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 THE FILING OF THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965, WHICH 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 THE PROVISIONS HEREIN CONTAINED.

2. ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO THE OWNERS, PRESENT AND FUTURE, OF LANDS 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. 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.

5. 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.

6. 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.

7. NO STRUCTURE INTENDED FOR OCCUPANCY AS LIVING SPACE MAY HAVE A FINISH FLOOR ELEVATION LOWER THAN ONE FOOT ABOVE THE ELEVATION OF THE 100 YEAR FLOODPLAIN AS REFLECTED HEREON AND NO ITEMS SUSCEPTIBLE TO WATER DAMAGE MAY BE STORED OR LOCATED BELOW SAID ELEVATION. FOUNDATIONS, PATIOS, AND OTHER SUCH STRUCTURES NOT INTENDED FOR OCCUPANCY AS LIVING SPACE AND NOT SUSCEPTIBLE TO DAMAGE BY FLOOD WATERS MAY BE LOCATED BELOW SUCH ELEVATION IN ACCORDANCE WITH THE PROVISIONS OF THE AFORESAID DECLARATION BUT SHOULD BE DESIGNED FOR THE FORCES OF THE FLOOD WATERS.

8. 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.

9. OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 16 OF THE PROTECTIVE COVENANTS WHICH COVENANTS ARE EXHIBIT 1 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED AS PROTECTIVE SCREENING AREAS UPON THE PLAT.

10. 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 RIGHT 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 PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO 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 18TH DAY OF January, 1994.

COOPER COMMUNITIES, INC.

BY [signature]
SR. VICE PRESIDENT

LANDS DEDICATED FOR EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES AS REFLECTED HEREON, AS WELL AS CHANGES AND DELETIONS IN ALL EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES AS REFLECTED ON THE ORIGINAL PLAT OF SAID LANDS RECORDED ON _____, 19__ IN PLAT BOOK ___ AT PAGE ___ OF THE RECORDS OF BENTON COUNTY, ARKANSAS, ARE HEREBY ACCEPTED FOR THE PUBLIC BY THE COUNTY OF BENTON. THIS CERTIFICATE IS NOT AN ACCEPTANCE OF THE RESPONSIBILITY TO MAINTAIN ROADS WHICH ARE CONSTRUCTED IN RIGHTS-OF-WAY.

DATE — COUNTY JUDGE

ROADS AND DRAINAGE SYSTEMS IN RIGHTS-OF-WAY DEDICATED TO THE PUBLIC HAVE BEEN INSPECTED AND ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE COUNTY HIGHWAY DEPARTMENT.

DATE OF INSPECTION _____

INSPECTED BY _____

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 5	
LOT 1	0.779 AC.	LOT 1	0.467 AC.	LOT 1	0.432 AC.	LOT 1	0.707 AC.
LOT 2	0.648 AC.	LOT 2	0.420 AC.	LOT 2	0.362 AC.	LOT 2	0.730 AC.
LOT 3	0.653 AC.	LOT 3	0.539 AC.	LOT 3	0.415 AC.	LOT 3	0.610 AC.
LOT 4	0.541 AC.	LOT 4	0.519 AC.	LOT 4	0.385 AC.	LOT 4	0.425 AC.
LOT 5	0.676 AC.	LOT 5	0.682 AC.	LOT 5	0.419 AC.	LOT 5	0.429 AC.
LOT 6	0.682 AC.	LOT 6	0.988 AC.	LOT 6	0.424 AC.	LOT 6	0.426 AC.
LOT 7	0.688 AC.	LOT 7	0.404 AC.	LOT 7	0.523 AC.	LOT 7	0.376 AC.
LOT 8	0.542 AC.	LOT 8	0.387 AC.	LOT 8	0.708 AC.	LOT 8	0.419 AC.
TOTAL	5.209 AC.	LOT 9	0.359 AC.	TOTAL	3.668 AC.	LOT 9	0.376 AC.
		LOT 10	0.425 AC.			LOT 10	0.370 AC.
		LOT 11	0.419 AC.	BLOCK 4		LOT 11	0.351 AC.
		LOT 12	0.387 AC.	LOT 1	0.486 AC.	LOT 12	0.338 AC.
		LOT 13	0.404 AC.	LOT 2	0.373 AC.	LOT 13	0.335 AC.
		LOT 14	0.363 AC.	LOT 3	0.443 AC.	LOT 14	0.398 AC.
		LOT 15	0.353 AC.	LOT 4	0.496 AC.	TOTAL	6.290 AC.
		LOT 16	0.423 AC.	LOT 5	0.427 AC.		
		LOT 17	0.707 AC.	LOT 6	0.423 AC.		
		LOT 18	0.663 AC.	LOT 7	0.503 AC.		
		LOT 19	0.443 AC.	LOT 8	0.473 AC.		
		LOT 20	0.392 AC.	LOT 9	0.462 AC.		
		LOT 21	0.363 AC.	LOT 10	0.440 AC.		
		LOT 22	0.409 AC.	LOT 11	0.450 AC.		
		LOT 23	0.380 AC.	LOT 12	0.428 AC.		
		LOT 24	0.571 AC.	LOT 13	0.378 AC.		
		LOT 25	0.327 AC.	LOT 14	0.419 AC.		
		LOT 26	0.333 AC.	LOT 15	0.429 AC.		
		LOT 27	0.373 AC.	LOT 16	0.442 AC.		
		LOT 28	0.418 AC.	LOT 17	0.385 AC.		
		TOTAL	12.898 AC.	LOT 18	0.480 AC.		
				LOT 19	0.414 AC.		
				LOT 20	0.398 AC.		
				LOT 21	0.485 AC.		
				TOTAL	9.234 AC.		

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 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.
- C.P. COMMON PROPERTIES
- 100 YEAR FLOODPLAIN, SEE NOTE

TOTAL AREA	
LOTTED AREA	37.299 AC.
COMMON PROPERTIES	38.239 AC.
STREETS	6.705 AC.
TOTAL	82.243 AC.

LENGTH OF RECORDED STREETS	
40 FOOT RIGHT-OF-WAY	1047 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	5004 LINEAL FEET ±

LEGAL DESCRIPTION
FOREST HILLS SUBDIVISION
BLOCKS 1 - 5

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 (3.643 ACRES ±) OF OF SECTION 21; IN THE NW1/4 OF THE SE1/4 (0.008 ACRES ±); IN THE SW1/4 OF THE SE1/4 (3.568 ACRES ±); IN THE NE1/4 OF THE SE1/4 (6.043 ACRES ±); IN THE SE1/4 OF THE SE1/4 (37.214 ACRES ±) OF SECTION 16; IN THE NW1/4 OF THE SW1/4 (3.935 ACRES ±); IN THE SW1/4 OF THE SW1/4 (27.066 ACRES ±); IN THE SE1/4 SW1/4 (0.004 ACRES ±) OF SECTION 15; IN THE NW1/4 OF THE NW1/4 (0.762 ACRES ±) OF SECTION 22; TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 371.32 SOUTH AND 334.33 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 21 (ARKANSAS STATE PLANE COORDINATES OF NORTH 792,281.331 FEET AND EAST 1,332,303.644 FEET); THENCE, N 34°18'21" W 653.08 FEET; THENCE, N 78°24'33" W 339.50 FEET; THENCE, N 57°20'56" W 351.93 FEET; THENCE, N 49°38'56" W 367.97 FEET; THENCE, N 42°21'11" E 145.67 FEET; THENCE, 403.11 FEET ALONG THE ARC OF A 555.96 FOOT RADIUS CURVE TO THE LEFT, SAID ARC HAVING A CHORD OF N 21°34'54" E 394.33 FEET; THENCE, N 00°48'37" E 148.45 FEET; THENCE, 115.76 FEET ALONG THE ARC OF A 682.56 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 05°40'08" E 115.62 FEET; THENCE, S 87°29'22" E 322.12 FEET; THENCE, N 51°45'24" E 235.00 FEET; THENCE, S 89°23'26" E 470.03 FEET; THENCE, N 54°38'15" E 190.07 FEET; THENCE, N 50°11'40" E 156.20 FEET; THENCE, N 77°11'06" E 238.96 FEET; THENCE, S 63°51'39" E 120.31 FEET; THENCE, S 47°23'44" E 524.43 FEET; THENCE, S 28°41'20" E 349.97 FEET; THENCE, S 36°04'54" E 232.63 FEET; THENCE, S 58°53'28" E 67.74 FEET; THENCE, S 76°36'27" E 64.76 FEET; THENCE, S 38°56'35" E 221.15 FEET; THENCE, S 39°51'12" E 222.16 FEET; THENCE, S 58°30'00" W 626.72 FEET; THENCE, S 69°08'44" W 561.81 FEET; THENCE, S 55°37'11" W 460.44 FEET; THENCE, S 70°29'03" W 239.44 FEET TO THE POINT OF BEGINNING, CONTAINING, 82.243 ACRES MORE OR LESS.

CURVE DATA					
CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	555.96'	403.11'	041°32'34"	394.33'	N21°34'54"E
2	682.56'	115.76'	009°43'02"	115.62'	N05°40'08"E
3	269.44'	293.41'	062°23'37"	279.13'	S81°16'37"W
4	319.44'	347.86'	062°23'37"	330.93'	S81°16'37"W
5	154.13'	190.35'	070°45'26"	178.48'	S85°27'32"W
6	104.13'	128.60'	070°45'26"	120.58'	N85°27'32"E
7	185.21'	223.25'	069°03'50"	209.98'	S86°18'20"W
8	235.21'	283.52'	069°03'50"	266.67'	S86°18'20"W
9	267.15'	501.70'	107°35'58"	431.16'	N74°25'36"W
10	217.15'	407.80'	107°35'58"	350.46'	S74°25'36"E
11	549.79'	366.26'	038°10'09"	359.52'	S39°42'41"E
12	599.79'	399.57'	038°10'09"	392.22'	S39°42'41"E
13	60.00'	261.80'	250°00'00"	98.30'	N31°12'15"E
14	60.00'	261.80'	250°00'00"	98.30'	N43°09'14"W
15	355.99'	50.95'	008°12'02"	50.91'	N38°58'15"W
16	305.99'	43.79'	008°12'02"	43.76'	S38°58'15"E
17	60.00'	261.80'	250°00'00"	98.30'	S89°52'14"E
18	60.00'	261.80'	250°00'00"	98.30'	N59°34'36"E
19	860.51'	159.10'	010°35'37"	158.88'	N25°07'35"W
20	910.51'	168.35'	010°35'37"	168.11'	S25°07'35"E
21	60.00'	261.80'	250°00'00"	98.30'	N69°20'58"W
22	62.20'	29.74'	027°23'50"	29.46'	N24°33'25"W
23	112.20'	53.65'	027°23'50"	53.14'	S24°33'25"E
24	60.00'	261.80'	250°00'00"	98.30'	N51°44'39"E

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 19TH DAY OF Jan, 1994 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.

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

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

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

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

RECORD PLAT

FOREST HILLS SUBDIVISION
BLOCKS 1 - 5

BELLA VISTA VILLAGE, ARKANSAS

SCALE: 1"=100'
DRAWN: WRS DATE: 1/94
CHECKED: WRS DATE: 1/94
APPROVED: DATE:
FILE NO: 2-116-SD
DWG. NO: 2-116-(12)-2498

SHEET 1 OF 1

BELLA VISTA VILLAGE

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

JOB NO: FILED IN:

79 LOTS

COOPER$DKB400: PROJ. FOREST.WRS FORESTHILLS.FGB1