

DEED DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 SW 1/4 (1.519 ACRES +) 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 1,393.468 FEET NORTH AND 1,992.506 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 26, T-21-N, R-31-W (ARKANSAS STATE PLANE COORDINATE NORTH 781,462.273 FEET, EAST 1,336,903.844 FEET); THENCE N 49° 23! 55" W, 315.000 FEET; THENCE N 40° 36' 05" E, 68.000 FEET; THENCE N 68° 21' 21" E, 147.075 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT 143.146 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE S 74° 40' 58" E, 111.533 FEET; THENCE S 53° 01' 49" E, 86.722 FEET; THENCE S 49° 05' 08" E, 99.247 FEET; THENCE S 63° 26' 06" W, 22.361 FEET; THENCE S 78° 41' 24" W, 50.990 FEET; THENCE S 40° 36' 05" W, 190.000 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.519 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 6 DAY OF OVENISER 1979, 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.

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

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS

NO. 93

ASSOCIATION CONSENT

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION, AN ARKANSAS NON-PROFIT CORPORATION, HEREBY APPROVES THE REPLAT AS SHOWN HEREON.

DATED THIS DAY OF Novembers

BY PRESIDENT

ARCHITECTURAL CONTROL COMMITTEE CONSENT

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

E REPLAT AS SHOWN HEREON.

THIS 6 DAY OF NOVEMBER 1979.

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, 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 LOT 18, BLOCK 2, FENCHURCH SUBDIVISION, BELLA VISTA VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON APRIL 7, 1972 IN DEED BOOK 440 AT PAGE 518 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

- 1. COOPER COMMUNITIES, INC. IS THE OWNER OF LOT 18, BLOCK 2, FENCHURCH SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS SAID PROPERTY FOR THE PURPOSE OF CHANGING TO RESERVED PROPERTIES SAID LOT 18, BLOCK 2, FENCHURCH SUBDIVISION.
- AT 10:00 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 RECORD BOOK 373, PAGE 8 ET SEQ. LIKEWISE ON APRIL 7, 1972 A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION WAS FILED AT RECORD BOOK 440 AT PAGE 518, IN THE OFFICE OF THE CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THIS REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965 AND LIKEWISE THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965, IN ITS ENTIRETY, IS BY REFERENCE MADE A PART OF THIS REPLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE REPLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.
- 3. AS INDICATED BY THEIR SIGNATURE HEREON, THE BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION AND THE ARCHITECTURAL CONTROL COMMITTEE DO HEREBY JOIN IN THIS REPLAT FOR PURPOSES OF INDICATING THEIR CONSENT HERETO.
- 4. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS DESIGNATED OTHERWISE UPON THIS REPLAT OR IN THE NOTES.
- 5. UNLESS SHOWN OTHERWISE ON THE REPLAT ALL LOTS HAVE A 7 1/2'
  UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES,
  SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- 6. ALL LOTS REFLECTED ON THE REPLAT ARE ZONED AS RESIDENTIAL LOTS AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT, PLACED OR CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORE-SAID. NO SINGLE FAMILY DETACHED STRUCTURE MAY BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN 900 SQ. FT. SET BACK LINES AS INDICATED UPON THE REPLAT SHALL CONTROL AS TO THE CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.
- COOPER COMMUNITIES, INC., 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 RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT COOPER COMMUNITIES, INC., ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVE-MENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. COOPER COMMUNITIES, INC., 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 6th DAY OF NOVEMBER, 1979.

COOPER COMMUNITIES, INC.

BY PRESIDENT

And For Reland

Prov. 14, 1979

2:45 p.m.

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REVISION	BY	DATE	REVISION DESCRIPTION	BY	DATE	BY	DATE
				CH	ECKED	APPROVED	
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A A	REANSA		RESERVED PROPERTIES	DRAWN: lm.		DATE:	11-7-79
A BE	GISTER			CHECKED:		DATE:	
PRO	FESSIO			APPROVED DATE:		1-6-79	
ANGINESS. No.1225			FENCHURCH SUBDIVISION	FILE NO: 2-//6-50			
AM	FO - CO				DWG. NO: 2-1/6-(12)-162		
	- Time		Cooper Consultants, Inc. RT. 6 BOX BO BENTONVILLE, ARKANSAS 72712	JOB NO:	FILED IN:	SH	EF
			INTO BOX BO DEITIONVILLE, ARRANSAS 72712	2171	14		