## 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 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 EXOFFICIO 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 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, EXCEPT ON LOTS MARKED G, MINIMUM SHALL BE 1200 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 _____, 197__
JOHN A. COOPER COMPANY

BY _____
VICE PRESIDENT
DEVELOPER

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

DATED THIS 31 DAY OF AUG., 1970.

J. F. GORE

JAMES F. GORE
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 69

| BLOCK 1 LOT NO | AREA SQ.FT. | BLOCK 3 LOT NO | AREA SQ.FT. |
|---|---|---|---|
| 1 | 12881.5 | 1 | 13187.8 |
| 2 | 13067 | 2 | 12733.6 |
| 3 | 11623.0 | 3 | 12604.1 |
| 4 | 12651.4 | 4 | 12676.1 |
| 5 | 11205.6 | 5 | 14359.8 |
| 6 | 13564.4 | 6 | 11311.5 |
| 7 | 12190.2 | 7 | 12397.5 |
| 8 | 12940.4 | 8 | 12688 |
| 9 | 11815.7 | 9 | 12532.5 |
| 10 | 12915.1 | 10 | 12906.0 |
| 11 | 13359.9 | 11 | 12145.7 |
| 12 | 13152.5 | 12 | 12626.0 |
| 13 | 12188.9 | 13 | 11957.0 |
| 14 | 13159.1 | 14 | 12621.2 |
| | | 15 | 12602.0 |
| | | 16 | 12152.1 |
| | | 17 | 16065.5 |
| | | 18 | 15347.1 |
| | | 19 | 14475.5 |
| | | 20 | 12829.8 |
| | | 21 | 11705.0 |

| BLOCK 2 LOT NO | AREA SQ.FT. |
|---|---|
| 1 | 10454.2 |
| 2 | 13599.8 |
| 3 | 29672 |
| 4 | 27542 |
| 5 | 13300.6 |
| 6 | 13397.8 |
| 7 | 13390 |
| 8 | 16001 |
| 9 | 13974.8 |
| 10 | 12311.2 |
| 11 | 12294.7 |
| 12 | 14052.6 |
| 13 | 17706.5 |
| 14 | 16786.2 |
| 15 | 16738.7 |
| 16 | 13560.1 |
| 17 | 13259.9 |
| 18 | 12225.8 |
| 19 | 12573.2 |
| 20 | 12218.5 |
| 22 | 11572 |
| 23 | 15294.1 |
| 24 | 14203.2 |
| 25 | 14485.7 |
| 26 | 13909.9 |
| 27 | 13708.4 |
| 28 | 13698.3 |
| 29 | 14146.7 |
| 30 | 12594.0 |
| 31 | 13737.6 |
| 32 | 12810.1 |
| 33 | 12922.2 |
| 34 | 12413.3 |
| 35 | 11486.7 |
| 36 | 17471.8 |

BLENHEIM

### DEED DESCRIPTION

BLENHEIM SUBDIVISION
BLOCKS 1 THRU 3 INCLUSIVE

A PARCEL OF LAND LYING IN THE S.E. 1/4 OF THE S.E. 1/4 (1.7139 ACRES) OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND LYING IN THE S.W. 1/4 OF THE S.W. 1/4 (27.8024 ACRES), THE S.E. 1/4 OF THE S.W. 1/4 (3.3322 ACRES) OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND LYING IN THE N.W. 1/4 OF THE N.W. 1/4 (9.8210 ACRES), THE N.E. 1/4 OF THE N.W. 1/4 (4.2197 ACRES) OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN. ALL BEING IN BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT 133.844 FT. WEST AND 97.727 FT. NORTH OF THE S.W. CORNER OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 31 WEST (ARKANSAS STATE PLANE COORDINATE = NORTH 781,462.273, EAST 1,336,903.844'); THENCE N4°49'09"W, 198.875 FT.; THENCE N44°54'38"W, 80.000 FT.; THENCE N45°05'22"E, 456.512 FT.; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 788.875 FT.; AN ARC DISTANCE OF 411.755 FT.; THENCE N74°59'42"E, 404.241 FT.; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 380.355 FT.; AN ARC DISTANCE OF 195.000 FT.; THENCE S45°13'22"E, 646.853 FT.; THENCE S7°17'39"E, 630.099 FT.; THENCE S41°06'44"E, 365.000 FT.; THENCE S42°27'19"W., 318.512 FT.; THENCE S81°05'06"W, 258.118 FT.; THENCE S87°16'25"W, 210.237 FT.; THENCE N77°28'16"W, 184.390 FT.; THENCE N73°36'38"W, 443.001 FT.; THENCE N44°05'26"W, 445.533 FT.; THENCE N63°06'14"W, 386.846 FT. TO THE POINT OF BEGINNING CONTAINING 46.8892 ACRES.

### TOTAL AREAS

| | | |
|---|---|---|
| LOTS | 21.3214 | ACRES |
| STREET R/W | 6.3698 | " |
| COMMON PROPERTIES | 12.5772 | " |
| RESERVED PROPERTY | 6.6208 | " |
| BOUNDARY OF SUBDIVISION | 46.8892 | " |

### LEGEND

- LAND LINES OF SECTIONS
- BUILDING SETBACK LINES
- SUBDIVISION BOUNDARY
- 1100 — CONTOUR LINE: 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.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 1122
JAMES F. GORE

APPROVED: [illegible]
DATE: 8/31/70

RECORD PLAT

BLENHEIM SUBDIVISION
BLOCKS 1 THRU 3 INCLUSIVE

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

| REVISIONS | | |
|---|---|---|
| DATE | BY | DESCRIPTION |
| 9/78 | [illegible] | [illegible] |

| | |
|---|---|
| DRAWN: [illegible] | SHEET 1 OF 1 |
| DATE: 5-27-70 | J.W.S. NO. 8-EV-2-58-R |
| CHECKED: [illegible] | |
| DATE: 8-25-70 | |
| JOB NO. ENG 8 | SCALE 1"=100' |