BLOCK 1	
LOT NO.	ACREAGE
1	0.439
2	0.455
3	0.434
4	0.389
5	0.390
6	0.425
7	0511
8	0447
9	0.353
10	0.340
11	0.383
12	0.340
13	0.372
14	0.610
15	0.804
16	0.608
17	0.570
18	0.550
19	0.344
20	0.361
21	0.338
22	0.322
23	0.312
24	0.298
25	0.287
26	0.327
27	0.294
28	0.289
29	0.334
30	0.335
31	0.419
32	0.501
33	0.403
34	0.593
35	0.425
36	0.819
37	0.639
38	0.450
39	0.530
40	0.392
41	0.414
42	0.377
43	0.348
44	0.433
45	0.308
46	0.296
47	0.332
48	0.391
49	0.348
TOTAL	21.049

BLOCK 2	
LOT NO.	ACREAGE
1	0.321
2	0.317
3	0.386
4	0.406
5	0.324
6	0.342
TOTAL	2.096

BLOCK 3	
LOT NO.	ACREAGE
1	0.314
2	0.270
3	0.292
4	0.299
5	0.333
6	0.381
7	0.419
8	0.402
9	0.520
10	0.753
11	0.697
12	0.434
13	0.347

BLOCK 3	
LOT NO.	ACREAGE
14	0.335
15	0.325
16	0.282
17	0.303
18	0.327
19	0.319
20	0.346
21	0.386
TOTAL	8.146

BLOCK 4	
LOT NO.	ACREAGE
1	0.325
2	0.296
3	0.282
4	0.348
5	0.360
6	0.383
7	0.302
8	0.311
9	0.314
10	0.313
11	0.474
12	0.584
13	0.861
14	0.748
15	0.504
16	0.401
17	0.444
18	0.457
19	0.399
20	0.293
21	0.324
22	0.314
23	0.309
24	0.326
25	0.324
TOTAL	9.957

BLOCK 5	
LOT NO.	ACREAGE
1	0.454
2	0.361
3	0.384
4	0.580
5	0.524
TOTAL	2.303

BLOCK 6	
LOT NO.	ACREAGE
1	0.427
2	0.379
3	0.434
4	0.592
5	0.506
6	0.452
TOTAL	2.790

BLOCK 7	
LOT NO.	ACREAGE
1	0.374
2	0.367
3	0.339
4	0.536
5	0.441
6	0.590
7	0.455
8	0.367
9	0.349
10	0.322
11	0.314
12	0.314
TOTAL	4.144

TOTAL AREA	
LOTTED	51.085
COMMON PROPERTY	15.074
STREET R/W	8.787
RESERVED PROPERTY	0.134
TOTAL	75.080

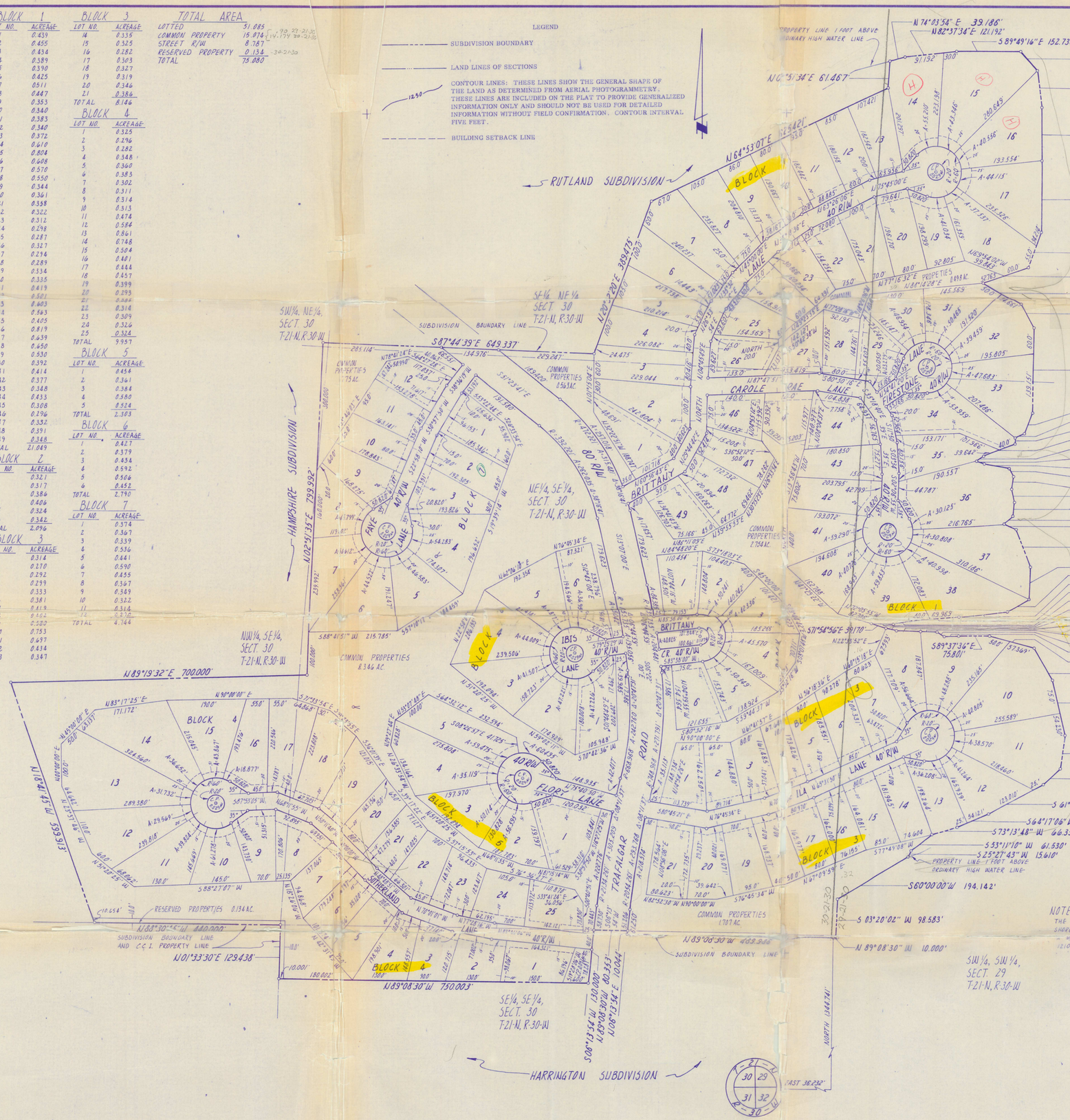
LEGEND

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



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

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 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 NOWISE 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 DESIGNATED UPON THIS PLAT OR THE PLAT 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. THE PROPERTY LINE ALONG THE LAKE IS A MEANDER LINE AT A CONSTANT ELEVATION ONE FOOT HIGHER THAN THE HIGHEST SPILLWAY ELEVATION OF 1220 M.G.L. ± 0.5, AS DETERMINED FROM BENCH MARK 1318, C.W.A. 1934 (U.S.G.S.).

8. NO STRUCTURE OF ANY TYPE SHALL BE BUILT UPON ANY LOT BETWEEN THE HIGH WATER MARK AS REFLECTED UPON THE PLAT AND THE LAKE SHORE PROPERTY LINE WITHOUT CONSENT IN WRITING OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, AND THE ARCHITECTURAL CONTROL COMMITTEE. THE HIGH WATER MARK REPRESENTS THE POSSIBLE LEVEL OF THE FLOOD POOL THAT COULD OCCUR ON THE LAKE REFLECTED UPON THE PLAT.

9. 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 800 SQUARE FEET, EXCEPT LAKESHORE LOTS WHICH SHALL NOT HAVE A FLOOR SPACE OF LESS THAN 800 SQUARE FEET.

10. 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.

11. 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 2ND DAY OF AUGUST, 1976.

JAMES F. GORE R.L.S. NO. 93

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

DEED DESCRIPTION
BRITTANY SUBDIVISION
BLOCKS 1 THRU 7 INCLUSIVE

A PARCEL OF LAND LYING IN THE SW 1/4 OF THE SW 1/4 (0.002 ACRES +), THE NW 1/4 OF THE SW 1/4 (10.546 ACRES +) AND IN THE SW 1/4 OF THE NW 1/4 (7.918 ACRES +), THE SW 1/4 OF THE NE 1/4 (0.002 ACRES +), THE NW 1/4 OF THE SE 1/4 (7.474 ACRES +), THE NE 1/4 OF THE SE 1/4 (40.878 ACRES +) AND IN THE SE 1/4 OF THE SE 1/4 (2.357 ACRES +) OF SECTION 30, ALL IN T-21-N, R-30-W, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 36.232 FEET EAST AND 1,344.731 FEET NORTH OF THE SE CORNER OF SAID SECTION 30 (ARKANSAS STATE PLANE COORDINATES N 780,892.635 FEET AND E 1,352,079.944 FEET), THENCE N 89° 08' 30" W 489.988 FEET; THENCE N 08° 13' 54" E 10.044 FEET; THENCE N 89° 08' 30" W 80.353 FEET; THENCE S 06° 13' 54" W 130.000 FEET; THENCE N 89° 08' 30" W 750.003 FEET; THENCE N 01° 33' 30" E 129.438 FEET; THENCE N 88° 30' 45" W 440.060 FEET; THENCE N 18° 41' 45" W 590.613 FEET; THENCE N 89° 19' 32" E 700.000 FEET; THENCE N 02° 51' 35" E 799.992 FEET; THENCE S 87° 44' 39" E 649.337 FEET; THENCE N 20° 32' 20" E 389.475 FEET; THENCE N 64° 53' 07" E 625.421 FEET; THENCE N 02° 51' 34" E 61.467 FEET; THENCE N 74° 03' 54" E 39.186 FEET; THENCE N 82° 37' 34" E 121.192 FEET; THENCE S 89° 49' 16" E 152.738 FEET; THENCE S 42° 21' 12" E 60.362 FEET; THENCE S 07° 24' 48" E 87.324 FEET; THENCE S 00° 10' 49" E 126.557 FEET; THENCE S 00° 00' 05" E 168.749 FEET; THENCE S 20° 54' 05" W 89.214 FEET; THENCE S 70° 00' 34" W 112.763 FEET; THENCE S 60° 28' 49" E 104.661 FEET; THENCE S 26° 37' 10" E 65.172 FEET; THENCE S 00° 43' 46" W 199.151 FEET; THENCE S 21° 23' 32" W 53.223 FEET; THENCE S 67° 02' 02" W 24.101 FEET; THENCE S 03° 43' 32" E 14.820 FEET; THENCE S 68° 47' 17" W 79.642 FEET; THENCE S 54° 02' 15" W 22.431 FEET; THENCE S 76° 22' 05" E 19.700 FEET; THENCE S 79° 03' 32" E 61.180 FEET; THENCE S 27° 07' 38" E 21.471 FEET; THENCE S 08° 48' 34" W 30.912 FEET; THENCE S 11° 50' 54" E 32.211 FEET; THENCE S 05° 33' 55" W 32.971 FEET; THENCE S 49° 00' 52" W 27.170 FEET; THENCE S 66° 26' 56" E 29.760 FEET; THENCE S 21° 26' 04" E 87.301 FEET; THENCE S 03° 11' 25" W 75.740 FEET; THENCE S 38° 55' 21" W 57.480 FEET; THENCE S 82° 20' 15" W 116.681 FEET; THENCE S 85° 07' 16" W 109.969 FEET; THENCE S 78° 58' 25" W 48.431 FEET; THENCE N 88° 16' 00" W 54.020 FEET; THENCE S 71° 54' 56" E 39.170 FEET; THENCE S 81° 54' 27" E 24.230 FEET; THENCE S 87° 44' 33" E 56.969 FEET; THENCE S 88° 27' 42" E 38.700 FEET; THENCE S 58° 27' 40" E 21.710 FEET; THENCE N 86° 31' 04" E 34.460 FEET; THENCE S 89° 37' 36" E 75.001 FEET; THENCE S 75° 40' 37" E 107.369 FEET; THENCE S 29° 08' 27" E 91.780 FEET; THENCE S 13° 32' 29" E 129.230 FEET; THENCE S 08° 06' 02" W 80.590 FEET; THENCE S 48° 13' 23" W 54.661 FEET; THENCE S 61° 39' 52" E 148.010 FEET; THENCE S 84° 17' 06" W 79.121 FEET; THENCE S 73° 13' 48" W 66.350 FEET; THENCE S 53° 11' 10" W 61.530 FEET; THENCE S 25° 27' 43" W 15.610 FEET; THENCE S 60° 00' 00" W 194.142 FEET; THENCE S 03° 20' 02" W 98.583 FEET; THENCE N 89° 08' 30" W 10.000 FEET; THENCE N 89° 08' 30" W 489.988 FEET; THENCE N 89° 08' 30" W 10.000 FEET TO THE POINT OF BEGINNING, CONTAINING 75.080 ACRES, MORE OR LESS.

BRITTANY

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

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 1227
JAMES F. GORE

APPROVED: Gore
DATE: 8-2-76

RECORD PLAT

BRITTANY SUBDIVISION

BLOCKS 1 THRU 7 INCLUSIVE

COOPER COMMUNITIES, INC.
PLANNING AND ENGINEERING DIVISION
PLANNING AND LOT PRODUCTION DEPT.
BELLA VISTA VILLAGE, ARKANSAS 72712

SCALE:	1"=100'
DRAWN:	DATE: 8/2/76
CHECKED:	DATE: 8/2/76
APPROVED:	DATE: 8/2/76
JOB NO:	210-03
FILE NO:	2-116-5D
DWG NO:	2-116-(12)-152.6
SHEET 1 OF 1	FILED AT