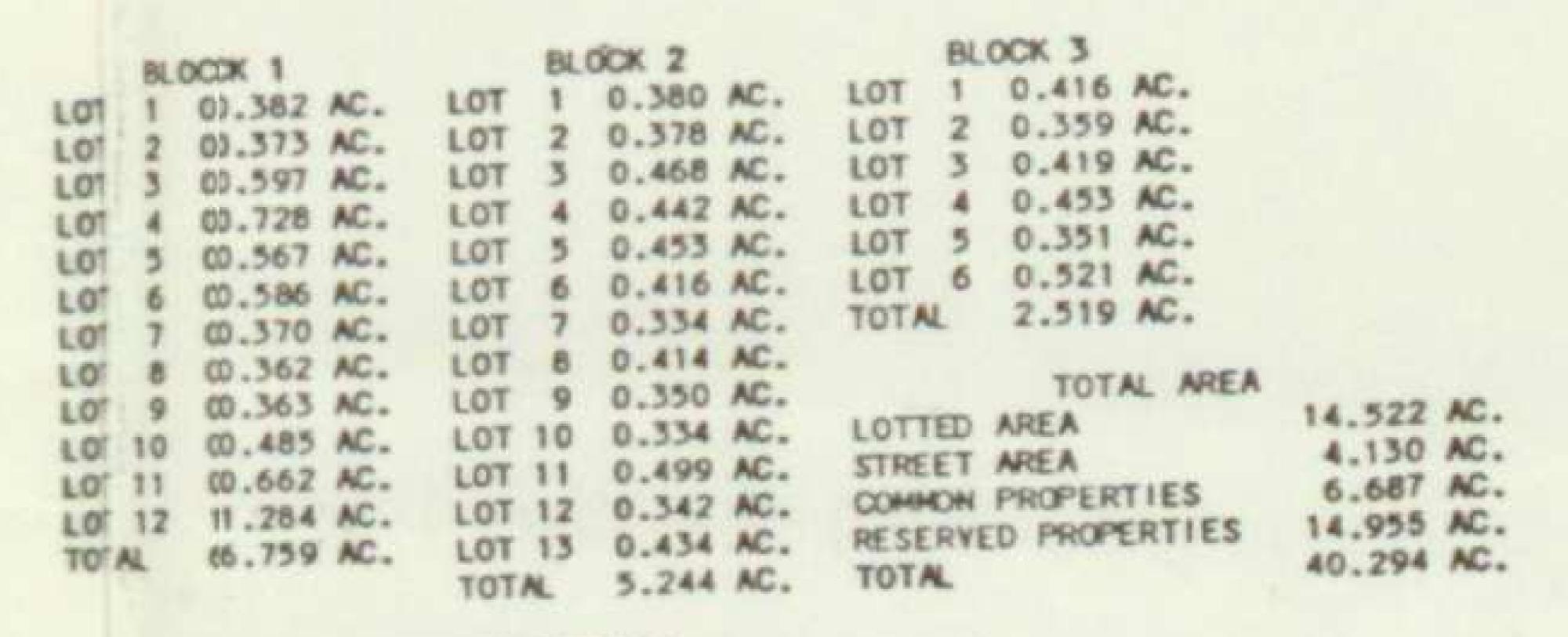
3/20/84 Pear 5/158 SD. 6/6/476

5-158

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

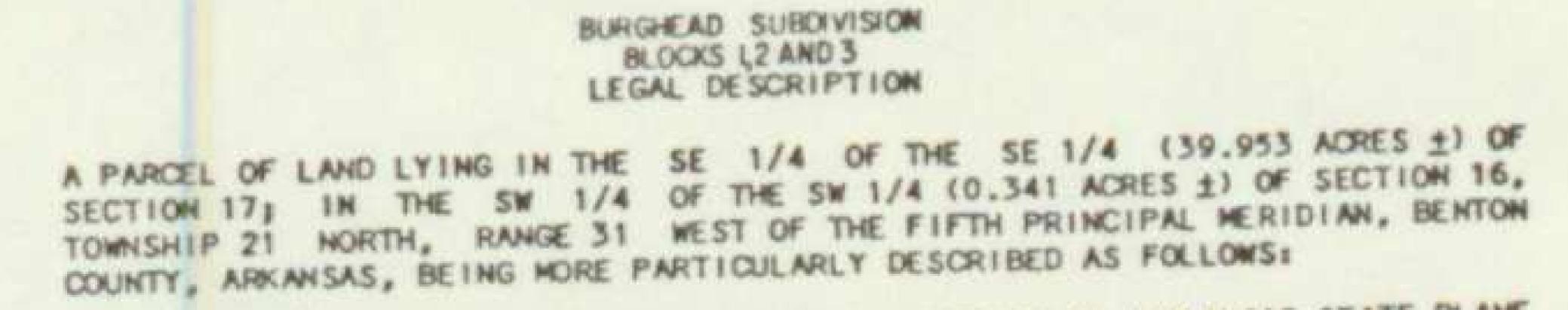
COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

- 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 RECORD BOOK 373 AT PAGE 08 ET. SEQ. THIS PLAT IS FILED
  CONTEMPORAREOUSLY WITH THE FILING OF THE SUPPLEMENTAL DECLARATION
  OF CONVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND BELLA
  VISTA VILLAGE PROPERTY OWNERS ASSOCIATION, 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
- 2. ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO THE OWNERS, PRESENT AND FUTURE, OF THE LANDS 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 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
  - 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 FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A
  - 8. SETBACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL THER CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THER 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.
  - 10. 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 UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF UPON, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OF DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEERS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAY HOR LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAY INC. SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC. SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC. ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BESEN COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BESEN EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OF THE PROPERTY. COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWE ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWE ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWE ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWE ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND AND OF ALIENATING AND RELE



LENGTH OF RECORDED STREETS

401 RIGHTT-OF-WAY 350 LINEAL FEET ±
501 RIGHTT-OF-WAY 3319 LINEAL FEET ±



BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17 (ARKANSAS STATE PLANE COORDINATES OF NORTH 792,521.498 FEET AND EAST 1,327,025.977 FEET); THENCE, N 87° 48' 32" W 1318.00 FEET; THENCE, N 03° 05' 33" E 1320.12 FEET; THENCE, S 87° 48' 34" E 1328.99 FEET; THENCE, S 03° 08' 08" W 901.53 FEET; THENCE, S 67° 26' 10" W 2.16 FEET; THENCE, S 02° 36' 16" W 235.46 FEET; THENCE, S 32° 30' 00" E 17.39 FEET; THENCE, S 02° 36' 16" W 159.57 FEET; THENCE, N 87° 48' 32" W 10.00 FEET; THENCE, S 02° 36' 16" W 10.00 FEET; THENCE, N 87° 48' 32" W 11.85 FEET TO THE POINT OF BEGINNING, CONTAINING 40.294 ACRES, MORE OR LESS.

## LAND SURVEYOR'S CERTIFICATION

JAMES F. PORE, R.L.S. NO. 93, ARKANSAS

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

FILED FOR RECORD

At 2 o'clock PM.

MAR 20 1984

JOSEPHINE R. HEYLAND
Clark and Recorder
BENTON COUNTY AT

SW 1/4. SW 1/4 SEC. 16 T-21-N, R-31-W

MANCHESTER