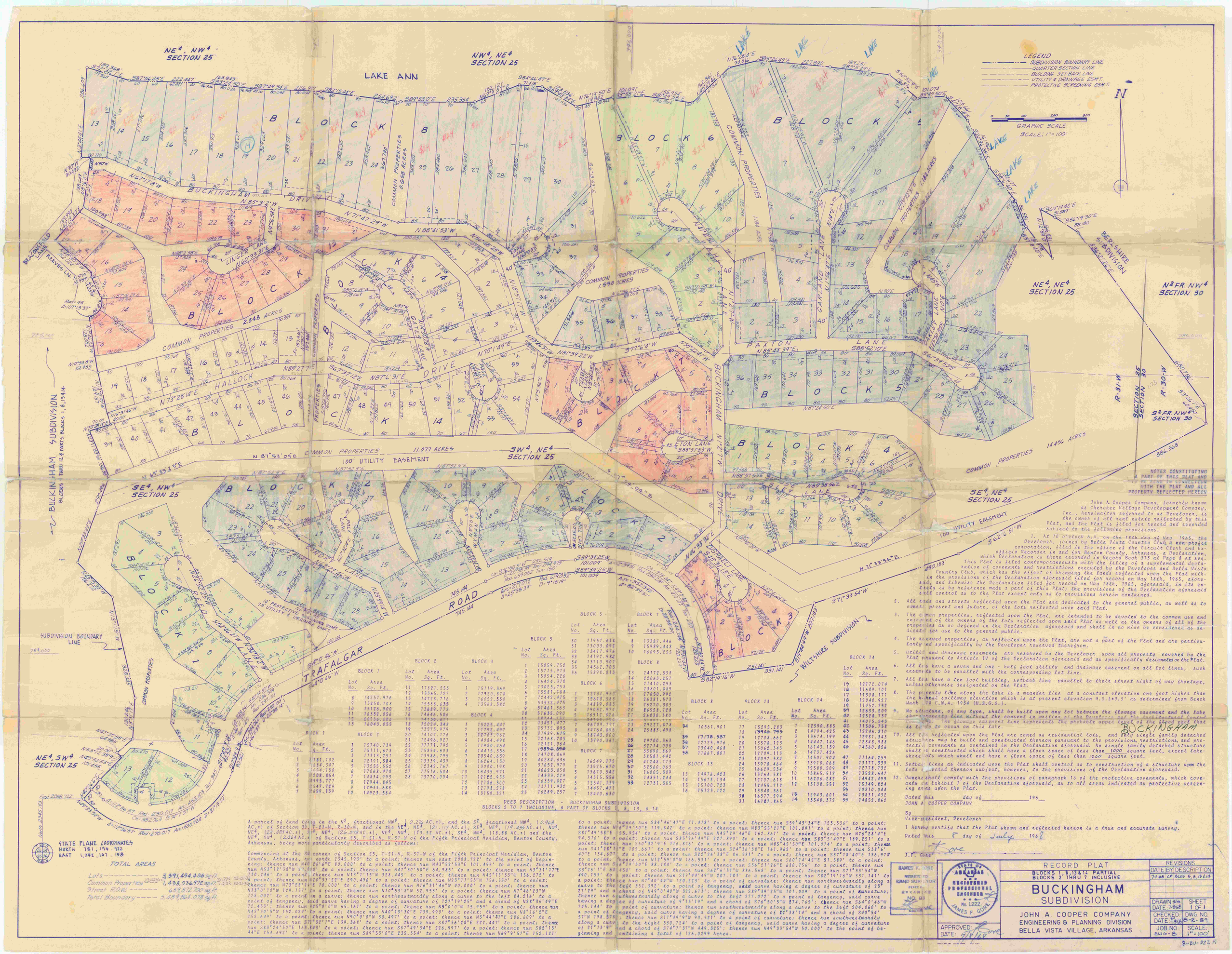
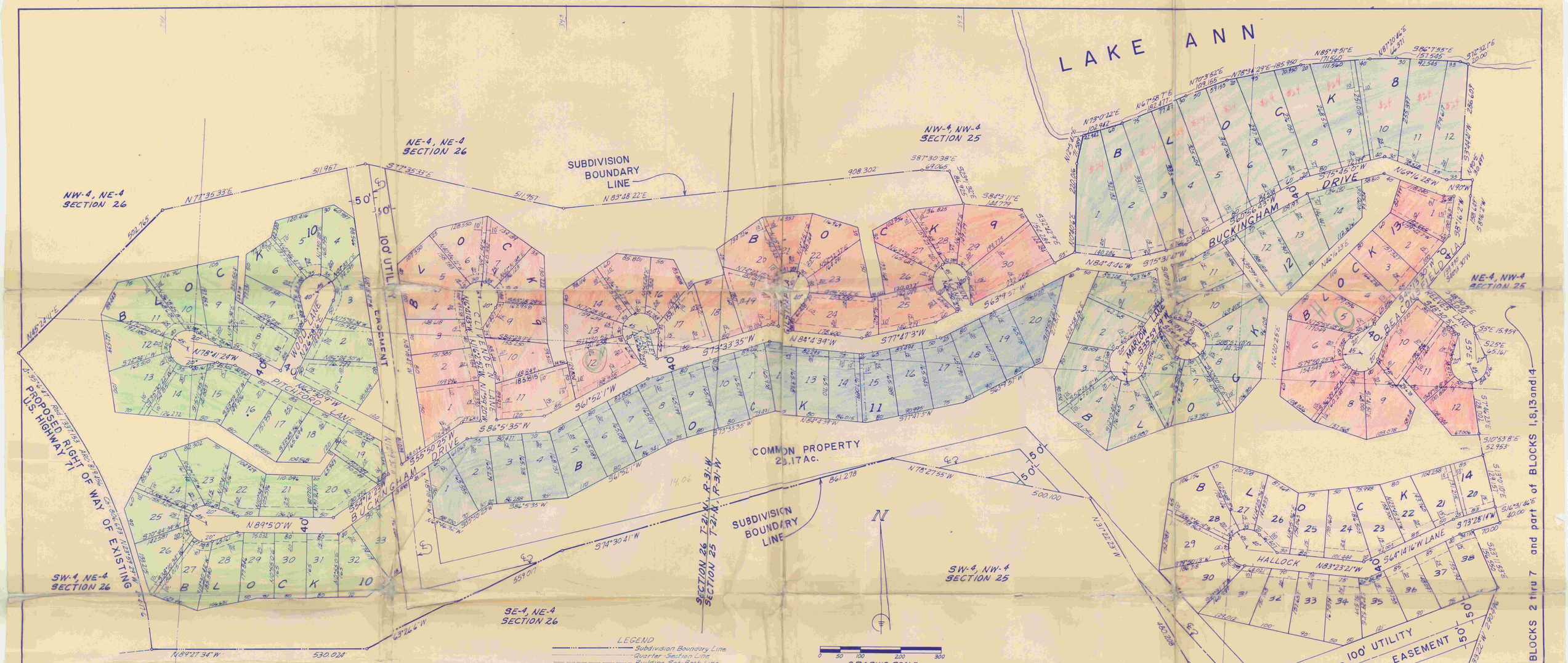


John A. Cooper Company, formerly known as Cherokee Village Development Company, Inc., hereinafter referred to as Developer, is the owner of all real estate reflected by this Plat, and the Plat is filed for record and recorded subject to the following provisions.

1. At 10 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 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 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 covered 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 lot lines, such easements to be parallel with the corresponding lot line.
7. All lots have a ten foot building, setback line parallel to their street right of way frontage, unless otherwise designated on the Plat.
8. The property line along the lake is a meander line at a constant elevation one foot higher than the highest spillway elevation which is at present elevation M.S.L.±0.5' as determined from Bench Mark 18 C.W.A. 1934 (U.S.G.S.).
9. 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 limit of the flood pool that is to occur on this lake.
10. 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.
11. 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.
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.

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 8 day of July 1968
J.F. Gore



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 by this Plat, and the Plat is filed for record and recorded subject to the following provisions.

1. At 10 o'clock A.M. on the 18th day of May, 1965, the Developer, joined 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 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 covered 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 side lines, such easements to be parallel with the corresponding lot line.

7. All lots have a ten foot building setback line parallel to their street right of way frontage, unless otherwise designated on the Plat.

8. The property line along the lake is a meander line at a constant elevation one foot higher than the highest spillway elevation which is at present elevation 1055' above M.S.L. ± .5' as determined from Bench Mark 1318 C.W.A. 1934 (U.S.C.G.).

9. 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.

10. 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 lake-shore lots which shall not have a floor space of less than 1200 square feet.

11. Setback lines as indicated upon the Plat shall control as to construction of structure upon the lots reflected thereon subject, however, to the provisions of the Declaration foresaid.

12. Owners shall comply with the provisions of paragraph 16 of the protective covants which covenants are Exhibit E 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 10th day of July 1968

Donald M. Grisham
DONALD M. GRISHAM

DONALD M. GRISHAM
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 293

TOTAL AREAS

Lots	2,243,245.567	Sq. Ft.
Common Properties	1,227,064.949	Sq. Ft.
Street R.O.W.	372,417.938	Sq. Ft.
Total Boundary	3,842,727.754	Sq. Ft.

DEED DESCRIPTION

BLOCKS 9, 10, 11, AND 12 INCLUSIVE AND PART OF BLOCKS 1, 8, 13, AND 14

A parcel of land lying in the NW¼, NE¼, (1.45 AC.±), SW¼ NE¼, (4.10 AC.±), NE¼, NE¼, (11.02 AC.±), and the SE¼ NE¼, (19.53 AC.±) of Section 25, T-21-N, R-31-W, and in the NW¼, NW¼, (14.91 AC.±), SW¼ NW¼, (11.16 AC.±), NE¼, NW¼, (15.32 AC.±), and the NE¼, SW¼, (0.90 AC.±) of Section 25, T-21-N, R-31-W, of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

Commencing at the southwest corner of Section 25, T-21-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas, run north 2345.193' to a point; thence run east 2088.722' to the point of beginning; thence run N49°33'54"W 5.055' to a point; thence run N40°26'6"E 189.037' to a point; thence run N29°40'0"W 454.88' to a point; thence run N76°22'23"W 339.559' to a point; thence run N33°22'23"W 480.5[illegible] to a point; thence run N78°27'55"W 500.100' to a point; thence run S74°30'41"W 561.2[illegible] to a point; thence run S63°26' 6"W 559.017' to a point; thence run N89°27'34"W 530.0[illegible] to a point; thence run northwestwardly along a curve to the left 819.456' to a point having a degree of curvature of 4°17'6" and a chord of N23°59[illegible] to a point; thence run N45°24'11"E 502.765' to a point; thence run N77°35'33"E 511.9[illegible] to a point; thence run S77°35'33"E 511.957' to a point; thence run N83°48'22"E 908.3[illegible] to a point; thence run S87°30'38"E 69.065' to a point; thence run S25° 1'32"E 86.9[illegible] to a point; thence run S84° 3'11"E 144.779' to a point; thence run S32°42' 9"E 154.5[illegible] to a point; thence run N 0°40' 6"E 220.0[illegible] to a point; thence run N63° 9'57"E 55.000' to a point; thence run N73° 0'22"E 102.9[illegible] to a point; thence run N67°58' 7"E 182.477' to a point; thence run N70° 3'52"E 109.1[illegible] to a point; thence run N78°34'29"E 185.950' to a point; thence run N85°19'51"E 171.5[illegible] to a point; thence run N87°20'46"E 66.371' to a point; thence run S86° 7'55"E 157.5[illegible] to a point; thence run S72°32' 1"E 20.000' to a point; thence run S 3°44'41"W 286.6[illegible] to a point; thence run N90° 0' 0"E 30.497' to a point; thence run S 8°16' 2"W 158.6[illegible] to a point; thence run S40°13'30"W 139.990' to a point; thence run S48°30' 5"E 152.0[illegible] to a point; thence run S 5° 0' 0"E 15.959' to a point; thence run S25° 0' 0"E 65.1[illegible] to a point; thence run southwestwardly along a curve to the right on a curve; thence run southwestwardly along a curve to the right tangency, said curve having a degree of curvature of 127°19'2[illegible] 49"W 72.453'; thence run S7°46'23"E 128.002' to a point; thence run S25°11'52"E 156.550' to a point; thence run S13°0'10"E 129.157' to a point; thence run S15°15'33"E 156.272' to a point; thence run S73°28'14"W 70.000' to a point; thence run S 3°31'17"W 130.246' to a point; thence run S20°33'22"W 290.496' to a point; thence run S12°12'38"E 20.000' to a point; thence run S13° 1'15"E 328.445' to a point; thence run S40°26' 6"W 80.000' to a point; thence run S47°30'59"W 64.955' to a point; thence run S43°52'53"W 101.455' to a point; thence run S 3°44'41"W 106.693'; thence run point of beginning and containing a total of 88.217 Acres.

BLOCK 7

Lot No.	Area Sq. Ft.
14	16604.670
15	14539.001
16	14093.922
17	14202.920
18	14641.804
19	13525.457
20	14616.431
21	19315.647
22	18468.598

BLOCK 8

Lot No.	Area Sq. Ft.
1	28937.479
2	24646.802
3	26365.063
4	25888.327
5	25483.417
6	24957.749
7	24661.132
8	23200.481
9	23737.170
10	25357.263
11	22603.153
12	20601.896

BLOCK 9

Lot No.	Area Sq. Ft.
1	17883.981
2	12624.485
3	11772.665
4	12630.853
5	14099.811
6	14022.612
7	11469.135
8	12634.176
9	13299.852
10	12478.357
11	19183.468
12	17619.599
13	10413.949
14	13058.573
15	13232.661
16	13594.025
17	14722.756
18	12800.000
19	16310.599
20	15663.773
21	12477.667
22	13447.671
23	13866.909
24	19708.904
25	16076.631
26	10285.916
27	12737.085
28	12057.767
29	16739.898
30	21589.731

BLOCK 10

Lot No.	Area Sq. Ft.
1	15677.099
2	13828.006
3	11724.400
4	13221.165
5	14721.840
6	13237.977
7	13240.870
8	14826.519
9	16531.180
10	14489.357
11	18032.758
12	14244.921
13	16087.230
14	13182.185
15	13007.567
16	12641.008
17	14056.297
18	12924.073
19	13150.536
20	14670.851
21	12700.556
22	12602.028
23	13924.907
24	14188.078
25	13761.469
26	12226.034
27	14917.479
28	15614.436
29	13703.689
30	13200.000
31	13200.000
32	16441.102
33	14810.759

BLOCK 11

Lot No.	Area Sq. Ft.
1	14025.709
2	13700.179
3	13758.151
4	13200.000
5	15675.000
6	13200.000
7	13956.105
8	12375.000
9	13200.000
10	13200.000
11	12910.669
12	12375.000
13	13389.190
14	13283.767
15	13612.500
16	14395.405
17	14450.000
18	14025.000
19	13200.000
20	14522.490

BLOCK 12

Lot No.	Area Sq. Ft.
1	16893.710
2	14927.064
3	14870.565
4	14884.508
5	14256.596
6	15428.065
7	14669.740
8	16782.921
9	12669.498
10	15213.199
11	15294.679
12	14964.215
13	15226.020
14	13769.142

BLOCK 13

Lot No.	Area Sq. Ft.
1	14575.376
2	12238.194
3	13310.501
4	14521.635
5	15742.969
6	14796.621
7	14062.590
8	12867.898
9	15498.434
10	16485.371
11	14086.424
12	12760.991

BLOCK 14

Lot No.	Area Sq. Ft.
20	10925.381
21	12104.434
22	12384.801
23	14228.268
24	15201.879
25	12831.654
26	13964.992
27	14596.614
28	18443.911
29	16388.091
30	15023.576
31	13925.193
32	13006.[illegible]
33	13349.[illegible]
34	14206.390
35	12838.652
36	12560.323
37	12106.674
38	11756.449

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 2680
DONALD M. GRISHAM
7-10-68

APPROVED: [illegible]
DATE: 7-10-68

RECORD PLAT
BLOCKS 9 THRU 12 INCLUSIVE
BLOCKS 1,8,13 & 14 PARTIAL

BUCKINGHAM SUBDIVISION

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

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: B.S. SHEET
DATE: 7-6-68 1 OF 1
CHECKED: DWG. NO.
DATE: 7-8-68 ENG8-R-2
JOB NO. ENG-8 SCALE: 1"=100'

8-BU-339 A