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.

N

GRAPHIC SCALE IN FEET

ASSOCIATION CONSENT

BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION, AN ARKANSAS NONPROFIT CORPORATION, HEREBY APPROVES THIS REPLAT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 19____.

BY _____
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 MAY 14, 1973 IN PLAT BOOK 2 AT PAGE 117 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.

1-13-82
DATE

COUNTY JUDGE

BLOCK 1		BLOCK 2		BLOCK 2		BLOCK 4	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.3007	4	0.3049	30	0.[illegible]	1	0.3193
2	0.3248	5	0.3248	31	0.2992	2	0.3390
3	0.3111	6	0.3124	32	0.3051	3	0.2844
4	0.3121	7	0.3418	33	0.3732		
5	0.3055	8	0.3218	34	0.3359	BLOCK 5	
6	0.2890	9	0.3316			1	0.3176
7	0.2952	10	0.2922	BLOCK 3		2	0.3076
8	0.3088	11	0.3086			3	0.2967
9	0.2902	12	0.2925	1	0.3942	4	0.3233
10	0.3233	13	0.2913	2	0.4051	5	0.3362
11	0.2988	14	0.3072	3	0.3390		
12	0.4006	15	0.3243	4	0.2935	BLOCK 6	
13	0.3636	16	0.3210	5	0.3543	1	0.3344
14	0.3298	17	0.3457	6	0.2877	2	0.3329
15	0.3215	18	0.3533	7	0.3383	3	0.2558
16	0.3767	19	0.3345	8	0.3415	4	0.2944
17	0.3235	20	0.3079	9	0.3600	5	0.2855
18	0.2805	21	0.2955	10	0.3348	6	0.2873
19	0.3192	22	0.3102	11	0.3189	7	0.2690
20	0.3350	23	0.2920	12	0.3075	8	0.3178
		24	0.3111	13	0.3044	9	0.3166
BLOCK 2		25	0.2775	14	0.3273		
		26	0.2373	15	0.3106		
1	0.3680	27	0.2692	16	0.4223		
2	0.3110	28	0.2866				
3	0.3062	29	0.2789				

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 _____

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 12TH DAY OF JANUARY, 1982 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

LENGTH OF RECORDED STREETS

40' R/W..... 6288± Lineal Feet

TOTAL AREAS

Lotted Area.....	27.5934 Acres
Common Properties.....	8.1231 Acres
~~Reserved Properties.....~~	~~10.4973 Acres~~
Street Area.....	5.1111 Acres
Total Boundary.....	51.5049 Acres

FILED FOR RECORD
AT 9:30 O'CLOCK A.M.
JAN 25 1982
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

Dedication Book 581 Pages 717 718 719

NOTES CONSTITUTING A PART OF THIS REPLAT AND TO BE READ IN CONJUNCTION 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 ARGYLL SUBDIVISION, BLOCKS 1 THROUGH 6, INCLUSIVE, WHICH PLAT WAS RECORDED ON THE 14TH DAY OF MAY, 1973, AT PLAT BOOK 2 AT PAGE 117 AND HEREBY REPLATS THAT PLAT SUBJECT TO THE FOLLOWING PROVISIONS:

1. COOPER COMMUNITIES, INC. IS THE OWNER OF ALL PROPERTY REFLECTED ON THE ORIGINAL PLAT OF ARGYLL SUBDIVISION, BLOCKS 1 THROUGH 6, INCLUSIVE, AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF RELOCATION CERTAIN REMNANTS.

2. 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 REPLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER AND BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965, AFORESAID, AND EXCEPT THE DECLARATION FILED FOR RECORD ON MAY 18, 1965, AFORESAID, 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 DOES HEREBY JOIN IN THIS REPLAT FOR THE PURPOSE OF INDICATING ITS CONSENT HERETO.

4. THE RESERVED PROPERTIES REFLECTED UPON THIS REPLAT ARE NOT A PART OF THE REPLAT AND ARE EXPRESSLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

5. ALL ROADS AND STREETS REFLECTED UPON THE REPLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO OWNERS PRESENT AND FUTURE, OF THE LOTS REFLECTED UPON SAID REPLAT.

6. THE COMMON PROPERTIES REFLECTED UPON THE REPLAT ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED UPON SAID REPLAT AS WELL AS THE OWNERS OF ALL OF THE PROPERTIES AS SO DEFINED IN THE DECLARATION AFORESAID AND SHALL IN MANNER BE CONSTRUED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

7. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION FOR 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.

8. UNLESS SHOWN OTHERWISE ON THE REPLAT, 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.

9. ALL LOTS REFLECTED UPON THE REPLAT 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.

10. SETBACK LINES AS INDICATED UPON THE REPLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

11. 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 REPLAT.

12. 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 SUITABLE FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL THEREON. THE 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 IMPROVEMENTS 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 12TH DAY OF JANUARY, 1982

COOPER COMMUNITIES, INC.

BY _____
PRESIDENT

DEED DESCRIPTION

ARGYLL SUBDIVISION - BLOCKS 1 TO 6 INCLUSIVE

A parcel of land lying in the NE⁴ SW⁴, (27.20 AC.±); in the SE⁴ SW⁴, (9.51 AC.±); in the NW⁴ SE⁴, (10.64 AC.± ; and in the SW⁴ SE⁴, (4.15 AC.±) of Section 23, T-21-N, R-32-W of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

Commencing at the SE corner of Section 23, T-21-N, R-32-W of the Fifth Principal Meridian, Benton County, Arkansas, (State Plane Coordinates North 787,978.936' and East 1,310,273.544'); run north 694.064' to a point; thence run west 1551.544' to the point of beginning; thence run S46°43'11"W 231.940' to a point on a curve; thence run northwestwardly along a curve to the left 574.731' to a point of tangency, said curve having a degree of curvature of 23°54'12" and a chord of N45°22'59"W 571.067'; thence run N54°15'59"W 312.780' to a point of curvature; thence run northwestwardly along a curve to the right 548.930' to a point of tangency, said curve having a degree of curvature of 07°14'52" and a chord of N34°22'26"W 537.968'; thence run N14°28'52"W 120.836' to a point of curvature; thence run northwardly along a curve to the right 351.593' to a point of tangency, said curve having a degree of curvature of 13°07'00" and a chord of N06°34'39"E 342.178'; thence run N31°38'10"E 101.194' to a point of curvature; thence run northeastwardly along a curve to the right 362.055' to a point of tangency, said curve having a degree of curvature of 07°49'30" and a chord of N45°48'05"E 358.378'; thence run N59°58'00"E 418.182' to a point of curvature; thence run northeastwardly along a curve to the left 145.000' to a point, said curve having a degree of curvature of 07°59'56" and a chord of N54°10'03"E 144.753'; thence run S50°27'35"E 778.152' to a point; thence run S28°59'20"E 169.198' to a point; thence run S20°00'57"E 298.000' to a point; thence run S27°26'02"E 501.384' to a point; thence run S29°58'54"W 240.133' to a point; thence run N72°35'04"W 444.370' to a point; thence run S26°09'16"W 374.327' to a point; thence run S00°00'00"E 191.000' to the point of beginning and containing a total of 51.50 Acres more or less.

18-10468-1

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

Map - 124 B Shelf 15

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

RECORD REPLAT

ARGYLL SUBDIVISION
BLOCKS 1-6 INCLUSIVE

Cooper Consultants, Inc.
RT. 6 BOX 80 BENTONVILLE, ARKANSAS 72712

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No 1222 JAMES F. GORE

SCALE:	1" = 100'
DRAWN: JL	DATE: 12/81
CHECKED: JH	DATE: 12/81
APPROVED: JG	DATE: 1-12-82
FILE NO: 2-116-SD	
DWG. NO: 2-116-(12)-1759	
JOB NO.: 5989	FILED IN:
SHEET	1 OF 1

87 LOTS

TRACT NO. 317