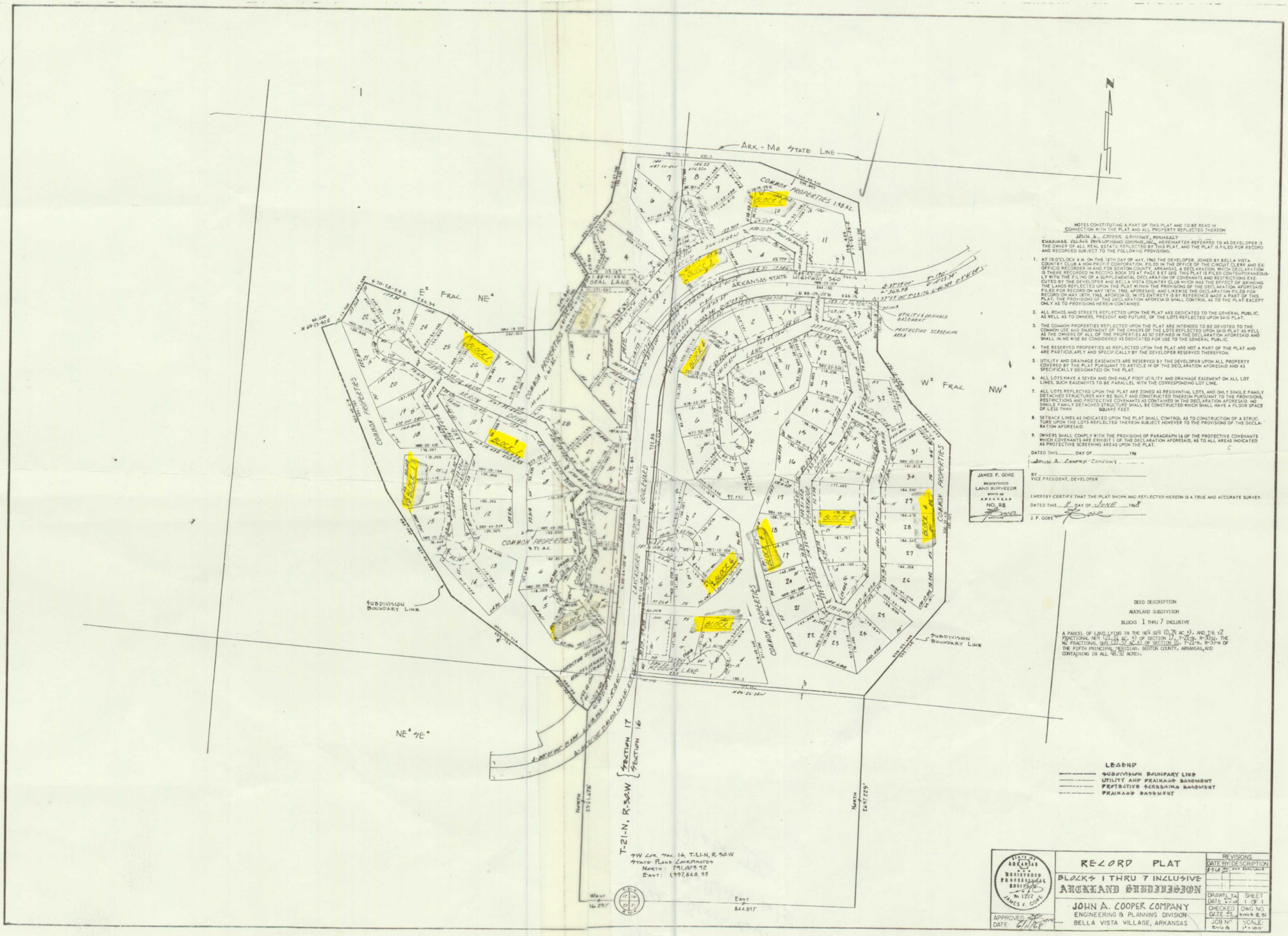
16, 17-21-30



NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

JOHN A. COOPER COMPANY, FORMERLY CHEROKEE VILLAGE DEVELOPMENT COMPANY, 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 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 NO WISE 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 AND AS SPECIFICALLY DESIGNATED ON THE PLAT.
6. ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON 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 _____ 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 _____ 196

JOHN A. COOPER COMPANY

BY _____
VICE PRESIDENT, DEVELOPER

JAMES F. GORE
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 23

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY.

DATED THIS 11 DAY OF JUNE 1968

J. F. GORE

DEED DESCRIPTION

AUCKLAND SUBDIVISON

BLOCKS 1 THRU 7 INCLUSIVE

A PARCEL OF LAND LYING IN THE NE¼ SE¼ (0.24 AC ±), AND THE E½ FRACTIONAL NE¼ (71.24 AC ±) OF SECTION 17, T-21-N, R-32-W, THE W½ FRACTIONAL NW¼ (127.57 AC ±) OF SECTION 16, T-21-N, R-32-W OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND CONTAINING IN ALL 198.12 ACRES.

LEGEND

- SUBDIVISION BOUNDARY LINE
- UTILITY AND DRAINAGE EASEMENT
- PROTECTIVE SCREENING EASEMENT
- DRAINAGE EASEMENT

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 1222 JAMES F. GORE

APPROVED _____
DATE 6/11/68

RECORD PLAT

BLOCKS 1 THRU 7 INCLUSIVE

AUCKLAND SUBDIVISION

JOHN A. COOPER COMPANY
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION
8-15-68	JFG	ADD BOUNDARY

DRAWN TA DATE 5-7-68	SHEET 1 OF 1
CHECKED DATE 5-8	DWG NO. 5-7-68 E-51
JOB No. 5-7-68	SCALE: 1" = 100'