AF 118829

BLOCK 1		BLOCK 4		BLOCK 5 (cont')		BLOCK 7 (cont')	
Lot No.	Acres	Lot No.	Acres	Lot No.	Acres	Lot No.	Acres
1	0.376	1	0.373	14	0.284	8	0.322
2	0.328	2	0.294	15	0.326	9	0.382
3	0.312	3	0.300	16	0.285	10	0.403
4	0.367	4	0.314	17	0.332	11	0.352
5	0.318	5	0.314	18	0.290		
6	0.439	6	0.293	19	0.323	TOTAL	4.250
7	0.412	7	0.274	20	0.322		
8	0.441	8	0.279	21	0.329		
9	0.317	9	0.277	22	0.343		
10	0.344	10	0.272	23	0.307		
11	0.304	11	0.284	24	0.286		
12	0.312	12	0.271	25	0.301		
13	0.326	13	0.290	26	0.286		
14	0.426	14	0.315	27	0.292		
15	0.413	15	0.371				
16	0.342	16	0.305	TOTAL	8.977		
17	0.325	17	0.275				
18	0.277	18	0.283	BLOCK 6			
19	0.393	19	0.298				
20	0.346	20	0.277	1	0.291		
21	0.421	21	0.313	2	0.272		
22	0.356	22	0.299	3	0.405		
23	0.354	23	0.294	4	0.314		
24	0.413	24	0.302	5	0.334		
25	0.373	25	0.265	6	0.490		
				7	0.316		
TOTAL	9.035	TOTAL	7.432	8	0.304		
				9	0.357		
BLOCK 2		BLOCK 5		10	0.398		
				11	0.358		
1	0.459	1	0.459	12	0.511		
2	0.394	2	0.493				
3	0.333	3	0.355	TOTAL	3.990		
4	0.272	4	0.288				
5	0.364	5	0.390	BLOCK 7			
6	0.472	6	0.318				
7	0.544	7	0.380	1	0.436		
8	0.570	8	0.366	2	0.384		
9	0.490	9	0.531	3	0.410		
10	0.536	10	0.317	4	0.357		
11	0.447	11	0.278	5	0.506		
12	0.381	12	0.262	6	0.331		
13	0.359	13	0.334	7	0.358		
14	0.395						
15	0.342						
16	0.372						
17	0.343						
18	0.321						
19	0.336						
20	0.381						
21	0.324						
TOTAL	8.435						
BLOCK 3							
1	0.400						
2	0.349						
3	0.434						
4	0.372						
5	0.348						
6	0.480						
7	0.361						
8	0.278						
9	0.316						
10	0.331						
11	0.372						
12	0.338						
13	0.326						
14	0.330						
15	0.306						
16	0.412						
17	0.447						
18	0.437						
19	0.365						
20	0.321						
21	0.339						
22	0.357						
23	0.410						
24	0.365						
25	0.341						
26	0.390						
TOTAL	9.525						

BELLA VISTA

THE BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION HEREBY APPROVES THE REPLAT AS SHOWN HEREIN.

5/29/80
DATE

PRESIDENT

NOTES CONSTITUTING A PART OF THIS REPLAT AND TO BE READ IN CONNECTION 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 BLOCKS 1-6 INCLUSIVE, BRANCHWOOD SUBDIVISION, BELLA VISTA VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON MAY 14, 1973 IN DEED BOOK P AT PAGE 184 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

1. COOPER COMMUNITIES, INC. IS THE OWNER OF ALL PROPERTY REFLECTED ON A RECORD REPLAT FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, RECORDED ON MAY 29, 1980 IN BOOK Y AT PAGE 169 AND HEREBY REPLATS THAT LAND FOR THE PURPOSE OF REFLECTING ALL LANDS AS SHOWN HEREON AS BRANCHWOOD SUBDIVISION, BLOCKS 1 THROUGH 7, INCLUSIVE.

2. AT 10:00 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 NONPROFIT 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 REPLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS EXECUTED BY THE DEVELOPER AND THE BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION WHICH HAS THE EFFECT OF BRINGING THE LAND REFLECTED UPON THIS REPLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965 AFORESAID AND LIKEWISE THE DECLARATION FILED FOR RECORD ON MAY 18, 1965, IN ITS ENTIRETY, IS BY REFERENCE MADE A PART OF THIS REPLAT. THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THIS REPLAT EXCEPT ONLY AS TO PROVISIONS HEREIN CONTAINED.

3. 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.

4. 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 NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

5. THE RESERVED PROPERTIES AS REFLECTED UPON THE REPLAT ARE NOT A PART OF THE REPLAT AND ARE PARTICULARLY AND SPECIFICALLY BY THE DEVELOPER RESERVED THEREFROM.

6. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE NOTES.

7. 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.

8. 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 1,000 SQUARE FEET, EXCEPT ON LOTS MARKED (6) MINIMUM SHALL BE 1,200 SQUARE FEET.

9. 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 DECLRATION AFORESAID.

10. 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.

11. 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 SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND 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 THEREFOFORE 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.

12. AS INDICATED BY THEIR SIGNATURE HEREON, THE BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION DOES HEREBY JOIN IN THIS REPLAT FOR PURPOSES OF INDICATING ITS CONSENT HERETO.

DATED THIS _____ DAY OF _____, 1980.

COOPER COMMUNITIES, INC.

BY _____ PRESIDENT

DEVELOPER

TOTAL AREAS		
LOTTED	51.644	1943 14-21-32 / 1234 23-21-32
COMMON PROPERTIES	6.187	0.9 15-21-32
RESERVED PROPERTIES	34.175	1777 14-21-32 / 14.49 22-21-32 / 1.10 24-21-32
STREET AREA	13.546	
TOTAL	105.552	

LENGTH OF RECORDED STREET	
40' RIGHT-OF-WAY	5,445 LINEAL FEET
60' RIGHT-OF-WAY	3,489 LINEAL FEET
80' RIGHT-OF-WAY	1,936 LINEAL FEET

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 P AT PAGE 184 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, ARE HEREBY ACCEPTED FOR THE PUBLIC BY THE COUNTY OF BENTON. THIS CERTIFICATE IS NOT AN ACCEPTAICE OF THE RESPONSIBILITY TO MAINTAIN ROADS WHICH ARE CONSTRUCTED IN RIGHTS-OF-WAY.

5/29/80
DATE

COUNTY JUDGE

Sec 14 18-10436-4 14.30ac
Sec 13 18-10436-2 .10ac
Sec 14 18-10436-3 31.65
Sec 23 18-10468-1 5.7.12ac
Sec 24 18-10470 2.3880ac

LEGAL DESCRIPTION
BRANCHWOOD SUBDIVISION
BLOCKS 1 THRU 7 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (0.096 ACRES +) OF SECTION 13, IN THE SE 1/4 OF THE SW 1/4 (0.108 ACRES +), IN THE SW 1/4 OF THE SE 1/4 (26.119 ACRES +), IN THE SE 1/4 OF THE SE 1/4 (19.730 ACRES +) OF SECTION 14, IN THE NE 1/4 OF THE NE 1/4 (31.626 ACRES +), IN THE NW 1/4 OF THE NE 1/4 (24.600 ACRES +), IN THE NE 1/4 OF THE NW 1/4 (0.889 ACRES +) OF SECTION 23, AND IN THE NW 1/4 OF THE NW 1/4 (2.384 ACRES +) OF SECTION 24, ALL IN TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 133.540 FEET AND EAST 139.687 FEET FROM THE NORTHEAST CORNER OF SECTION 23 (ARKANSAS STATE PLANE COORDINATES OF NORTH 793,173.540 FEET AND EAST 1,310,460.313 FEET), THENCE, S 16° 53' 55" W 165.130 FEET; THENCE, S 40° 42' 09" E 122.674 FEET; THENCE, S 00° 41' 22" E 126.913 FEET; THENCE, S 33° 41' 40" E 80.000 FEET; THENCE, S 56° 18' 20" W 660.000 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 434.751 FEET, SAID CURVE HAVING A RADIUS OF 761.432 FEET AND A DELTA ANGLE OF 32° 42' 50"; THENCE, S 89° 01' 10" W 254.606 FEET; THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 355.348 FEET, SAID CURVE HAVING A RADIUS OF 1,395.846 FEET AND A DELTA ANGLE OF 14° 35' 10"; THENCE, S 42° 24' 25" W 64.343 FEET; THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 212.931 FEET, SAID CURVE HAVING A RADIUS OF 287.689 FEET AND A DELTA ANGLE OF 42° 24' 25"; THENCE N 71° 12' 14" W 850.653 FEET; THENCE, N 80° 06' 20" W 510.000 FEET; THENCE, N 24° 36' 10" E 171.099 FEET; THENCE, N 39° 19' 13" W 60.000 FEET; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 225.000 FEET, SAID CURVE HAVING A RADIUS OF 505.089 FEET AND A DELTA ANGLE OF 25° 31' 24"; THENCE, N 13° 47' 50" W 65.000 FEET; THENCE, N 35° 58' 05" W 74.735 FEET; THENCE, N 57° 03' 03" W 128.701 FEET; THENCE, N 13° 16' 35" E 182.888 FEET; THENCE, N 22° 11' 52" E 187.928 FEET; THENCE, N 40° 29' 28" E 248.531 FEET; THENCE, N 24° 19' 52" W 369.841 FEET; THENCE, N 41° 40' 09" E 133.869 FEET; THENCE, N 73° 32' 46" E 201.241 FEET; THENCE, S 83° 50' 27" E 419.421 FEET; THENCE, N 87° 48' 46" E 288.210 FEET; THENCE, N 43° 39' 27" E 181.069 FEET; THENCE, S 78° 12' 04" E 229.856 FEET; THENCE, S 58° 37' 19" E 474.377 FEET; THENCE, N 85° 53' 01" E 264.683 FEET; THENCE, S 43° 04' 24" E 231.355 FEET; THENCE, S 26° 49' 19" E 299.189 FEET; THENCE, S 73° 22' 09" E 160.723 FEET; THENCE, S 39° 10' 25" E 208.969 FEET; THENCE, S 28° 07' 16" E 345.824 FEET TO THE POINT OF BEGINNING AND CONTAINING 105.552 ACRES MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 29TH DAY OF MAY, 1980, 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, MORTAGE, 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

JAMES F. GORE
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 93
SIGNATURE

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- 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.
- BUILDING SETBACK LINE
- EDGE OF PROTECTIVE SCREENING AREA
- UTILITY EASEMENT
- (6) GOLF VIEW LOTS, SEE NOTE 6

Declaration Book 553 Pages 8 169 173

Y-185

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

FILED FOR RECORD
AT 11:45 O'CLOCK A.M.
JUN 9 1980
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

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

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

RECORD REPLAT

BRANCHWOOD SUBDIVISION
BLOCKS 1 - 7 INCLUSIVE
BELLA VISTA VILLAGE, ARKANSAS

SCALE:	1" = 100'
DRAWN: G.F.	DATE: 3/80
CHECKED: JFG	DATE: 3/80
APPROVED: JFG	DATE: 3-80
FILE NO: 2-116-SD	
DWG NO: 2-116-(12)-1642	
JOB NO: 5227	FILED IN: 69
SHEET	1 OF 1

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

TRACT NO. 296

10-285

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

COOPER COMMUNITIES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) 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 BLOCKS 8 THRU 12, BRANCHWOOD SUBDIVISION, BELLA VISTA VILLAGE, ARKANSAS, WHICH PLAT WAS THERE RECORDED ON MAY 9, 1986, IN PLAT BOOK 10 AT PAGE 52 AND HEREBY REPLATS SAID LAND SUBJECT TO THE FOLLOWING PROVISIONS:

1. DEVELOPER IS THE OWNER OF BLOCKS 8 THRU 12, BRANCHWOOD SUBDIVISION, AS REFLECTED ON THE ORIGINAL PLAT THEREOF AND HEREBY REPLATS THAT PLAT FOR THE PURPOSE OF REDUCING THE TOTAL NUMBER OF LOTS FROM 69 TO 67; MODIFYING THE INTERIOR LOT LINES WITHIN BLOCK 12; REDUCING THE TOTAL ACREAGE OF THE LOTTED AREA; AND INCREASING THE TOTAL ACREAGE OF THE COMMON PROPERTY AREA.

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 04, ET. SEQ. A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS WAS HERETOFORE RECORDED WHICH HAD THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE REPLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID, SAID SUPPLEMENTAL DECLARATION BEING FILED FOR RECORD ON THE 9TH DAY OF MAY, 1986, IN RECORD BOOK 652 AT PAGE 283, ET SEQ. THE DECLARATION AFORESAID AND SUPPLEMENTAL DECLARATION AFORESAID ARE IN THEIR ENTIRETY BY REFERENCE MADE A PART OF THIS REPLAT AND THE PROVISIONS THEREOF SHALL CONTROL AS TO THE REPLAT EXCEPT ONLY AS TO PROVISIONS CONTAINED HEREON OR INCONSISTENT WITH THIS REPLAT.

3. 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 NOWISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.

4. THE RESERVED PROPERTIES AS REFLECTED UPON THE REPLAT ARE NOT A PART OF THE REPLAT 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 REPLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID UNLESS SPECIFICALLY DESIGNATED OTHERWISE ON THE REPLAT OR IN THE NOTES.

6. 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.

7. 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, EXCEPT ON GOLF COURSE LOTS, MINIMUM SHALL BE 1200 SQUARE FEET.

8. 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 UPON THE REPLAT AS PROTECTIVE SCREENING AREAS.

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

10. 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.

11. DEVELOPER, 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 SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, 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. DEVELOPER, 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 11 DAY OF Aug, 1986.

COOPER COMMUNITIES, INC.

BY John A. Cooper Jr.
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 A PREVIOUS REPLAT OF SAID LANDS RECORDED ON MAY 8, 1986 IN PLAT BOOK 10 AT PAGE 52 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.

8-11-86
DATE

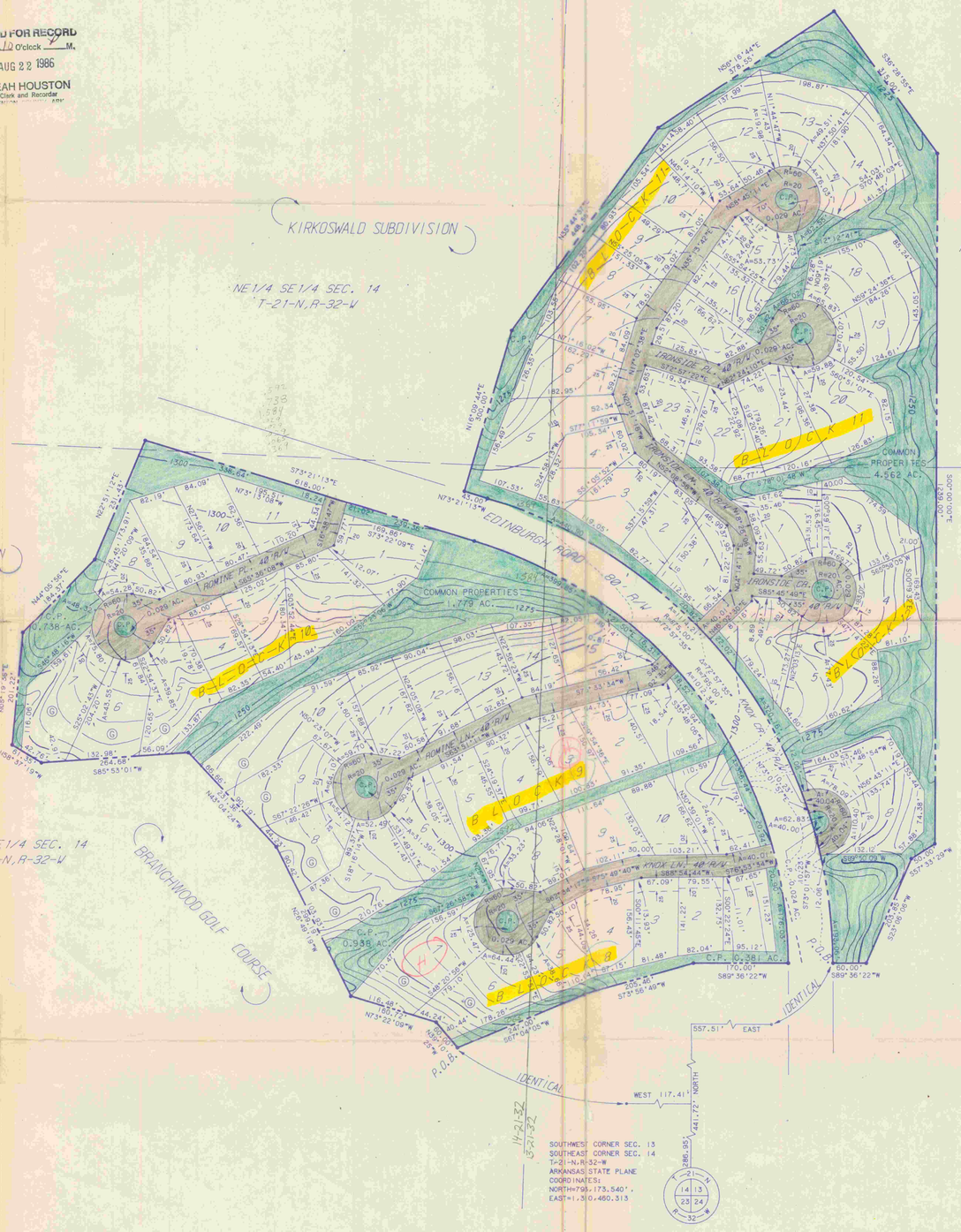
Francis L. Billings
for Admin. Assistant
COUNTY JUDGE

FILED FOR RECORD
At 2:10 O'clock P.M.
AUG 22 1986
LEAH HOUSTON
Clerk and Recorder
BENTON COUNTY, ARK.

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 _____



BLOCK 8		BLOCK 10		LOT 17	0.313 AC.
LOT 1	0.279 AC.	LOT 1	0.389 AC.	LOT 18	0.427 AC.
LOT 2	0.253 AC.	LOT 2	0.508 AC.	LOT 19	0.433 AC.
LOT 3	0.275 AC.	LOT 3	0.348 AC.	LOT 20	0.509 AC.
LOT 4	0.310 AC.	LOT 4	0.322 AC.	LOT 21	0.468 AC.
LOT 5	0.330 AC.	LOT 5	0.511 AC.	LOT 22	0.361 AC.
LOT 6	0.452 AC.	LOT 6	0.402 AC.	LOT 23	0.309 AC.
LOT 7	0.571 AC.	LOT 7	0.515 AC.	TOTAL	8.547 AC.
LOT 8	0.397 AC.	LOT 8	0.317 AC.		
LOT 9	0.321 AC.	LOT 9	0.332 AC.	BLOCK 12	
LOT 10	0.306 AC.	LOT 10	0.314 AC.	LOT 1	0.430 AC.
LOT 11	0.387 AC.	LOT 11	0.305 AC.		
TOTAL	3.881 AC.	TOTAL	4.263 AC.	LOT 3	0.455 AC.
				LOT 4	0.418 AC.
BLOCK 9		BLOCK 11		LOT 5	0.601 AC.
LOT 1	0.315 AC.	LOT 1	0.359 AC.	LOT 6	0.378 AC.
LOT 2	0.304 AC.	LOT 2	0.285 AC.	LOT 7	0.319 AC.
LOT 3	0.345 AC.	LOT 3	0.345 AC.	LOT 8	0.393 AC.
LOT 4	0.329 AC.	LOT 4	0.345 AC.		
LOT 5	0.325 AC.	LOT 5	0.570 AC.	TOTAL	3.000 AC.
LOT 6	0.362 AC.	LOT 6	0.352 AC.		
LOT 7	0.588 AC.	LOT 7	0.341 AC.		
LOT 8	0.359 AC.	LOT 8	0.316 AC.		
LOT 9	0.404 AC.	LOT 9	0.276 AC.		
LOT 10	0.617 AC.	LOT 10	0.317 AC.		
LOT 11	0.347 AC.	LOT 11	0.307 AC.		
LOT 12	0.337 AC.	LOT 12	0.383 AC.		
LOT 13	0.328 AC.	LOT 13	0.458 AC.		
LOT 14	0.293 AC.	LOT 14	0.516 AC.		
LOT 15	0.346 AC.	LOT 15	0.297 AC.		
TOTAL	5.659 AC.	LOT 16	0.262 AC.		

TOTAL AREA

LOTTED AREA	25.350 AC.	5.161 13-21-32
COMMON PROPERTIES	8.596 AC.	3.435 14-21-32
STREETS	4.040 AC.	
TOTAL	37.986 AC.	

LENGTH OF RECORDED STREETS

40 FOOT RIGHT OF WAY 4400 LINEAL FEET ±

BRANCHWOOD SUBDIVISION
BLOCKS 8 – 12
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (5.585 ACRES±) OF SECTION 13; IN THE SE1/4 OF THE SE1/4 (14.122 ACRES ±) AND IN THE NE1/4 OF THE SE1/4 (0.014 ACRES ±) OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 286.95 FEET NORTH AND 117.41 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 14 (ARKANSAS STATE PLANE COORDINATES OF NORTH 793,173.540 FEET AND EAST 1,310,460.313 FEET), THENCE, N 59° 10' 25" W 60.00 FEET; THENCE, N 73° 22' 09" W 160.72 FEET; THENCE, N 26° 49' 19" W 299.19 FEET; THENCE, N 43° 04' 24" W 231.36 FEET; THENCE, S 85° 53' 01" W 264.68 FEET; THENCE, N 58° 37' 19" W 61.35 FEET; THENCE, N 05° 19' 36" E 201.22 FEET; THENCE, N 44° 05' 56" E 184.37 FEET; THENCE, N 22° 51' 12" E 231.43 FEET; THENCE, S 73° 21' 13" E 618.00 FEET; THENCE, SOUTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 1012.34 FEET, SAID CURVE HAVING A RADIUS OF 795.00 FEET AND A DELTA ANGLE OF 72° 57' 35"; THENCE, S 89° 36' 22" W 170.00 FEET; THENCE, S 73° 56' 49" W 205.46 FEET; THENCE, S 67° 04' 05" W 247.00 FEET TO THE POINT OF BEGINNING, CONTAINING 19.721 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (7.135 ACRES ±), IN THE NW 1/4 OF THE SW 1/4 (10.205 ACRES ±) OF SECTION 13; IN THE SE1/4 SE1/4 (0.230 ACRES ±) AND IN THE NE1/4 OF THE SE1/4 (0.695 ACRES ±) OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 441.72 FEET NORTH AND 557.51 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 13 (ARKANSAS STATE PLANE COORDINATES OF NORTH 793,173.540 FEET AND EAST 1,310,460.313 FEET), THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 1114.21 FEET, SAID CURVE HAVING A RADIUS OF 875.00 FEET AND A DELTA ANGLE OF 72° 57' 35"; THENCE, N 73° 21' 13" W 43.00 FEET; THENCE, N 16° 09' 44" E 300.00 FEET; THENCE, N 35° 44' 37" E 448.58 FEET; THENCE, N 56° 16' 44" E 378.55 FEET; THENCE, S 36° 28' 55" E 315.00 FEET; THENCE, S 00° 00' 00" E 1239.00 FEET; THENCE, S 57° 33' 29" W 50.00 FEET; THENCE, S 23° 06' 06" W 203.85 FEET; THENCE, S 89° 36' 22" W 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 18.265 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 11th DAY OF August, 1986, 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

REGISTERED STATE OF ARKANSAS NO. 93 JAMES F. GORE PROFESSIONAL LAND SURVEYOR

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. (1150)

GOLF VIEW LOT, SEE NOTE 7

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

0 100 200
GRAPHIC SCALE IN FEET

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

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

RECORD REPLAT

BRANCHWOOD SUBDIVISION

BLOCKS 8-12

BELLA VISTA VILLAGE, ARKANSAS

COOPER CONSULTANTS
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

SCALE:	1"=100'
DRAWN: WRS	DATE: 6/86
CHECKED:	DATE: 7/86
APPROVED:	DATE: 8-11-86
FILE NO:	2-116-SD
DWG NO:	2-116-(12)-2193
JOB NO:	FILED IN: 68
SHEET	1 OF 1

67 LOTS