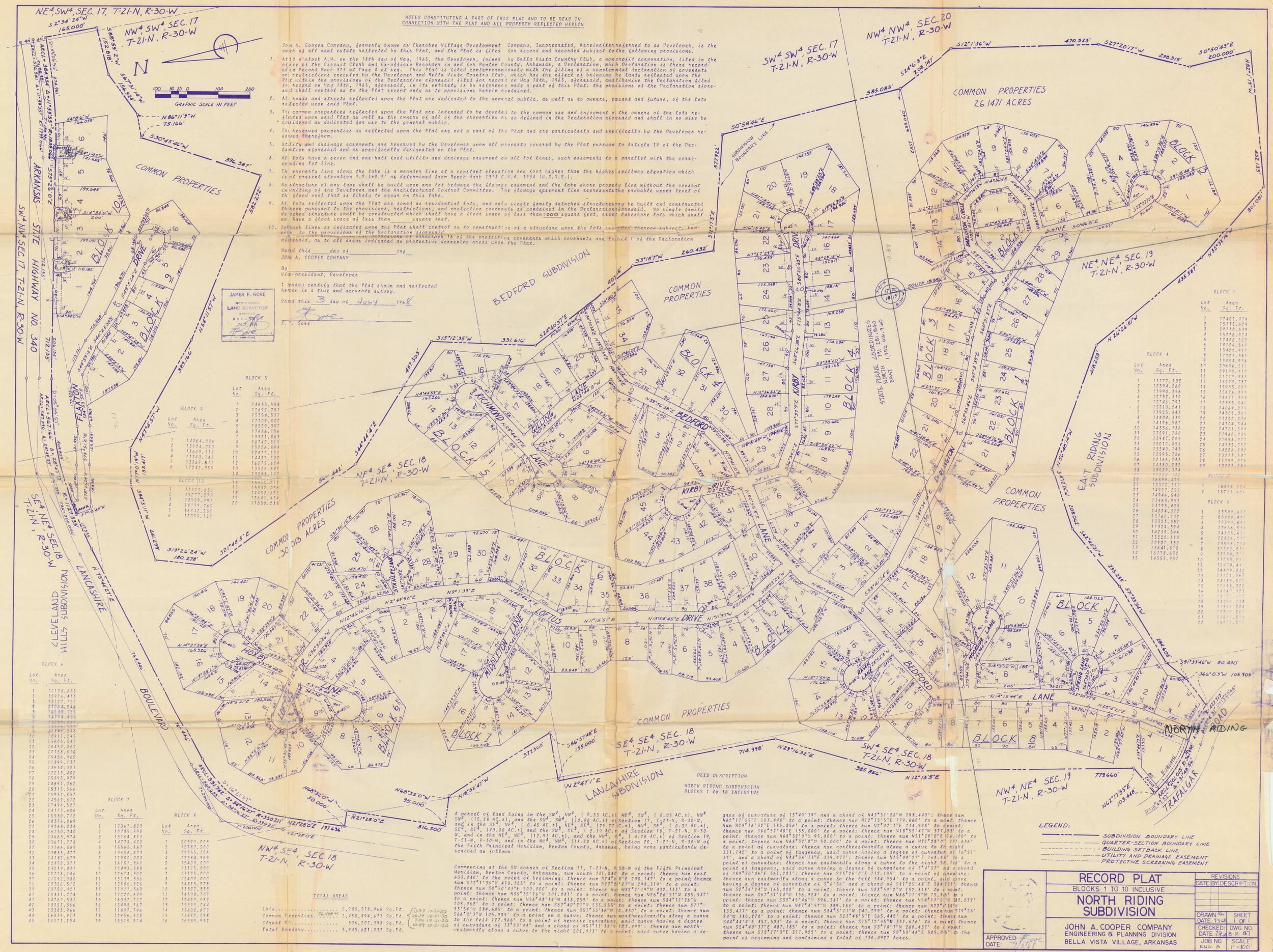

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED HEREON

John A. Cooper Company, formerly known as Cherokee Village Development Company, Incorporated, 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 o'clock A.M. on the 18th day of May, 1965, 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 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 of 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 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 and as specifically designated on the Plat.
6. All lots have a seven and one-half foot utility and drainage easement on all lot lines, such easements to run 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 highest spillway elevation which is at present elevation "U.S.L±0.5' as determined from Bench Mark 1318 C.&.A. 1934 [U.S.G.S.].
8. No structure of any type shall be built upon any lot between the flowage easement and the lake shore property line without the consent in writing of the Developer and the Architectural Control Committee. The flowage easement line represents the probable upper level of the flood wool that is likely to occur on this lake.
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 1000 square feet, except lakeshore lots which shall not have a floor space of less than _____ 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. Screening areas are as indicated on the Plat pursuant to 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 _____, 196__
JOHN A. COOPER COMPANY

By _____
Vice-president, Developer

I hereby certify that the Plat shown and reflected hereon is a true and accurate survey.

Dated this 3 day of July 1968

J. F. Gore

BLOCK 1

Lot No.	Area Sq. Ft.
1	17401.074
2	15115.629
3	20770.539
4	15776.924
5	17406.527
6	18176.561
7	15420.011
8	17005.385
9	13404.936
10	20496.010
11	28198.010
12	21219.885
13	18273.787
14	15935.021
15	15676.969
16	14671.354
17	12395.640
18	14068.275
19	14301.507
20	13222.116
21	14304.544
22	14701.769
23	17960.736
24	11858.071
25	14135.707
26	14226.785
27	13015.547
28	11059.476
29	13903.260

BLOCK 2

Lot No.	Area Sq. Ft.
1	18318.103
2	18713.424

BLOCK 3

Lot No.	Area Sq. Ft.
1	23300.673
2	20271.619
3	15591.681
4	17656.594
5	14305.471
6	13276.000
7	13556.793
8	15597.811
9	13934.711
10	13768.244
11	12479.41
12	14800.840
13	13121.367
14	13183.571
15	12495.570
16	13547.903
17	14175.[illegible]
18	14370.254
19	15591.214
20	15770.267
21	15771.514
22	15771.514

BLOCK 4

Lot No.	Area Sq. Ft.
1	11777.198
2	12594.060
3	17990.556
4	12752.310
5	12746.793
6	15510.241
7	13925.843
8	14404.330
9	14196.567
10	14336.166
11	17291.780
12	13987.205
13	15017.858
14	13349.143
15	12595.786
16	12166.743
17	13350.030
18	18029.374
19	14350.232
20	16899.479
21	13372.317
22	14907.052
23	14945.540
24	13463.951
25	13793.409
26	14074.372
27	13760.732
28	13321.351
29	17324.594
30	14239.546
31	15520.513
32	20901.130
33	13641.818
34	15178.635
35	14555.937

BLOCK 5

Lot No.	Area Sq. Ft.
1	14653.558
2	12692.791
3	15354.537
4	17179.692
5	18529.397
6	17626.156
7	13321.863
8	15726.610
9	15026.894
10	12477.111
11	14487.503
12	16075.624
13	13506.681
14	13048.197
15	15332.056
16	14452.652
17	17641.434
18	17030.213

BLOCK 6

Lot No.	Area Sq. Ft.
1	10178.675
2	12916.413
3	13127.152
4	21064.246
5	16105.125
6	14773.455
7	15986.597
8	16149.528
9	15350.211
10	10917.245
11	15605.545
12	16454.562
13	17158.610
14	15456.960
15	11899.137
16	14634.301
17	17215.482
18	15895.979
19	14691.062
20	15315.566
21	15957.857
22	14569.612
23	17494.507
24	14173.606
25	15530.712
26	18376.069
27	19268.084
28	16750.740
29	14663.974
30	13671.778
31	13366.865
32	13685.477
33	14187.679
34	12852.371
35	13219.031
36	15771.146
37	11092.380
38	13326.512
39	13750.421
40	15481.774
41	14767.531
42	13021.366
43	13383.966
44	16319.914
45	14071.154

BLOCK 7

Lot No.	Area Sq. Ft.
1	17367.823
2	10785.498
3	13164.813
4	14778.420
5	15560.167
6	13656.473
7	11900.000
8	16151.861
9	12493.588
10	12614.502
11	13139.386
12	12586.326
13	11011.363
14	12221.458
15	16337.722
16	15498.167
17	11897.746
18	12954.528
19	15515.574

BLOCK 8

Lot No.	Area Sq. Ft.
1	20390.003
2	12787.500
3	12755.726
4	12384.969
5	12400.000
6	13175.000
7	13155.000
8	12400.000
9	14815.578
10	13327.933
11	14555.725
12	12419.082
13	15599.044
14	15602.677
15	13485.098
16	14339.932

BLOCK 9

Lot No.	Area Sq. Ft.
1	14064.036
2	13124.013
3	13689.118
4	11340.543
5	13869.613
6	17240.359

BLOCK 10

Lot No.	Area Sq. Ft.
1	17815.636
2	15475.207
3	18059.091
4	18759.765
5	16242.237
6	17350.127

TOTAL AREAS

Lots	2,980,518.966 Sq.Ft.
Common Properties 26.1471 ac	2,458,894.673 Sq.Ft.
Street R/W	506,207.398 Sq.Ft.
Total Boundary	5,945,621.037 Sq.Ft.

11-97 17-21-30
26-34 18-21-30
7-54 19-21-30
10-84 20-21-30

DEED DESCRIPTION

NORTH RIDING SUBDIVISION
BLOCKS 1 TO 10 INCLUSIVE

A parcel of land lying in the SW¼, NW¼, (0.53 AC.±) NE¼, SW¼, (0.03 AC.±), NW¼ SW¼, (12.28 AC.±), and the SW¼, SW¼, (10.00 AC.±) of Section 17, T-21-N, R-30-W, and in the SE¼, NE¼, (0.45 AC.±), NE¼, SE¼, (29.77 AC.±), NW¼, SE¼, (0.31 AC.±), SE¼, SE¼, (40.00 AC.±) and the SW¼, SE¼, (2.19 AC.±) of Section 18, T-21-N, R-30-W, and in the NE¼, NE¼, (17.91 AC.±), and the NW¼, NW¼, (40.76 AC.±) of Section 19, T-21-N, R-30-W, and in the NW¼, NW¼, (18.28 AC.±) of Section 20, T-21-N, R-30-W of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

Commencing at the SW corner of Section 17, T-21-N, R-30-W of the Fifth Principal Meridian, Benton County, Arkansas; thence run south 181.84' to a point; thence run east 633.040' to the point of beginning; thence run S24°6'8"E 208.147' to a point; thence run S12°1'36"W 470.323' to a point; thence run S27°20'17"W 298.319' to a point; thence run S0°50'43"E 200.000' to a point; thence run N88°17'19"W 432.133' to a point; thence run N35°32'16"W 301.081' to a point; thence run N26°26'51"W 435.587' to a point; thence run N56°48'14"W 418.259' to a point; thence run S84°12'26"W 208.062' to a point; thence run S62°40'21"W 235.255' to a point; thence run S71° 33'54"W 284.605' to a point; thence run S51°33'46"W 10.430' to a point; thence run S66°0'3"W 105.905' to a point on a curve; thence run northwestwardly along a curve to the left 127.966' to a point of reverse curvature, said curve having a degree of curvature of 13°23'44" and a chord of N51°11'38"W 127.490'; thence run northwestwardly along a curve to the right 201.013' to a point; said curve having a degree of curvature of 15°49'39" and a chord of N43°51'26"W 198.440'; thence run N62°17'55"E 103.448' to a point; thence run N12°13'5"E 779.660' to a point; thence run N29°16'32"E 385.856' to a point; thence run N2°47'1"E 714.998' to a point; thence run S86°57'48"E 561.48'; thence run N14°52'47"W 377.303' to a point; thence run N68°32'0"W 95.000' to a point; thence run N21°28'0"E 316.300' to a point; thence run N68°32'0"W 50.000' to a point; thence run N21°28'0" 197.636' to a point of curvature; thence run northeastwardly along a curve to the right 331.742' to a point of tangency, said curve having a degree of curvature of 16°21' 37", and a chord of N48°36'13"E 319.477'; thence run N75°44'27"E 764.44' to a point of curvature; thence run eastwardly along a curve to the right 56.146' to a point of tangency, said curve having a degree of curvature of 5°4'57" and a chord of S89°50'46"E 56.121'; thence run S75°26'29"E 712.135' to a point of curvature; thence run eastwardly along a curve to the left 384.954' to a point, said curve having a degree of curvature of 3°6'56" and a chord of S81°25'48"E 384.251'; thence run S2°34'24"W 165.000' to a point; thence run S88°59'2"W 152.818' to a point; thence run S67°31'14"W 156.924' to a point; thence run N84°11'07"W 75.166' to a point; thence run S30°45'46"W 396.387' to a point; thence run N54°11'5"W 582.272' to a point; thence run N47°4'57"W 389.166' to a point; thence run N77°6'19"W 133.417' to a point; thence run S84°3'11"W 241.299' to a point; thence run S19°26' 24"W 180.278' to a point; thence run S21°45'5"E 565.442' to a point; thence run S44°44'4"E 457.503' to a point; thence run S15°12'35"W 331.616' to a point; thence run S24°40'37"E 407.185' to a point; thence run S3°18'7"W 260.432' to a point; thence run S72°17'35"E 377.922' to a point; thence run S0°58'46"E 585.085' to the point of beginning and containing a total of 136.4927 Acres.

LEGEND:

- SUBDIVISION BOUNDARY LINE
- QUARTER-SECTION BOUNDARY LINE
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- PROTECTIVE SCREENING EASEMENT

RECORD PLAT

BLOCKS 1 TO 10 INCLUSIVE

NORTH RIDING SUBDIVISION

JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

APPROVED: J. F. Gore
DATE: 7/5/68

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: Bhu	SHEET: 1 OF 1
DATE: 1-3-68	
CHECKED: J.F.G.	DWG. NO. B-R-87
DATE: 7-8-68	
JOB NO. ENG.-B	SCALE: 1" = 100'