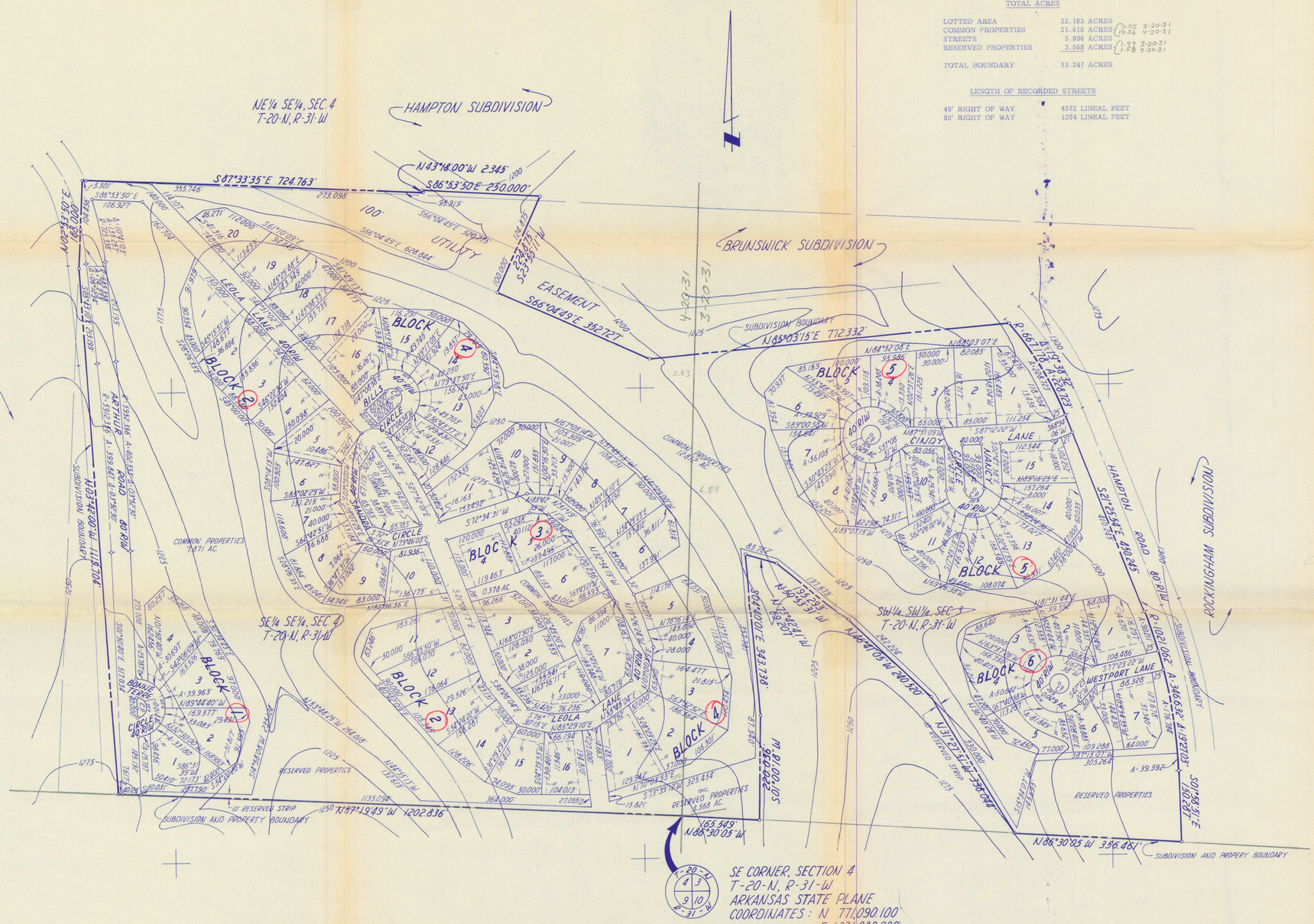

TOTAL ACRES

LOTTED AREA	22.163 ACRES	
COMMON PROPERTIES	21.610 ACRES	7.05 3-20-31; 14.56 4-20-31
STREETS	5.906 ACRES	
RESERVED PROPERTIES	3.568 ACRES	1.29 3-20-31; 1.28 4-20-31
TOTAL BOUNDARY	53.247 ACRES	

LENGTH OF RECORDED STREETS

40' RIGHT OF WAY	4572 LINEAL FEET
80' RIGHT OF WAY	1204 LINEAL FEET

LEGEND:

- SUBDIVISION BOUNDARY LINE
- CENTERLINE OF STREET
- LAND LINE OF SECTIONS
- BUILDING SETBACK LINE

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 TWENTY-FIVE (25) FEET.

1250

BLOCK 1

LOT NO.	ACRES
1	0.287
2	0.367
3	0.394
4	0.430
TOTAL	1.478

BLOCK 2

LOT NO.	ACRES
1	0.356
2	0.318
3	0.323
4	0.283
5	0.340
6	0.269
7	0.303
8	0.342
9	0.282
10	0.282
11	0.402
12	0.369
13	0.330
14	0.327
15	0.285
16	0.272
TOTAL	5.043

BLOCK 3

LOT NO.	ACRES
1	0.320
2	0.251
3	0.292
4	0.313
5	0.274
6	0.307
7	0.421
TOTAL	2.178

BLOCK 4

LOT NO.	ACRES
1	0.351
2	0.419
3	0.388
4	0.308
5	0.298
6	0.315
7	0.288
8	0.278
9	0.287
10	0.303
11	0.349
12	0.282
13	0.326
14	0.305
15	0.336
16	0.352
17	0.299
18	0.308
19	0.269
20	0.277
TOTAL	6.396

BLOCK 5

LOT NO.	ACRES
1	0.326
2	0.320
3	0.329
4	0.286
5	0.298
6	0.365
7	0.328
8	0.295
9	0.292
10	0.309
11	0.340
12	0.342
13	0.353
14	0.368
15	0.298
TOTAL	4.850

BLOCK 6

LOT NO.	ACRES
1	0.315
2	0.274
3	0.347
4	0.356
5	0.335
6	0.294
7	0.297
TOTAL	2.218

FROM Parcel 18-8416 18-8413

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, 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 AND BELLA VISTA COUNTRY CLUB, 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 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 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 AND AS DESIGNATED OTHERWISE UPON THIS PLAT OR THE PLAT 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 COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID. NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 800 SQUARE FEET.
8. 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.
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.

DATED THIS 9 DAY OF May, 1977.

COOPER COMMUNITIES, INC.

BY John A. Cooper Jr. /s/
~~SEC.~~ PRESIDENT, DEVELOPER

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (6.128 ACRES +), IN THE SE 1/4 OF THE SE 1/4 (35.193 ACRES +) OF SECTION 4 AND IN THE SW 1/4 OF THE SW 1/4 (17.926 ACRES +) OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4 (ARKANSAS STATE PLANE COORDINATES OF NORTH 771,090.100 FEET AND EAST 1,331,080.900 FEET) THENCE N 87° 19' 49" W 1202.836 FEET; THENCE N 03° 42' 00" W 1118.704 FEET; THENCE N 02° 53' 50" E 188.000 FEET; THENCE S 87° 33' 35" E 724.763 FEET; THENCE N 43° 18' 00" W 234.745 FEET; THENCE S 86° 53' 50" E 250.000 FEET; THENCE S 23° 55' 11" W 254.975 FEET; THENCE S 86° 04' 49" E 352.727 FEET; THENCE N 85° 03' 15" E 772.332 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 228.723 FEET, SAID CURVE HAVING A RADIUS OF 521.179 FEET AND A DELTA ANGLE OF 25° 08' 32", THENCE S 21° 25' 54" E 432.15 FEET; THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 346.832 FEET, SAID CURVE HAVING A RADIUS OF 1021.062 FEET AND A DELTA ANGLE OF 19° 27' 03"; THENCE S 01° 58' 51" E 150.287 FEET; THENCE N 88° 30' 05" W 356.461 FEET; THENCE N 31° 27' 51" W 338.044 FEET; THENCE N 48° 41' 05" W 240.529 FEET; THENCE N 80° 53' 31" W 195.293 FEET; THENCE N 73° 42' 41" W 69.207 FEET; THENCE S 04° 40' 01" E 343.738 FEET; THENCE S 01° 00' 18" W 220.038 FEET; THENCE N 88° 30' 05" W 165.549 FEET TO THE POINT OF BEGINNING CONTAINING 53.247 ACRES, MORE OR LESS.

U-26

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 29th DAY OF APRIL, 1977.

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

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

U-26 Book Page 512-276 Easy

FILED FOR RECORD
AT 8:30 O'Clock A.M.
MAY 10 1977
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

S/D 6
15.00 Ft
.216 Ac. Common Prop.
3.5 AC Reserve Prop

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

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	CHECKED BY DATE	APPROVED BY DATE
			RECORD PLAT	SCALE: 1" = 100'	
			WESTPORT SUBDIVISION BLOCKS 1 THRU 6 INCLUSIVE BELLA VISTA VILLAGE, ARKANSAS	DRAWN: JH	DATE: 4/77
				TRACED:	DATE:
				CHECKED: JH	DATE: 4/77
				APPROVED: JH	DATE: 4/77
			COOPER COMMUNITIES, INC. PLANNING & ENGINEERING DIV. - LOT PRODUCTION BELLA VISTA VILLAGE, ARKANSAS	DWG. NO.: 2-116-(12)-1966	
				FILE: 2-116-50	
				SHEET 1 OF 1	

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 1282
JAMES F. GORE

APPROVED: [signature]
DATE: 4-29-77