 17' 51" W 516.947 FEET; THENCE S 85° 03' 15" W 1,043.887 FEET; THENCE N 66° 04' 49" W 352.727 FEET TO THE POINT OF BEGINNING, CONTAINING 83.352 ACRES MORE OR LESS.

## TOTAL AREAS

| | |
|---|---|
| LOTTED AREA | 44.654 ACRES |
| STREET AREA | 9.519 ACRES |
| COMMON PROPERTIES | 29.179 ACRES (26.590 3-20-31; 2.589 4-20-31) |
| TOTAL BOUNDARY | 83.352 ACRES |

## 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. BRUNSWICK
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 9 DAY OF May, 1977.

COOPER COMMUNITIES, INC.

BY John A. Cooper Jr. /s/
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 29th DAY OF APRIL, 1977.

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

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

U-28

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

29 Acre to common propertie

| REVISION NUMBER | BY | DATE | REVISION DESCRIPTION | CHECKED BY | CHECKED DATE | APPROVED BY | APPROVED DATE |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

RECORD PLAT

BRUNSWICK SUBDIVISION
BLOCKS 1 THRU 5 INCLUSIVE

BELLA VISTA VILLAGE, ARKANSAS

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1292 JAMES F. GORE

APPROVED: [signature]
DATE: 4-29-77

COOPER COMMUNITIES, INC.
PLANNING AND ENGINEERING DIVISION
PLANNING AND LOT PRODUCTION DEPT.
BELLA VISTA VILLAGE, ARKANSAS 72712

| | |
|---|---|
| SCALE: 1" = 100' | |
| DRAWN: | DATE: 4-26-77 |
| CHECKED: | DATE: 4-27-77 |
| APPROVED: | DATE: 4/29/77 |
| JOB NO: 210-05 | |
| FILE NO: 2-116-SD | |
| DWG. NO.: 2-116-(12)-1567 | |
| SHEET OF | FILED AT |