BLOCK 1

Lot No.	Acres
1	0.3643
2	0.2992
3	0.2900
4	0.2809
5	0.2972
6	0.2878
7	0.2972
8	0.2916
9	0.3360
10	0.4042

BLOCK 2

Lot No.	Acres
1	0.3189
2	0.3270
3	0.3714
4	0.4257
5	0.3508
6	0.3529
7	0.2953
8	0.2823
9	0.3742
10	0.2839
11	0.2905
12	0.3214

BLOCK 3

Lot No.	Acres
1	0.5696
2	0.4265
3	0.3167
4	0.2942
5	0.3326

BLOCK 4

Lot No.	Acres
1	0.2737
2	0.2953
3	0.3027
4	0.3122
5	0.3318
6	0.3083
7	0.3028
8	0.3177
9	0.3042
10	0.3099

BLOCK 5

Lot No.	Acres
1	0.3137
2	0.3458
3	0.3101
4	0.2328
5	0.2444
6	0.3517
7	0.3197
8	0.2975
9	0.3492
10	0.3791
11	0.4318
12	0.3892
13	0.3957
14	0.3284
15	0.3112
16	0.3070
17	0.3243
18	0.3161
19	0.2911

BLOCK 6

Lot No.	Acres
1	0.2511
2	0.2759
3	0.2861
4	0.2866
5	0.2821
6	0.2633
7	0.2948
8	0.3341
9	0.3269
10	0.3119
11	0.3126
12	0.2799
13	0.3472
14	0.3425
15	0.2864
16	0.2668
17	0.2639
18	0.2543
19	0.3326
20	0.3127
21	0.2960
22	0.3115
23	0.3194
24	0.3053
25	0.2840
26	0.2773
27	0.2481

BLOCK 7

Lot No.	Acres
1	0.2962
2	0.3129
3	0.3189
4	0.3169
5	0.3225
6	0.3241
7	0.3160
8	0.3495
9	0.3321
10	0.2792
11	0.3244
12	0.3273
13	0.3531
14	0.3648
15	0.3269
16	0.3535
17	0.2929

TOTAL ACRES

Lotted Area	31.8845 Acres
Common Properties	15.3941 Acres
Reserved Properties	2.0476 Acres
Street Area	5.3759 Acres
Total Boundary	54.7021 Acres

LENGTH OF RECORDED STREETS

40' R/W..... 5590 ± Lineal Feet

110 LOTS

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

Cooper Communities, 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 10:00 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 & 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 unless specifically designated otherwise on the Plat or in the Notes.

6. 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.

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 1,000 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 1 of the Declaration aforesaid, as to all areas indicated as protective screening areas upon the Plat.

Dated this _____ day of _____, 197__

COOPER COMMUNITIES, INC.

By _____
Vice President, Developer

I hereby certify that the Plat shown and reflected hereon is a true and accurate survey and that the corners and monuments have been set as shown.

Dated this 28th day of July, 1975

James F. Gore R.L.S. No. 93

DEED DESCRIPTION

AYR SUBDIVISION
BLOCKS 1 TO 7 INCLUSIVE

A parcel of land lying in the SE 1/4 SW 1/4 (0.33 Ac. ±) of Section 13, T-21-N, R-32-W, and in the NW 1/4 NW 1/4 (0.22 Ac. ±); in the NE 1/4 NW 1/4 (22.18 Ac. ±); in the SE 1/4 NW 1/4 (32.16 Ac. ±); in the NE 1/4 SW 1/4 (0.11 Ac. ±) of Section 24, T-21-N, R-32-W of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

Commencing at the NW corner of Section 24, T-21-N, R-32-W of the Fifth Principal Meridian, Benton County, Arkansas, (State Plane Coordinates of North 793,173.540' and East 1,310,460.313'); run south 62.815' to a point; thence run east 1,268.686' to the point of beginning; thence run N74°00'00"E 64.337' to a point of curvature; thence run southeastwardly along a curve to the right 314.881' to a point of tangency, said curve having a degree of curvature of 20°00'27" and a chord of S74°30'00"E 299.256'; thence run S43°00'00"E 45.342' to a point of curvature; thence run southeastwardly along a curve to the left 257.463' to a point of tangency, said curve having a degree of curvature of 4°39'39" and a chord of S49°00'00"E 256.992'; thence run S55°00'00"E 48.917' to a point of curvature; thence run southeastwardly along a curve to the left 327.592' to a point on a curve, said curve having a degree of curvature of 12°11'29" and a chord of S74°58' 09"E 321.000'; thence run southwestwardly along a curve to the right 273.629' to a point of tangency, said curve having a degree of curvature of 6°43'05" and a chord of S06°55'28"W 272.456'; thence run S16°06'56"W 137.123' to a point of curvature; thence run southeastwardly along a curve to the left 578.661' to a point of tangency, said curve having a degree of curvature of 6°26'44" and a chord of S02°32'00"E 568.497'; thence run S21°10'56"E 964.952' to a point of curvature; thence run southeastwardly along a curve to the left 110.000' to a point, said curve having a degree of curvature of 6°22'55" and a chord of S24°41'32"E 109.931' thence run S67°30'53"W 142.856' to a point; thence run S27°46'21"W 191.003' to a point; thence run S75°57' 50"W 235.017' to a point; thence run N24°34'02"W 38.484' to a point; thence run N72°11'32"W 173.303' to a point; thence run N21°06'17"W 122.197' to a point; thence run S76°13'26"W 373.751' to a point; thence run S69°59'51"W 122.359' to a point; thence run N88°06'18"W 160.000' to a point; thence run N01°53'42"E 2475.006' to a point; thence run N 88° 06' 29" W 50.002' to a point; thence run N 01° 53' 37" E 180.000' to the point of beginning and containing a total of 54.7021 Acres, More or Less.

LEGEND:

BOUNDARY OF SUBDIVISION
LAND LINES OF SECTIONS
BUILDING SETBACK LINE
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.
UTILITY AND DRAINAGE EASEMENT

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

ARKANSAS REGISTERED PROFESSIONAL ENGINEER

APPROVED: James F. Gore
DATE: 7-28-75

RECORD REPLAT

AYR SUBDIVISION
BLOCKS 1-7 INCLUSIVE

COOPER COMMUNITIES, INC.
ENGINEERING & PLANNING DIVISION
BELLA VISTA VILLAGE, ARKANSAS

REVISIONS		
DATE	BY	DESCRIPTION
7-27-75	JFG	WATER TANK SITE

DRAWN: JFG DATE: 5-27-75
CHECKED: JFG DATE: 7/75
SHEET 1 OF 1
DWG. NO. 2-116-102-14.4
JOB NO. 210-00
SCALE: 1" = 100'