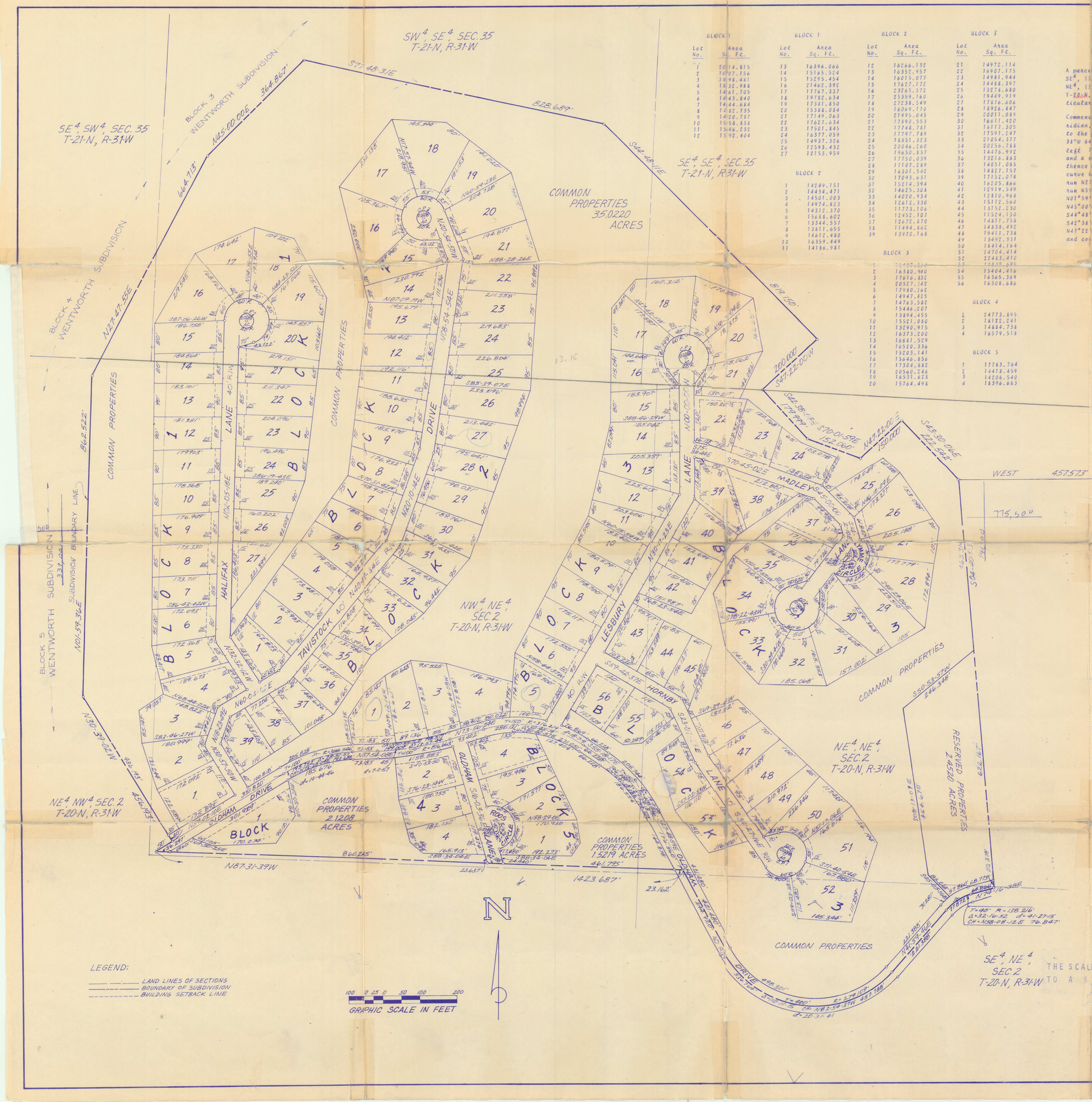

BLOCK 1

Lot No.	Area Sq. Ft.
1	20114.815
2	16807.156
3	18498.481
4	18352.988
5	14861.705
6	14453.840
7	14444.684
8	14352.735
9	14320.787
10	15158.838
11	15446.232
12	15592.404

BLOCK 2

Lot No.	Area Sq. Ft.
1	14249.151
2	14434.471
3	14501.003
4	14974.823
5	14312.370
6	15688.602
7	13344.557
8	13811.655
9	14612.480
10	16359.449
11	14186.981

BLOCK 1

Lot No.	Area Sq. Ft.
13	16396.066
14	15165.524
15	15295.454
16	21462.392
17	17767.337
18	19782.634
19	17381.850
20	15388.084
21	17149.063
22	17627.634
23	17501.845
24	16377.059
25	14937.326
26	12593.432
27	12153.959

BLOCK 2

Lot No.	Area Sq. Ft.
12	16266.132
13	16352.957
14	16015.077
15	17627.172
16	23265.572
17	25359.160
18	27238.549
19	16069.170
20	21995.045
21	17390.553
22	17748.781
23	17797.789
24	18851.323
25	20046.260
26	19650.837
27	17750.039
28	17107.289
29	16301.542
30	17093.631
31	15214.594
32	14625.308
33	14020.934
34	12612.530
35	11773.106
36	12452.107
37	12672.870
38	11494.662
39	13970.168

BLOCK 3

Lot No.	Area Sq. Ft.
1	[illegible]
2	16380.940
3	17616.832
4	20527.142
5	17980.162
6	14947.425
7	14763.582
8	15446.207
9	13894.455
10	15521.080
11	13290.915
12	16373.200
13	16681.529
14	16520.336
15	15203.141
16	15646.856
17	17304.882
18	20560.246
19	16531.628
20	15764.498

BLOCK 3

Lot No.	Area Sq. Ft.
21	14972.114
22	16907.175
23	14981.944
24	14488.397
25	13274.680
26	19449.919
27	17876.606
28	18926.847
29	20011.089
30	16611.420
31	16117.305
32	17591.247
33	21054.377
34	20256.748
35	14476.992
36	13216.883
37	14051.085
38	14827.157
39	17152.074
40	16205.866
41	12919.549
42	12810.968
43	15112.560
44	13152.230
45	11524.150
46	14811.758
47	14838.492
48	19411.738
49	13492.331
50	18414.164
51	24704.414
52	22443.410
53	15410.696

BLOCK 4

1	24773.895
2	18122.241
3	14884.738
4	16579.518

BLOCK 5

1	17783.764
2	14418.459
3	14206.540
4	18396.663

DEED DESCRIPTION

BERKSDALL SUBDIVISION - BLOCKS 1 to 5 INCLUSIVE

A parcel of land lying in the SE^4, SW^4, (0.45 AC.±), the SW^4, SE^4 (21.31 AC.±), the SE^4, SE^4, (3.64 AC.±) of Section 35, T-21-N, R-31-W and in the NE^4, NW^4, (4.66 AC.±), the NW^4, NE^4, (19.72 AC.±), the NE^4, NE^4, (25.18 AC.±), the SE^4, NE^4, (4.03 AC.±) of Section 2, T-20-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

Commencing at Southeast corner of Section 35, T-21-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas, run south 191.630' to a point; thence run west 457.573' to the point of beginning; thence run S04°40'03"E 1105.859' to a point; thence run S74°16' 38"W 64.866' to a point of curvature: thence run southwestwardly along a curve to the left 77.872' to a point of tangency said curve having a degree of curvature of 41°27'15" and a chord of S58°08'12"W 76.847; thence run S41°59'46"W 221.388 to a point of curvature; thence run northwestwardly along a curve to the right 536.764' to a point of tangency, said curve having a degree of curvature of 20°31'41" and a chord of N82°54'37"W 457.788'; thence run N27°48'59"W 244.920' to a point; thence run N87°31'39"W 1423.687' to a point; thence run N59°02'10"E 50.000' to a point; thence run N30°39'02"W 456.193' to a point; thence run N01°59'36"E 862.522' to a point; thence run N27°47'55"E 664.713' to a point; thence run N45°00'00"E 364.867' to a point; thence run S77°48'31"E 828.689' to a point; thence run S44°48'11"E 819.150' to a point; thence run S47°22'00"W 200.000' to a point; thence run S42°36'00"E 179.999' to a point; thence run S70°01'59"E 152.060' to a point; thence run N47°22'00"E 150.000' to a point; thence run S43°30'06"E 222.542' to the point of beginning and containing a total of 98.9952 Acres.

TOTAL AREAS

Lotted Area	2,143,079.165 Sq. Ft.
Common Properties	1,691,773.664 Sq. Ft.
Reserved Properties	106,809.544 Sq. Ft.
Street Area	370,567.360 Sq. Ft.
Total Boundary	4,312,229.733 Sq. Ft.

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, 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 [illegible] 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 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 1000 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__.

JOHN A. COOPER COMPANY

BY _____

VICE PRESIDENT, DEVELOPER

BERKSDALE

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 27th DAY OF August, 1970.

D.M. GRISHAM R.L.S. NO. 293

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1"=300'.

RECORD PLAT

BERKSDALE SUBDIVISION

BLOCKS 1-5 INCLUSIVE

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

APPROVED:
DATE:

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN:
DATE:
CHECKED:
DATE:
JOB No.
ENG-B 1"=100'

S-18 13