

9-20-31

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 this Plat is filed for record and recorded subject to the following provisions:

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 here recorded in Record Book 373 at page 101, 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 filed for record on May 18th, 1965, aforesaid, and likewise the Declaration aforesaid shall control as to the Plat except only as to provisions herein contained.

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.

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.

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.

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.

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.

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.

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.

Owners shall comply with the provisions of Paragraph 16 of the protective covenants which covenants are Exhibit 1 of the Declaration aforesaid, to all areas indicated as protective screening areas upon the Plat.

Witness my hand and seal this 9th day of Feb, 1972

COOPER COMMUNITIES, INC. Vice President, Developer

Witness my hand and seal this 31 day of January, 1972

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



Table with columns for Block No., Lot No., and Acres. It lists lot details for Blocks 1, 2, 3, and 4, including lot numbers and their respective acreages.



Table titled 'LENGTH OF RECORDED STREETS' and 'TOTAL ACRES'. It lists street widths (40' R/W, 60' R/W) and their corresponding linear feet, along with a breakdown of total acres for lot area, common property, reserved property, street area, and total boundary.

LEGEND: SUBDIVISION BOUNDARY, LAND LINES OF SECTIONS, BUILDING SETBACK LINE, MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE, CONTOUR LINES: THESE LINES SHOW THE GENERAL SHAPE OF THE LAND AS DETERMINED FROM AERIAL PHOTOGRAPHY...

A parcel of land lying in the SW 1/4, SE 1/4, 142.21 AC.; in the NW 1/4, SE 1/4, 137.82 AC.; in the SW 1/4, NE 1/4, 134.92 AC.; in the SE 1/4, SE 1/4, 140.36 AC.; and in the NE 1/4, SE 1/4, 120.05 AC. of Section 9, T-20-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

RECORD PLAT CARDIGAN SUBDIVISION BLOCKS 1-4 INCLUSIVE. Includes the State of Arkansas seal, a revision table, and the name of Cooper Communities, Inc. Engineering & Planning Division.

TRACT NO. 180: CARDIGAN S/D Blks. 1 to 4, incl.