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 1400 SQUARE FEET.

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. 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.

9. 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 23rd DAY OF July, 1996.

COOPER COMMUNITIES, INC.

BY _____

SR. VICE PRESIDENT

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 _____

LANDS DEDICATED FOR EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES ARE 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.

7/24/96
DATE

COUNTY JUDGE

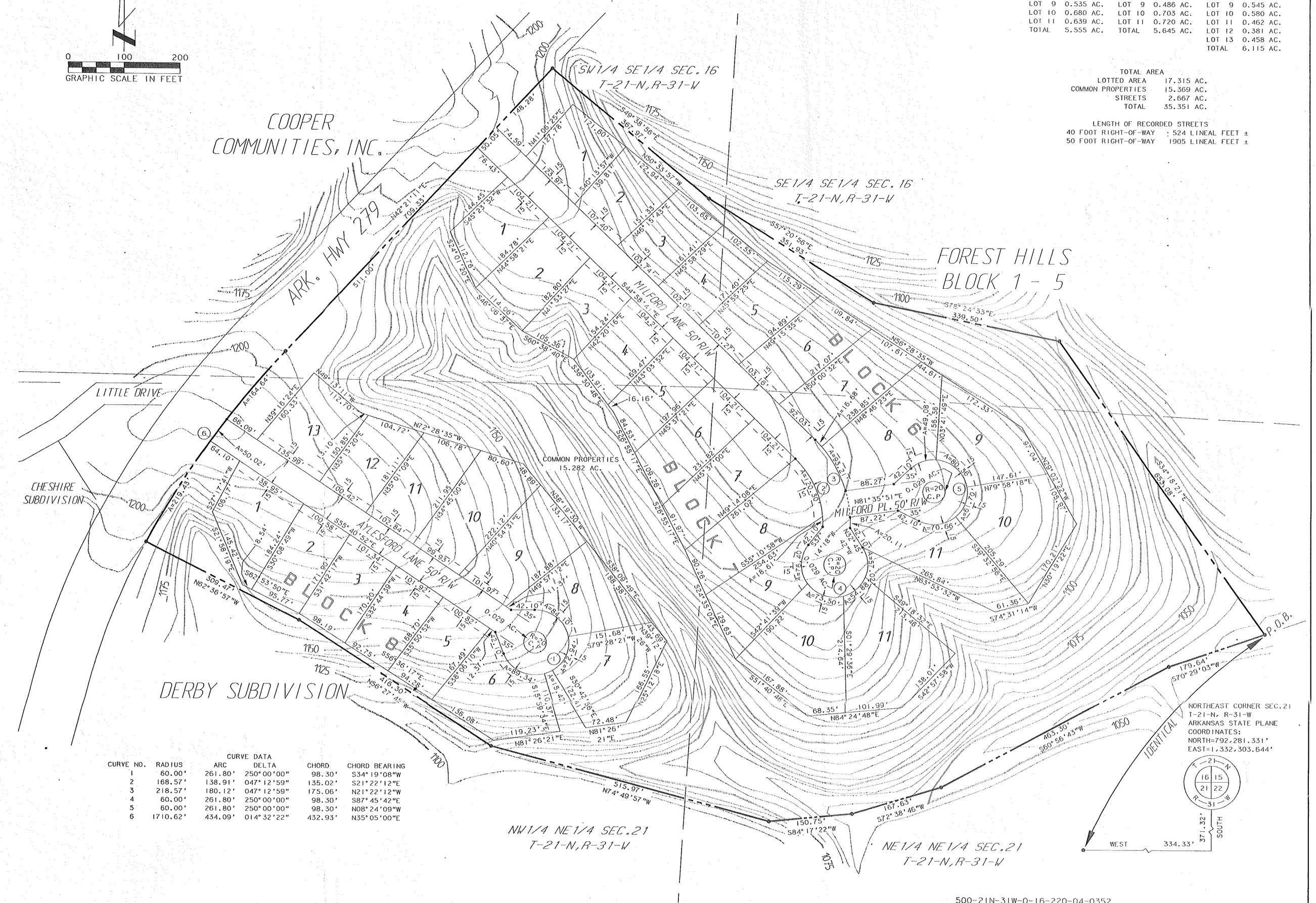
BLOCK 6		BLOCK 7		BLOCK 8	
LOT 1	0.376 AC.	LOT 1	0.396 AC.	LOT 1	0.470 AC.
LOT 2	0.384 AC.	LOT 2	0.460 AC.	LOT 2	0.401 AC.
LOT 3	0.371 AC.	LOT 3	0.400 AC.	LOT 3	0.392 AC.
LOT 4	0.389 AC.	LOT 4	0.383 AC.	LOT 4	0.378 AC.
LOT 5	0.447 AC.	LOT 5	0.420 AC.	LOT 5	0.376 AC.
LOT 6	0.493 AC.	LOT 6	0.514 AC.	LOT 6	0.588 AC.
LOT 7	0.554 AC.	LOT 7	0.545 AC.	LOT 7	0.587 AC.
LOT 8	0.687 AC.	LOT 8	0.618 AC.	LOT 8	0.497 AC.
LOT 9	0.535 AC.	LOT 9	0.486 AC.	LOT 9	0.545 AC.
LOT 10	0.680 AC.	LOT 10	0.703 AC.	LOT 10	0.580 AC.
LOT 11	0.639 AC.	LOT 11	0.720 AC.	LOT 11	0.462 AC.
TOTAL	5.555 AC.	TOTAL	5.645 AC.	LOT 12	0.381 AC.
				LOT 13	0.458 AC.
				TOTAL	6.115 AC.

TOTAL AREA

LOTTED AREA	17.315 AC.
COMMON PROPERTIES	15.369 AC.
STREETS	2.667 AC.
TOTAL	35.351 AC.

LENGTH OF RECORDED STREETS

40 FOOT RIGHT-OF-WAY	: 524 LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	1905 LINEAL FEET ±



CURVE DATA

CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	60.00'	261.80'	250°00'00"	98.30'	S34°19'08"W
2	168.57'	138.91'	047°12'59"	135.02'	S21°22'12"E
3	218.57'	180.12'	047°12'59"	175.06'	N21°22'12"W
4	60.00'	261.80'	250°00'00"	98.30'	S87°45'42"E
5	60.00'	261.80'	250°00'00"	98.30'	N08°24'09"W
6	1710.62'	434.09'	014°32'22"	432.93'	N35°05'00"E

500-21N-31W-0-16-220-04-0352
500-21N-31W-0-16-230-04-0352
500-21N-31W-0-21-110-04-0352
500-21N-31W-0-21-140-04-0352

LEGEND

- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- UTILITY AND DRAINAGE EASEMENT
- 1150 — 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

LEGAL DESCRIPTION
FOREST HILLS SUBDIVISION
BLOCKS 6 - 8

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 (13.540 ACRES ±), IN THE NW1/4 OF THE NE1/4 (12.275 ACRES ±) OF SECTION 21, *IN THE SW1/4 OF THE SE1/4 (6.624 ACRES ±), IN THE SE1/4 OF THE SE1/4 (2.912 ACRES ±) OF SECTION 16, 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, S 70°29'03" W 179.64 FEET, THENCE, S 60°56'43" W 463.30 FEET, THENCE, S 72°38'46" W 167.63 FEET, THENCE, S 84°17'22" W 150.75 FEET, THENCE, N 74°49'57" W 515.97 FEET, THENCE, N 56°27'45" W 416.30 FEET, THENCE, N 62°36'57" W 309.47 FEET, THENCE, 434.09 FEET ALONG THE ARC OF A 1,710.62 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC HAVING A CHORD OF N 35°05'00" E 432.93 FEET, THENCE, N 42°21'11" E 709.33 FEET, THENCE, S 49°38'56" E 357.97 FEET, THENCE, S 57°20'56" E 351.93 FEET, THENCE, S 78°24'33" E 339.50 FEET, THENCE, S 34°18'21" E 653.08 FEET TO THE POINT OF BEGINNING, CONTAINING, 35.351 ACRES MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
N9.352
MAURICE ROGERS

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 23RD DAY OF July, 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, R.L.S. NO. 352, ARKANSAS

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

RECORD PLAT

SCALE: 1"=100'

FOREST HILLS SUBDIVISION BLOCKS 6 - 8

BELLA VISTA VILLAGE, ARKANSAS

DRAWN: WRS DATE: 7/96
CHECKED: DATE:
APPROVED: DATE:
FILE NO: 2-116-SD
DWG. NO. 2-116-0202-25200

SHEET 1 OF 1

BELLA VISTA VILLAGE

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

JOB NO: FILED IN:

35 LOTS

FOREST.COG COOPERSDKB400: PROJ. FOR6/7.WRS FORESTHILLS.FOB1