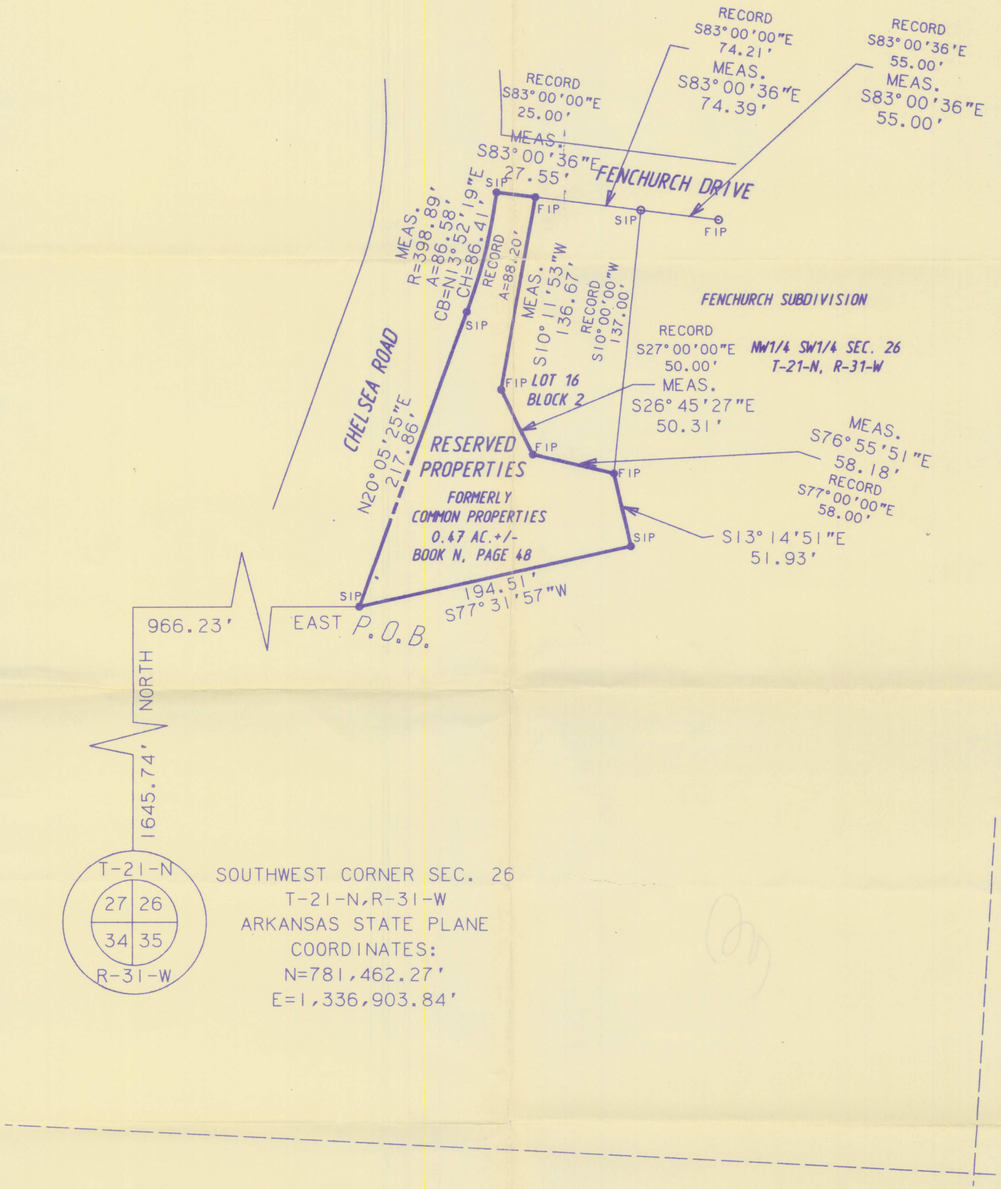

SOUTHWEST CORNER SEC. 26
T-21-N, R-31-W
ARKANSAS STATE PLANE
COORDINATES:
N=781,462.27'
E=1,336,903.84'

LEGEND

- BOUNDARY OF PARCEL
- BUILDING SETBACK LINE
- LAND LINES OF SECTION
- EASEMENT LINE
- FIP — FOUND IRON PIN
- SIP — SET IRON PIN

LEGAL DESCRIPTION
REPLAT OF A PART OF THE COMMON PROPERTY
IN FENCHURCH SUBDIVISION TO RESERVED PROPERTY
BELLA VISTA VILLAGE, ARKANSAS

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SW 1/4 (0.47 AC. +/-) OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,645.74 FEET NORTH AND 966.23 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 26 (ARKANSAS STATE PLANE COORDINATES OF NORTH 781,462.27 FEET AND EAST 1,336,903.84 FEET); THENCE, N 20° 05'25" E 217.86 FEET; THENCE, 86.58 FEET ALONG THE ARC OF A 398.89 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 13° 52'19" E 86.41 FEET; THENCE, S 83° 00'36" E 27.55 FEET; THENCE, S 10° 11'53" W 136.67 FEET; THENCE, S 26° 45'27" E 50.31 FEET; THENCE, S 76° 55'51" E 58.18 FEET; THENCE, S 13° 14'51" W 51.93 FEET; THENCE, S 77° 31'57" W 194.51 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.47 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 16TH DAY OF SEPT., 1996 AND THAT CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF, AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.

Maurice Rogers

MAURICE ROGERS, R.L.S. NO. 352, ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO.352
MAURICE ROGERS
PROFESSIONAL LAND SURVEYOR

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

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) HERETOFORE FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A PLAT DESIGNATING CERTAIN LANDS REFLECTED THEREON AS A PORTION OF THE COMMON PROERTIES OF FENCHURCH SUBDIVISION, BELLA VISTA VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON JANUARY 24, 1972 IN PLAT BOOK N PAGE 48 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

DEVELOPER IS THE OWNER OF A PORTION OF THE FORMER COMMON PROPERTIES OF FENCHURCH SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF REFLECTING ALL SAID PROPERTY AS RESERVED PROPERTY.

DATED THIS 13th DAY OF September, 1996.

COOPER COMMUNITIES, INC.

BY: R. W. Ellis
SR. VICE PRESIDENT

ARCHITECTURAL CONTROL COMMITTEE APPROVAL:

THE BELLA VISTA VILLAGE ARCHITECTURAL CONTROL COMMITTEE HEREBY APPROVES THE RESUBDIVISION AS SHOWN HEREON.

DATED THIS 16th DAY OF SEPTEMBER, 1996.

Vera L. Laufman
CHAIRMAN

FILED FOR RECORD
At 9:30 O'Clock A M

OCT 11 1996

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

500-21N-31W-0-26-340-04-0352

N

0 50 100
GRAPHIC SCALE IN FEET

REVISION NUMBER	BY	DATE	REVISION DESCRIPTION	BY CHECKED	DATE CHECKED	BY APPROVED	DATE APPROVED

RECORD REPLAT

REPLAT OF A PART OF THE COMMON PROPERTY IN FENCHURCH SUBDIVISION TO RESERVED PROPERTY

BELLA VISTA VILLAGE, ARKANSAS

SCALE: AS SHOWN
DRAWN: LM DATE: 9/96
CHECKED: DATE:
APPROVED: DATE:
FILE NO: 2-116-SD
DWG. NO: 2-116-(12)-2531

SHEET 1 OF 1

Cooper Communities Inc.
ENGINEERING DIVISION
1801 FOREST HILLS BLVD.
BELLA VISTA
ARKANSAS 72714

JOB NO: FILED IN: