K-170

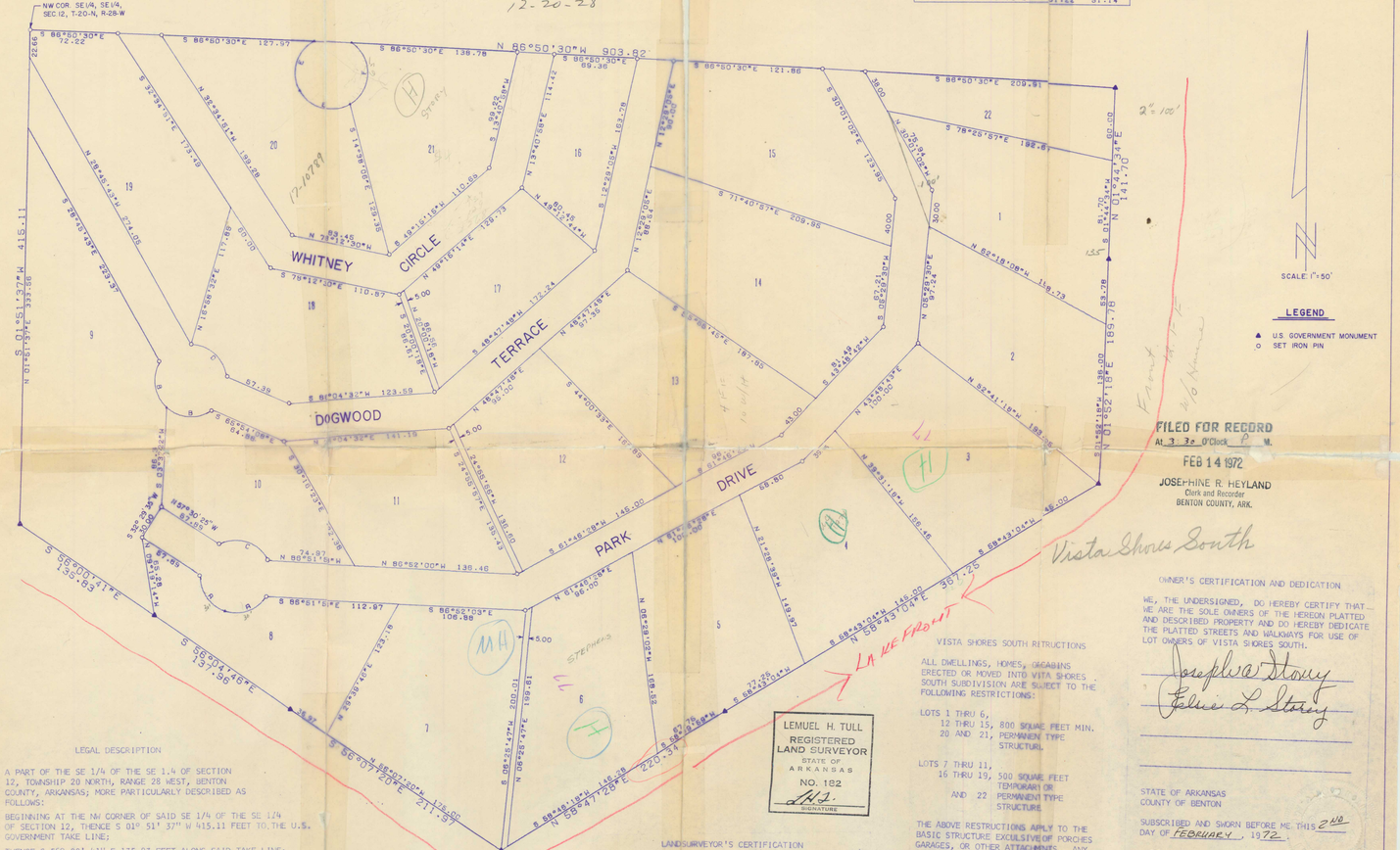
VISTA SHORES SOUTH

BENTON COUNTY, ARKANSAS

12-20-28

Lakefront

CURVE DATA					
ID	RADIUS	DELTA	ARC LGT	CHORD	
A	30.00	74°40'44"	39.10	36.39	
B	30.00	78°34'10"	41.14	37.99	
C	30.00	90°38'32"	47.46	42.66	
D	30.00	82°51'30"	43.39	39.70	
E	30.01	91°34'29"	47.97	43.02	
F	30.01	116°52'21"	61.22	51.14	



FILED FOR RECORD
At 3:30 O'Clock P. M.
FEB 14 1972
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

Vista Shores South

LEGAL DESCRIPTION

A PART OF THE SE 1/4 OF THE SE 1.4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 12, THENCE S 01° 51' 37" W 415.11 FEET TO THE U.S. GOVERNMENT TAKE LINE;

THENCE S 56° 00' 41" E 135.83 FEET ALONG SAID TAKE LINE;
THENCE S 56° 04' 46" E 137.96 FEET ALONG SAID TAKE LINE;
THENCE S 56° 07' 20" E 211.97 FEET ALONG SAID TAKE LINE;
THENCE N 58° 47' 28" E 220.34 FEET ALONG SAID TAKE LINE;
THENCE N 58° 43' 04" E 367.25 FEET ALONG SAID TAKE LINE;
THENCE N 01° 52' 18" E 189.78 FEET ALONG SAID TAKE LINE;
THENCE N 01° 44' 34" E 141.70 FEET ALONG SAID TAKE LINE;
THENCE N 86° 50' 30" W 903.82 FEET TO THE POINT OF BEGINNING, CONTAINING 10.72 ACRES, MORE OR LESS.

LEMUEL H. TULL
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 182
LHT.
SIGNATURE

LANDSURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 1st DAY OF Feb, 1972, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Lemuel H. Tull
LEMUEL H. TULL LAND SURVEYOR #182

VISTA SHORES SOUTH RITRUCTIONS

ALL DWELLINGS, HOMES, OR CABINS ERECTED OR MOVED INTO VISTA SHORES SOUTH SUBDIVISION ARE SUBJECT TO THE FOLLOWING RESTRICTIONS:

LOTS 1 THRU 6,
12 THRU 15, 800 SQUARE FEET MIN.
20 AND 21, PERMANEN TYPE STRUCTURL

LOTS 7 THRU 11,
16 THRU 19, 500 SQUARE FEET TEMPORARY OR
AND 22 PERMANENT TYPE STRUCTURE

THE ABOVE RESTRUCTIONS APLY TO THE BASIC STRUCTURE EXCULSIVE OF PORCHES GARAGES, OR OTHER ATTACHMENTS. ANY DEVIATIONS WILL BE BY WRITTEN AUTHORIZATION OF THE DEVELOPER, ONLY.

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED AND DESCRIBED PROPERTY AND DO HEREBY DEDICATE THE PLATTED STREETS AND WALKWAYS FOR USE OF LOT OWNERS OF VISTA SHORES SOUTH.

Josephine Storey
Felice L. Storey

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 2nd DAY OF FEBRUARY, 1972.

Joe B. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES July 18, 1974.

K-170

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FILED FOR RECORD
At 1:45 O'clock P M
APR 1 1994
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

AMENDMENT TO RESTRICTIONS FOR
VISTA SHORES AND
VISTA SHORES SOUTH SUBDIVISIONS

We, the owners and developers of the following described lots located in Vista Shores and Vista Shores South, a part of Block 3, Deepwater Subdivision Annex, and part of the SE 1/4 of the SE 1/4 of Section 12, Township 20 North, Range 28 West, Benton County, Arkansas:

Vista Shores:

Block 1, lots 15 and 16
Block 2, lots 1,2,3,4,5,6,7,9,10,11,12,13,14,15,and 16,
Block 3, lots 2,3,4,5,6,7,8,9,11,12,13,14,15,16,17,18,
19,20,21,22,23,24,25,26,27,28,29,and 30,

Vista Shores South:

Lots 9,10,11,12,16,17,18,and 19

Amend the Restrictions on these lots as they may presently appear on the land records of Benton County, Arkansas.

The amendments are as follows:

First Item, all dwellings, homes, or cabins erected on the following identified lots of Vista Shores and\or Vista Shores South subdivision are subject to the following restrictions:

Vista Shores, Block 2 - Lots 1,2,9,and 10
Vista Shores, Block 3 - Lots 11,12,26,and 27
Vista Shores South - Lot 12

Structures erected on these lots shall have a minimum interior floorspace of 800 square feet and shall be of permanent construction.

Vista Shores, Block 2 - Lots 3,4,11,15, and 16
Vista Shores, Block 3 - Lots 2,3,4,5,6,7,8, and 9

Structures erected on these lots shall have a minimum interior floorspace of 650 square feet and shall be of permanent construction.

Mail to. Suzanne Ellington
9349 Grimes Drive
Rogers, Arkansas 72756

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Vista Shores, Block 1 - Lots 15 and 16
Vista Shores, Block 2 - Lots 5,6,7,12,13, and 14
Vista Shores, Block 3 - Lots 13 - 25,28,29, and 30
Vista Shores South - Lots 9,10,11,16,17,18, and 19

Structures erected on these lots shall have a minimum interior floorspace of 500 square feet and shall be of permanent construction.

The above restrictions of floorspace apply to the basic structure exclusive of porches, garages, or other attachments.

Second Item, there shall not be trailers or mobile homes on lots to be used as a dwelling, home, or cabin.

Third Item, all restrictions originally placed on any lots not mentioned in the first two items of the Amendment, as they now appear in the land records of Benton County, shall remain in force and in effect.

Fourth Item, any variances or deviations from the restrictions imposed upon the lots owned by the owners and developers, jointly or severally, whether imposed by restrictions presently existing in the land records of Benton County or whether imposed by these Amendments shall be obtained only with the written consent of Vista Shores Development Committee.

The Vista Shores Development Committee shall be a non-profit association composed of three members who initially shall be Robert J. Storey, Linda D. Hall-Meier, and Suzanne K. Ellington. Each of the members is entitled to one vote and any variance or deviation must be agreed to by all members. Robert J. Storey may be succeeded by Gladys S. Storey, Linda D. Hall-Meier may be succeeded by David L. Meier, and Suzanne K. Ellington may be succeeded by Ronnie Ellington. Otherwise, each member or legal representative of such member may designate his or her successor to the committee and such successor shall be entitled to one vote.

Robert J. Storey

Gladys S. Storey

Linda D. Hall-Meier

David L. Meier

Suzanne K. Ellington

Ronnie Ellington

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF BENTON

On this the 1st day of April, 1994, before me, a Notary Public within and for the state and county aforesaid, duly commissioned and acting, personally appeared Robert J. Storey, Gladys S. Storey, Linda D. Hall-Meier, David L. Meier, Suzanne K. Ellington, and Ronnie Ellington, to me well known who stated upon oath that they had executed the above and forgoing instrument for the considerations set forth therein.

KRISTINA ALLEN
COMM. EXP.
NOTARY
PUBLIC
DEC. 20, 2003
BENTON COUNTY, ARKANSAS

Kristina Allen
Notary Public

My commission expires: 12-20-2003