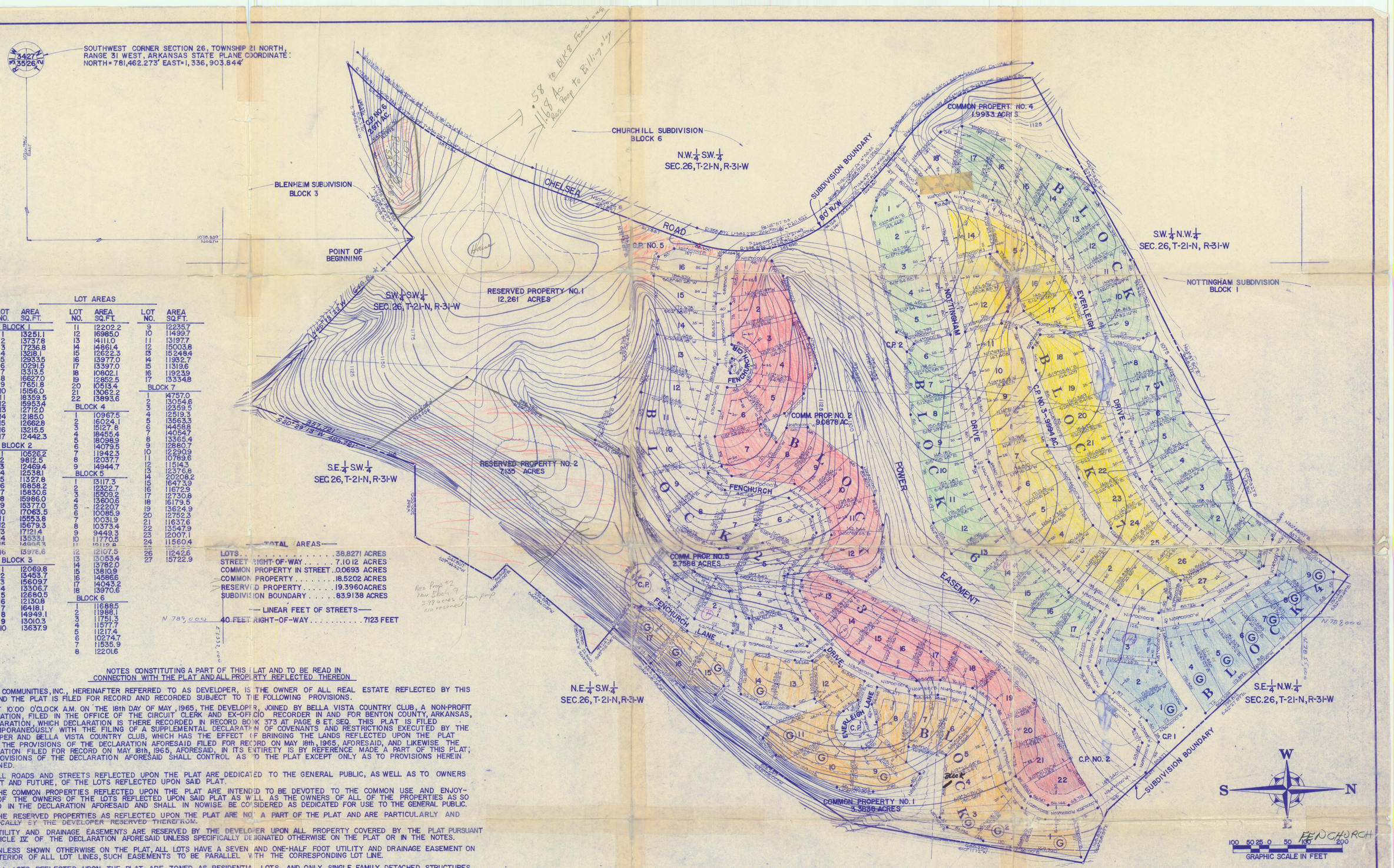

LOT AREAS

LOT NO.	AREA SQ.FT.
BLOCK 1	
1	13251.1
2	13737.8
3	17236.8
4	13218.1
5	12933.5
6	10291.5
7	13313.5
8	16627.0
9	17651.8
10	15156.0
11	18359.5
12	159534
13	12712.0
14	12185.0
15	12662.8
16	13215.5
17	12442.3
BLOCK 2	
1	10526.2
2	9812.5
3	12469.4
4	12538.1
5	11327.8
6	16858.2
7	15830.6
8	15986.0
9	15377.0
10	17063.5
11	15553.8
12	15679.3
13	17121.4
14	13533.1
15	14993.3
16	13976.6
BLOCK 3	
1	12069.8
2	13453.7
3	15609.7
4	13306.7
5	12680.5
6	12130.8
7	16418.1
8	14949.1
9	13010.3
10	13637.9
11	12202.2
12	16985.0
13	14111.0
14	14861.4
15	12622.3
16	13977.0
17	13397.0
18	10802.1
19	12852.5
20	10513.4
21	13062.2
22	13893.6
BLOCK 4	
1	10967.5
2	16024.1
3	15127.8
4	18455.4
5	18098.9
6	14079.5
7	11942.3
8	12037.7
9	14944.7
BLOCK 5	
1	13117.3
2	12322.7
3	15503.2
4	13600.6
5	12220.7
6	10085.9
7	10031.9
8	10373.4
9	9449.3
10	11770.5
11	10112.8
12	12107.5
13	13053.4
14	13782.0
15	13810.9
16	14586.6
17	14043.2
18	13970.6
BLOCK 6	
1	11688.5
2	11988.1
3	11751.3
4	11577.7
5	11217.4
6	10274.7
7	11535.9
8	12201.6
9	12235.7
10	11499.7
11	13197.7
12	15003.8
13	15248.4
14	11932.7
15	11319.6
16	119239
17	13334.8
BLOCK 7	
1	14757.0
2	13054.6
3	12359.5
4	12519.3
5	13563.3
6	14458.8
7	14054.7
8	13365.4
9	12880.7
10	12290.9
11	10789.6
12	11514.3
13	12376.8
14	20208.2
15	16473.9
16	11672.9
17	12730.8
18	16179.5
19	13624.9
20	12752.3
21	11637.6
22	13547.9
23	12007.1
24	11560.4
25	[illegible]
26	11242.6
27	15722.9

TOTAL AREAS

LOTS	38.8271 ACRES
STREET RIGHT-OF-WAY	7.1012 ACRES
COMMON PROPERTY IN STREET	0.0693 ACRES
COMMON PROPERTY	18.5202 ACRES
RESERVED PROPERTY	19.3960 ACRES
SUBDIVISION BOUNDARY	83.9138 ACRES

LINEAR FEET OF STREETS

40 FEET RIGHT-OF-WAY	7123 FEET

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 UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE PLAT OR IN THE 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 1000 SQUARE FEET, EXCEPT ON LOTS MARKED "Ⓖ", MINIMUM SHALL BE 1200 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 I OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED AS PROTECTIVE SCREENING AREAS UPON THE PLAT.

DATED THIS _____ DAY OF _____, 197__.

COOPER COMMUNITIES, INC.

BY _____
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 14 DAY OF JANUARY, 1972.

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

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

DEED DESCRIPTION
"FENCHURCH SUBDIVISION"
BLOCKS 1 THRU 7

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 (22.9606 ACRES), THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (9.4970 ACRES), THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (15.3335 ACRES), THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (27.1135 ACRES), THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (3.7747 ACRES), THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (4.9345 ACRES) OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1078.339 FEET NORTH AND 1026.986 FEET EAST OF THE SOUTHWEST CORNER (ARKANSAS STATE PLANE COORDINATE: NORTH=781,462.273' EAST=1,336,903.844') OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 31 WEST; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 380.355 FEET, AN ARC DISTANCE OF 195.000 FEET; THENCE S74°59'42"W, 328.276 FEET; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1253.911 FEET, AN ARC DISTANCE OF 600.734 FEET; THENCE N20°05'25"E, 487.857 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 398.892 FEET, AN ARC DISTANCE OF 424.876 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1203.151 FEET, AN ARC DISTANCE OF 267.829 FEET; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 450.200 FEET, AN ARC DISTANCE OF 424.639 FEET; THENCE N61°03'47"E, 673.009 FEET; THENCE N63°37'50"E, 655.171 FEET; THENCE N72°03'27"E, 110.367 FEET; THENCE N36°48'07"E, 337.200 FEET; THENCE S52°09'49"E, 130.416 FEET; THENCE S42°27'59"E, 799.812 FEET; THENCE S64°58'59"E, 165.529 FEET; THENCE S10°11'12"W, 650.250 FEET; THENCE S35°05'00"W, 513.249 FEET; THENCE S46°08'45"W, 353.624 FEET; THENCE S49°05'08"E, 99.247 FEET; THENCE S63°26'06"W, 22.360 FEET; THENCE S78°41'24"W, 50.990 FEET; THENCE S40°36'05"W, 276.586 FEET; THENCE S45°00'00"E, 56.568 FEET; THENCE S29°44'42"W, 241.867 FEET; THENCE WEST, 200.000 FEET; THENCE S20°29'13"W, 485.721 FEET; THENCE N45°13'22"W, 646.853 FEET TO THE POINT OF BEGINNING. CONTAINING 83.9138 ACRES, MORE OR LESS.

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

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- 1160 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 FIVE FEET.
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- Ⓖ GOLF VIEW LOTS, SEE NOTE 7.

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1225 JAMES F. GORE

APPROVED: _____
DATE: _____

RECORD PLAT

FENCHURCH SUBDIVISION
BLOCKS 1 THRU 7

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION
1-17-72	J.C.B.	N. Bass, Inst. Eng.

DRAWN: M.H.M.	SHEET: 1 OF 1
DATE:	
CHECKED: B.B.	DWG. NO. 2-13-3-1965
DATE: 1-18-72	
JOB NO. Eng. 8	SCALE: 1"=100'