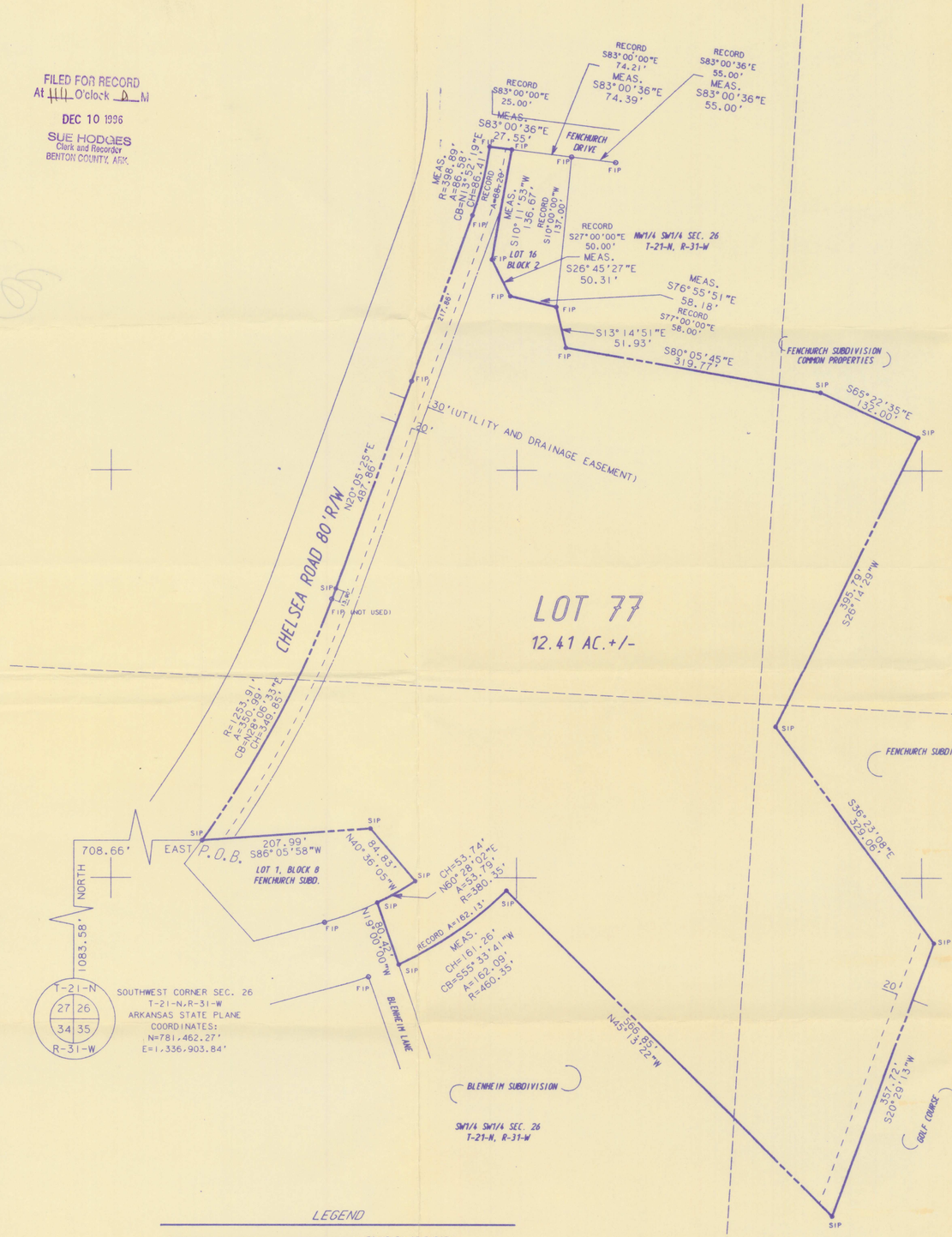
32-147

FILED FOR RECORD
At 111 O'clock A M
DEC 10 1996
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



LEGEND

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

0 75 150
GRAPHIC SCALE IN FEET

LEGAL DESCRIPTION
LOT 77
FENCHURCH COMMERCIAL SUBDIVISION
BELLA VISTA VILLAGE, ARKANSAS

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SW 1/4 (5.16 AC. +/-), IN THE NE 1/4 OF THE SW 1/4 (0.93 AC. +/-), IN THE SE 1/4 OF THE SW 1/4 (2.00 AC. +/-) AND IN THE SW 1/4 OF THE SW1/4 (4.32 AC. +/-) ALL LYING IN 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 1,083.58 FEET NORTH AND 708.66 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, 350.99 FEET ALONG THE ARC OF A 1,253.91 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 28° 06'32" E 349.85 FEET; THENCE, N 20° 05'25" E 487.86 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" E 51.93 FEET; THENCE, S 80° 05'45" E 319.77 FEET; THENCE, S 65° 22'35" E 132.00 FEET; THENCE, S 26° 14'29" W 395.79 FEET; THENCE, S 36° 23'08" E 329.06 FEET; THENCE, S 20° 29'13" W 357.72 FEET; THENCE, N 45° 13'22" W 566.85 FEET; THENCE, 162.09 FEET ALONG THE ARC OF A 460.35 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF S 55° 33'41" W 161.26 FEET; THENCE, N 19° 00'00" W 80.42 FEET; THENCE, 53.79 FEET ALONG THE ARC OF A 380.35 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 60° 28'02" E 53.74 FEET; THENCE, N 40° 36'05" W 84.83 FEET; THENCE, S 86° 05'58" W 207.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.41 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 16 TH 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 PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 352
MAURICE ROGERS

NOTES CONSTITUTING A PART OF THIS PLAT AND ARE TO BE READ IN CONNECTION WITH THE PLAT 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.) 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 (NOW BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION) 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 BOOK 373, PAGE 08, ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH A FILING OF A SUPPLEMENTAL DECLARATION EXECUTED BY DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED ON THIS PLAT WITHIN THE PROVISIONS OF THE AFORESAID DECLARATION RECORDED IN BOOK 337 AT PAGE 08, ET SEQ., AND WITHIN THE PROVISIONS OF THE AFORESAID SUPPLEMENTAL DECLARATION, WHICH, IN THEIR ENTIRETY, ARE BY REFERENCE BOTH MADE A PART OF THIS PLAT.
2. 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.
3. 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.
4. ALL LANDS REFLECTED UPON THE PLAT ARE ZONED AS COMMERCIAL PROPERTIES FOR THE CONSTRUCTION AND OPERATION OF A BED AND BREAKFAST AND ONLY STRUCTURES RELATED THERETO MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS, AS CONTAINED IN THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATION.
5. THE LOT REFLECTED UPON THE PLAT IS ZONED AS A COMMERCIAL LOT.
6. THE LOT REFLECTED UPON THIS PLAT IS SPECIFICALLY EXCEPTED FROM PARAGRAPH 5 OF THE PROTECTIVE COVENANTS AND SAME SHALL NOT BE RESUBDIVIDED EXCEPT UPON WRITTEN APPROVAL OF THE A.C.C. AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND SAID APPROVAL SHALL BE REFLECTED UPON A RECORD REPLAT.
7. SET BACK 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.
8. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHTS OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 16TH DAY OF SEPTEMBER, 1996.

COOPER COMMUNITIES, INC.

BY W. L.
SR. VICE PRESIDENT

500-21N-31W-0-26-300-04-0352

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

RECORD PLAT

LOT 77
FENCHURCH COMMERCIAL SUBDIVISION
BELLA VISTA VILLAGE, ARKANSAS

SCALE: AS SHOWN
DRAWN: LM DATE: 8/96
CHECKED: DATE:
APPROVED: DATE:
FILE NO: 2-20-(51)-SU
DWG. NO: 2-20-(51)-401

SHEET 1 OF 1

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

JOB NO: FILED IN: