

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

COOPER COMMUNITIES, INC., HERINAFTER 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 17TH DAY OF MAY, 1945, THE DEVELOPER, JOINED BY BELLA VISTA COUNTRY CLUB, A NONPROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION, WHICH DECLARATION IS RECORDED IN RECORD BOOK 313 AT PAGE 8 ET SEQ. THE LAND REFLECTED UPON THE PLAT WILL BE BROUGHT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID PURSUANT TO SECTION 2, ARTICLE II, OF THE DECLARATION BY A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS TO BE FILED AT A LATER DATE, AND AT SUCH TIME WHEN THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS IS EXECUTED AND FILED FOR RECORD IT SHALL AUTOMATICALLY HAVE THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1945, AND AT SUCH TIME AS THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS IS FILED FOR RECORD THE DECLARATION FILED FOR RECORD ON MAY 18, 1945, AFORESAID WILL IN ITS ENTIRETY BY REFERENCE BE MADE A PART OF THIS PLAT AND THE PROVISIONS OF THE DECLARATION SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO THE 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 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. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE ORDINARY HIGH WATER MARK WHICH IS A PERMANENT ELEVATION 1120 M.G.L. ± 0.5' AS DETERMINED FROM BENCH MARK 1318, C.W.A. 1934 (U.S.G.S.).

8. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LAND BETWEEN THE FLOOD LINE AS REFLECTED UPON THE PLAT AND THE LAKE SHORE PROPERTY LINE WITHOUT CONSENT IN WRITING OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE, THE FLOOD LINE REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.

9. 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 600 SQUARE FEET, EXCEPT LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 800 SQUARE FEET.

10. 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.

11. 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 _____, 197____

COOPER COMMUNITIES, INC.
BY _____
VICE 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 8th DAY OF MAY, 1973

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

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION, FORMERLY BELLA VISTA COUNTRY CLUB, WHEN CALLED UPON BY DEVELOPER, SHALL EXECUTE THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS REFERRED TO IN PLAT NOTE NUMBER 1.

DATED THIS _____ DAY OF _____, 197____

ATTEST: (L.S.) _____

RELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION
BY JOHN RIORDAN, President

CLAYTON N. LITTLE, Secretary

LEGEND:

- BOUNDARY OF SUBDIVISION
- - - LAND LINES OF SECTIONS
- - - BUILDING SETBACK LINE
- - - UTILITY AND DRAINAGE EASEMENT
- - - MOUNTAINOUS LOT WITH SLOPES EXCEEDING 15% AND AREA EXCEEDING ONE ACRE
- (M) --- 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.

LENGTH OF RECORDED STREETS

40' R/W 9230' Linear Feet
60' R/W 1755' Linear Feet

TOTAL AREAS

Lotted Area 51,6561 Acres
Common Properties 26,5505 Acres
Street Area 10,8161 Acres
Reserved Properties 4,7516 Acres
Total Boundary 93,7546 Acres

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 11222
JAMES F. GORE
DATE 5/7/73
152 LOTS

RECORD PLAT

CARRICK SUBDIVISION
BLOCKS 1-B INCLUSIVE

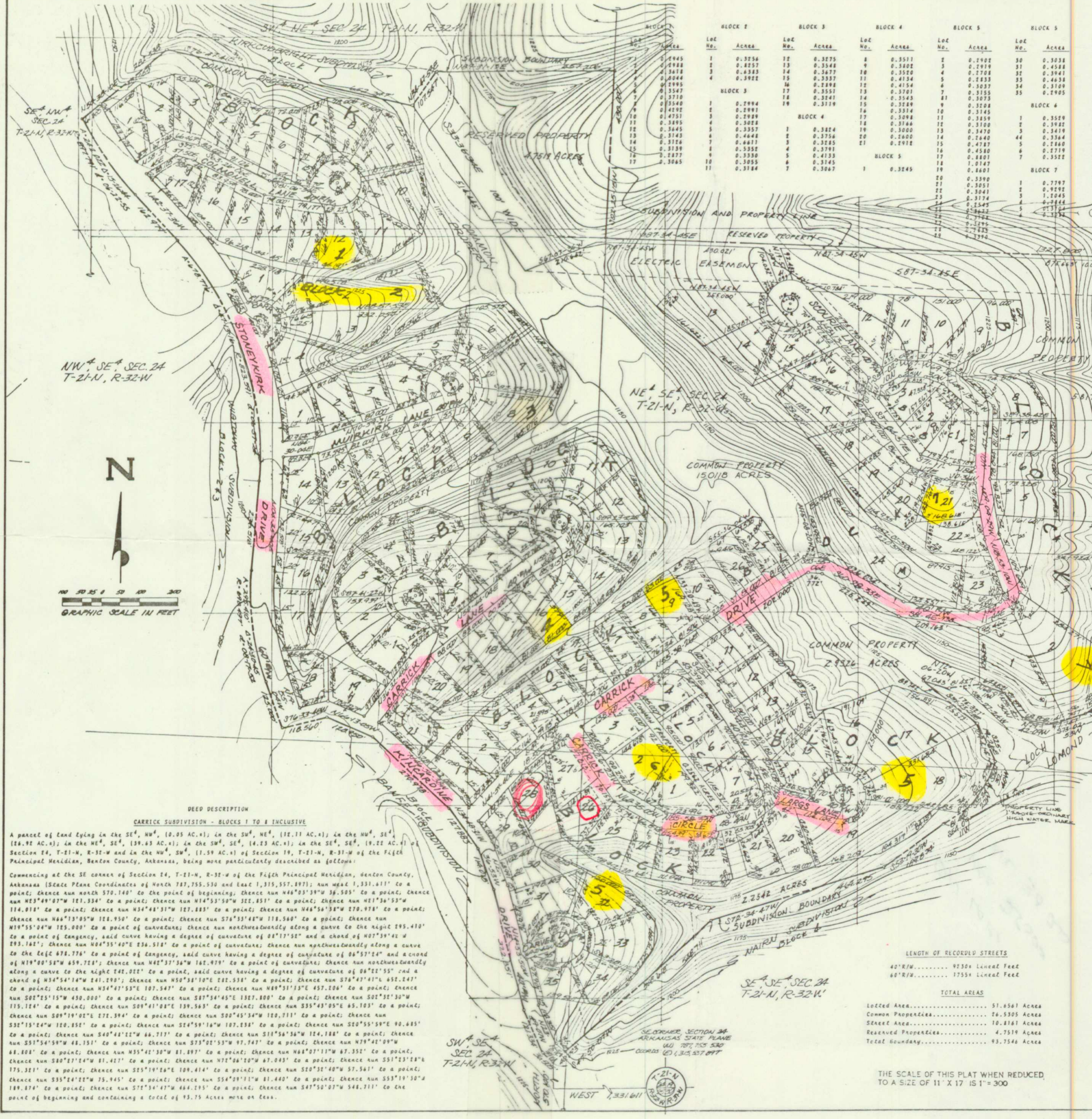
COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

DATE	BY	DESCRIPTION

DRAWN TA
DATE: ___/___/73

CHECKED: ___/___/73
DATE: ___/___/73

DATE: 5/7/73
JOB NO. 210-06
SCALE: 1" = 110'



DEED DESCRIPTION

CARRICK SUBDIVISION - BLOCKS 1 TO 8 INCLUSIVE

A parcel of land lying in the SE 1/4, NW 1/4, [0.05 AC.]; in the SW 1/4, NE 1/4, [12.11 AC.]; in the NW 1/4, SE 1/4, [26.92 AC.]; in the NE 1/4, SE 1/4, [39.63 AC.]; in the SW 1/4, SE 1/4, [4.23 AC.]; in the SE 1/4, SE 1/4, [9.22 AC.]; of Section 14, T-21-N, R-32-W and in the NW 1/4, SW 1/4, [1.59 AC.]; of Section 19, T-21-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

Commencing at the SE corner of Section 14, T-21-N, R-32-W of the Fifth Principal Meridian, Benton County, Arkansas (State Plane Coordinates of North 717,755.530 and East 1,315,557.897); run west 1,331.811' to a point; thence run north 570.140' to the point of beginning; thence run N46°03'39"W 38.505' to a point; thence run N63°49'07"W 121.334' to a point; thence run N14°53'50"W 312.851' to a point; thence run N51°36'53"W 114.818' to a point; thence run N34°48'31"W 127.883' to a point; thence run N46°58'34"W 170.978' to a point; thence run N68°13'05"W 128.950' to a point; thence run S78°33'48"W 118.560' to a point; thence run N19°55'04"W 125.000' to a point of curvature; thence run northwesterly along a curve to the right 295.410' to a point of tangency, said curve having a degree of curvature of 28°17'52" and a chord of N07°59'42" W 293.162'; thence run N04°34'40"E 236.518' to a point of curvature; thence run northwesterly along a curve to the left 678.776' to a point of tangency, said curve having a degree of curvature of 26°57'24" and a chord of N19°00'51"W 659.718'; thence run N42°37'36"W 167.979' to a point of curvature; thence run northwesterly along a curve to the right 747.012' to a point; thence run northwesterly along a curve to the left 722.555' and a chord of N34°54'14"W 141.290'; thence run N50°31'10"E 121.531' to a point; thence run S78°47'11"W 652.247' to a point; thence run N54°41'55"E 107.949' to a point; thence run N69°51'13"E 457.166' to a point; thence run S02°31'30"W 115.124' to a point; thence run S09°41'08"E 139.563' to a point; thence run S35°43'09"E 65.103' to a point; thence run S09°19'02"E 171.394' to a point; thence run S00°45'34"W 120.711' to a point; thence run S32°15'14"W 120.552' to a point; thence run S14°59'18"W 107.238' to a point; thence run S10°55'59"E 90.685' to a point; thence run S47°41'21"W 66.711' to a point; thence run S11°56'36"W 126.181' to a point; thence run S31°54'59"W 18.151' to a point; thence run S73°32'15"W 97.747' to a point; thence run N78°42'09"W 61.898' to a point; thence run N35°41'38"W 81.897' to a point; thence run N48°07'11"W 87.352' to a point; thence run S10°21'18"W 11.421' to a point; thence run N71°36'10"W 67.043' to a point; thence run S31°23'24"E 175.321' to a point; thence run S15°11'16"E 109.814' to a point; thence run S10°32'48"W 57.561' to a point; thence run S35°24'22"W 75.945' to a point; thence run S54°09'11"W 81.440' to a point; thence run S33°19'30"W 189.874' to a point; thence run S72°34'17"E 64.195' to a point; thence run S41°50'07"W 546.711' to the point of beginning and containing a total of 93.75 Acres more or less.

