26-21-31

Fenchurch

N-122

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 IN 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 12TH DAY OF MAY, 1971, THE DEVELOPER, JOINED IN BELLA VISTA PROPERTIES, INC. A 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 440, PAGE 518, 519, 520 AND THE DEVELOPER HAS SUBSEQUENTLY MADE 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 AMENDING THE DECLARATION FILED FOR RECORD ON MAY 12TH, 1971. THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 12TH, 1971, AFORESAID, AS AMENDED BY THE DECLARATION FILED FOR RECORD ON MAY 28TH, 1971, AFORESAID, IN ITS ENTIRETY TO BE SUBSEQUENT TO THE FILING 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 TO BE 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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE NOTES.
6. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEWER 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 1,200 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 10 OF THE PROTECTIVE COVENANTS WHICH CONTINUE AND EXHIBIT [ ] OF THE DECLARATION AFORESAID, AS TO ALL AREAS DEDICATED AS PROTECTIVE COVERTURE AREAS UPON THE PLAT.

DATED THIS 7th DAY OF April, 1972

COOPER COMMUNITIES, INC.

BY /s/ Joe N. Basore
VICE PRESIDENT, DEVELOPER

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 6th DAY OF March 19 72

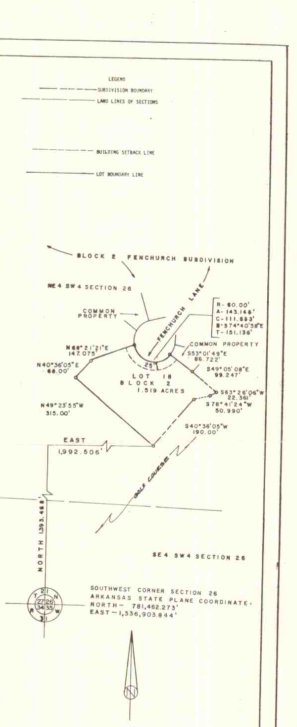
/s/ James F. Bone
JAMES F. BONE, R.L.S. NO. 35

JAMES F. BONE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 35

DEED DESCRIPTION
LOT 18 BLOCK 2
FENCHURCH SUBDIVISION

A PARCEL OF LAND LYING IN THE SW 1/4 OF SW 1/4 (1.46-ac +-) OF SECTION 26, T-21-N, R-31-W OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,293,488 FEET NORTH AND 1,992.506 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 26 (ARKANSAS STATE PLANE COORDINATE NORTH 781,482.273' EAST 1,536,903.844'); THENCE N48° 32' 55"W, 315.000 FEET; THENCE N40° 34' 05" E, 68.00 FEET; THENCE S49° 25' 55" E, 315.000 FEET; THENCE S40° 34' 05" W, 190.000 FEET TO THE POINT OF BEGINNING, CONTAINING 1.519 ACRES MORE OR LESS.



FILED FOR RECORD
At 12 O'Clock Noon, M.
APR 7 1972
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

Book 440
Page 518, 519, 520

RECORD PLAT
LOT 18 BLOCK 2
FENCHURCH SUBDIVISION
COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS
REVISIONS
SCALE: 1" = 1'
DATE: 3/16/72
JOB NO. 7-1-1
DRAWN: R.D.S.
SHEET 1 OF 1
DWG. NO.
DISPLAY: 1" = 100'

Sent to P.P.
Sent Plat 2-2-0

TRACT NO. 192: LOT 18, Block 2
FENCHURCH S/D