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, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) 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 8 ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE MAY 18TH, 1965, DECLARATION AFORESAID, WHICH, 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 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. 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 CONVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 1,000 SQUARE FEET, EXCEPT ON LOTS MARKED Ⓖ MINIMUM SHALL BE 1,200 SQUARE FEET.

8. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY HAVE A FINISH FLOOR ELEVATION LOWER THAN TWO FEET ABOVE THE ELEVATION OF THE 100 YEAR FLOOD PLAIN AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOOD WATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.

9. 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.

10. 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.

11. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 1 DAY OF April, 1986.

COOPER COMMUNITIES, INC.

BY [signature]
PRESIDENT

ROADS AND DRAINAGE SYSTEMS IN RIGHTS-OF-WAY DEDICATED TO THE PUBLIC HAVE BEEN INSPECTED AND ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE COUNTY HIGHWAY DEPARTMENT.

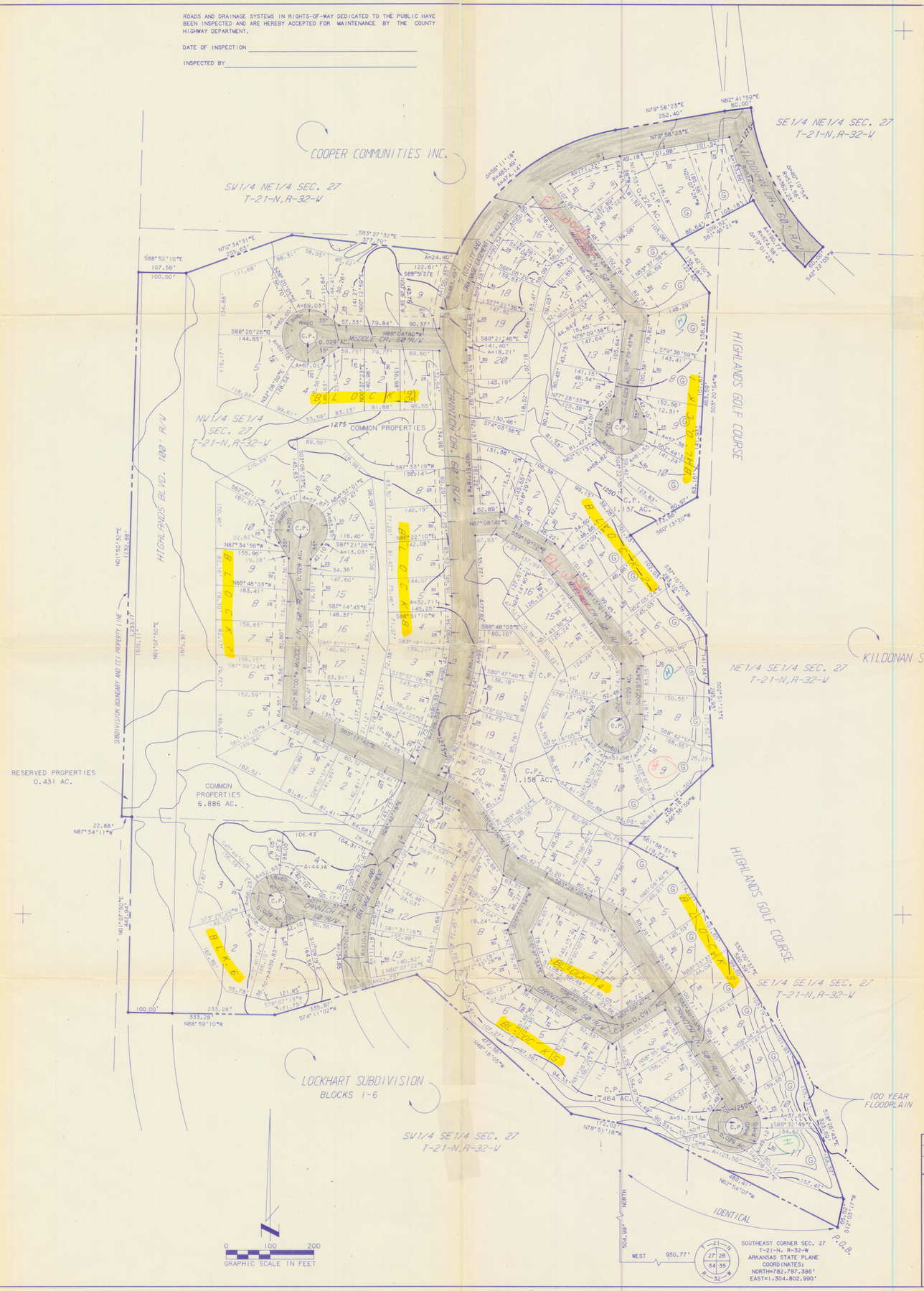
DATE OF INSPECTION _____

INSPECTED BY _____

LANDS DEDICATED FOR EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES ARE ACCEPTED FOR THE PUBLIC BY THE COUNTY OF BENTON. THIS CERTIFICATE IS NOT AN ACCEPTANCE OF THE RESPONSIBILITY TO OPEN ROADS WHICH ARE CONSTRUCTED IN RIGHTS-OF-WAY.

4/1/86
DATE

[signature]
COUNTY JUDGE



BLOCK 1					
LOT 1	0.381 AC.	LOT 12	0.295 AC.		
LOT 2	0.428 AC.	LOT 13	0.308 AC.		
LOT 3	0.318 AC.	LOT 14	0.232 AC.		
LOT 4	0.254 AC.	LOT 15	0.226 AC.		
LOT 5	0.334 AC.	LOT 16	0.227 AC.		
LOT 6	0.333 AC.	LOT 17	0.305 AC.		
LOT 7	0.373 AC.	LOT 18	0.269 AC.		
LOT 8	0.342 AC.	LOT 19	0.276 AC.		
LOT 9	0.372 AC.	LOT 20	0.333 AC.		
LOT 10	0.422 AC.	TOTAL	6.458 AC.		
LOT 11	0.282 AC.				
LOT 12	0.265 AC.	BLOCK 3			
LOT 13	0.236 AC.	LOT 1	0.295 AC.		
LOT 14	0.257 AC.	LOT 2	0.275 AC.		
LOT 15	0.235 AC.	LOT 3	0.269 AC.		
LOT 16	0.243 AC.	LOT 4	0.317 AC.		
LOT 17	0.240 AC.	LOT 5	0.340 AC.		
LOT 18	0.257 AC.	LOT 6	0.334 AC.		
LOT 19	0.266 AC.	LOT 7	0.330 AC.		
LOT 20	0.271 AC.	LOT 8	0.329 AC.		
LOT 21	0.306 AC.	LOT 9	0.329 AC.		
TOTAL	6.415 AC.	LOT 10	0.346 AC.		
		LOT 11	0.453 AC.		
BLOCK 2		TOTAL	3.617 AC.		
LOT 1	0.350 AC.				
LOT 2	0.305 AC.	BLOCK 4			
LOT 3	0.365 AC.	LOT 1	0.303 AC.		
LOT 4	0.344 AC.	LOT 2	0.298 AC.		
LOT 5	0.338 AC.	LOT 3	0.249 AC.		
LOT 6	0.378 AC.	TOTAL	0.850 AC.		
LOT 7	0.380 AC.				
LOT 8	0.357 AC.				
LOT 9	0.475 AC.				
LOT 10	0.419 AC.				
LOT 11	0.278 AC.				

BLOCK 5		BLOCK 6		BLOCK 7		BLOCK 8	
LOT 1	0.319 AC.	LOT 1	0.440 AC.	LOT 1	0.280 AC.	LOT 1	0.248 AC.
LOT 2	0.312 AC.	LOT 2	0.493 AC.	LOT 2	0.264 AC.	LOT 2	0.268 AC.
LOT 3	0.288 AC.	LOT 3	0.416 AC.	LOT 3	0.263 AC.	LOT 3	0.265 AC.
LOT 4	0.289 AC.	LOT 4	0.567 AC.	LOT 4	0.370 AC.	LOT 4	0.264 AC.
LOT 5	0.266 AC.	TOTAL	1.916 AC.	LOT 5	0.370 AC.	LOT 5	0.258 AC.
LOT 6	0.350 AC.			LOT 6	0.280 AC.	LOT 6	0.271 AC.
LOT 7	0.256 AC.			LOT 7	0.295 AC.	LOT 7	0.250 AC.
LOT 8	0.338 AC.			LOT 8	0.283 AC.	LOT 8	0.261 AC.
LOT 9	0.278 AC.			LOT 9	0.319 AC.	TOTAL	2.085 AC.
LOT 10	0.283 AC.			LOT 10	0.377 AC.		
LOT 11	0.392 AC.					BLOCK 9	
LOT 12	0.334 AC.					LOT 1	0.286 AC.
LOT 13	0.301 AC.					LOT 2	0.258 AC.
TOTAL	4.006 AC.					LOT 3	0.278 AC.
						LOT 4	0.352 AC.
						LOT 5	0.482 AC.
						LOT 6	0.524 AC.
						LOT 7	0.344 AC.
						LOT 8	0.280 AC.
						LOT 9	0.342 AC.
						TOTAL	3.146 AC.

TOTAL AREA

LOTTED AREA	34.015 AC.
RESERVED PROPERTIES	0.431 AC.
COMMON PROPERTIES	11.134 AC.
STREETS	13.389 AC.
TOTAL	58.969 AC.

LENGTH OF RECORDED STREETS

100 FOOT RIGHT-OF-WAY	1,676 LINEAL FEET ±
60 FOOT RIGHT-OF-WAY	2,793 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	4,124 LINEAL FEET ±
40 FOOT RIGHT-OF-WAY	1,047 LINEAL FEET ±

CANNICH SUBDIVISION
BLOCKS 1 - 9
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SE 1/4 (2.978 ACRES ±), IN THE SW 1/4 OF THE SE 1/4 (14.108 ACRES ±), IN THE NW1/4 OF THE SE1/4 (38.268 ACRES ±), IN THE NE 1/4 OF THE SE 1/4 (0.122 ACRES ±), IN THE SE 1/4 OF THE NE 1/4 (1.682 ACRES ±) AND IN THE SW 1/4 OF THE NE 1/4 (2.811 ACRES ±) OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 950.77 FEET WEST AND 504.99 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 27 (ARKANSAS STATE PLANE COORDINATES OF NORTH 782,787.386 FEET AND EAST 1,304,802.990 FEET), THENCE, N 62° 07' 17" W 483.41 FEET; THENCE, N 78° 51' 18" W 172.02 FEET; THENCE, N 48° 18' 05" W 472.36 FEET; THENCE, S 74° 11' 02" W 335.87 FEET; THENCE, N 88° 59' 10" W 333.28 FEET; THENCE, N 01° 07' 50" E 442.94 FEET; THENCE, N 87° 54' 11" W 22.88 FEET; THENCE, N 01° 50' 32" E 1232.88 FEET; THENCE, S 88° 52' 10" E 107.56 FEET; THENCE, N 70° 34' 31" E 255.63 FEET; THENCE, S 83° 27' 32" E 377.70 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 474.14 FEET, SAID CURVE HAVING A RADIUS OF 485.49 FEET AND A DELTA ANGLE OF 56° 11' 18"; THENCE, N 79° 58' 23" E 252.40 FEET; THENCE, N 82° 41' 59" E 60.00 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 362.23 FEET, SAID CURVE HAVING A RADIUS OF 514.58 FEET AND A DELTA ANGLE OF 40° 19' 54"; THENCE, S 42° 22' 05" W 60.00 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 190.77 FEET, SAID CURVE HAVING A RADIUS OF 574.58 FEET AND A DELTA ANGLE OF 19° 01' 23"; THENCE, S 61° 45' 21" W 209.62 FEET; THENCE, S 37° 42' 00" E 138.18 FEET; THENCE, S 03° 20' 54" W 463.59 FEET; THENCE, S 60° 13' 20" W 173.66 FEET; THENCE, S 37° 10' 20" E 283.10 FEET; THENCE, S 02° 51' 13" E 295.93 FEET THENCE, S 46° 38' 59" W 256.18 FEET; THENCE, S 61° 58' 51" E 119.72 FEET; THENCE, S 32° 00' 37" E 520.59 FEET; THENCE, S 18° 26' 43" E 323.69 FEET; THENCE, S 12° 03' 17" W 65.62 FEET TO THE POINT OF BEGINNING, CONTAINING 58.969 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 1st DAY OF APRIL, 1986 AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

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

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
93
SIGNATURE

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 1150 — 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 INFORMATION WITHOUT FIELD CONFIRMATION. CONTOUR INTERVAL FIVE FEET.
- Ⓖ — GOLF VIEW LOT, SEE NOTE 7.
- 100 YEAR FLOODPLAIN, SEE NOTE 8.

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY	DATE CHECKED	BY	DATE APPROVED

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JAMES F. GORE No 1222

RECORD PLAT

CANNICH SUBDIVISION

BLOCKS 1-9

BELLA VISTA VILLAGE, ARKANSAS

COOPER CONSULTANTS
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

SCALE:	1"=100'
DRAWN: WRS	DATE: 3/86
CHECKED: JDF	DATE: 3/86
APPROVED: JFG	DATE: 4/1/86
FILE NO:	2-116-SD
DWG NO:	2-116-(123)-2168
JOB NO:	FILED IN: GB
SHEET	1 OF 1

107 LOTS