DEED DESCRIPTION
BUCKLAND SUBDIVISION - BLOCKS 1 to 3 INCLUSIVE

A parcel of land lying in the SW^{4}, SE^{4}, (12.93 AC.±); in the SE^{4} SE^{4}, (18.28 AC.±) of Section 33, T-21-N, R-31-W and in the NW^{4}, NE^{4}, (28.55 AC.±); in the NE^{4}, NE^{4}, (32.4 AC.±); in the SW^{4}, NE^{4}, (3.39 AC.±); in the SE^{4}, NE^{4}, (14.50 AC.±) of Section 4, T-20-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

Commencing at the SW corner of Section 34, T-21-N, R-31-W of the Fifth Principal Meridian, Benton County, Arkansas (State Plane Coordinates North 776,379.750' and East 1,131,391.472'); run south 679.750' to a point; thence run west 191.472' to the point of beginning; thence run S3°44'23"W 353.553' to a point; thence run S04°18'51"W 244.822' to a point; thence run S83°23'43"W 75.001' to a point; thence run S06°36'17"E 80.000' to a point on a curve; thence run southeastwardly along a curve to the left 467.225' to a point of tangency, said curve having a degree of curvature of 27°05'50" and a chord of S20°05'33"W 377.806'; thence run S43°12'36"E 97.151' to a point of curvature; thence run southeastwardly along a curve to the right 433.570' to a point, said curve having a degree of curvature of 15°15'09" and a chord of S10°08'43"E 409.902'; thence run N67°04'50"W 249.944' to a point; thence run S75°29'20"W 263.400' to a point; thence run N55°27'36"W 934.772' to a point; thence run N37°22'00"W 692.028' to a point; thence run N16°53'55"W 825.651' to a point; thence run N40°57'27"W 290.758' to a point; thence run N36°26'47"E 77.691' to a point; thence run N35°48'24"E 38.868' to a point; thence run N13°29'42"E 25.398' to a point; thence run N26°35'51"W 15.061' to a point; thence run N12°33'14"E 99.178' to a point; thence run N31°41'51"E 68.272' to a point; thence run N82°43'43"E 101.406' to a point; thence run N62°44'58"E 56.904' to a point; thence run N64°43'23"E 48.626' to a point; thence run N67°23'57"E 63.016' to a point; thence run N57°26'07"E 75.726' to a point; thence run N49°48'22"E 182.039' to a point; thence run N48°27'08"E 97.712' to a point; thence run N54°09'44"E 72.949' to a point; thence run N54°47'42"E 91.139' to a point; thence run N53°51'06"E 71.690' to a point; thence run N52°15'26"E 43.409' to a point; thence run N62°04'41"E 61.770' to a point; thence run N54°00'38"E 39.700' to a point; thence run S74°05'08"E 35.042' to a point; thence run N04°30'13"E 47.738' to a point; thence run N37°30'17"E 72.269' to a point; thence run N42°31'40"E 54.979' to a point; thence run N37°31'08"E 148.966' to a point; thence run N25°57'49"E 92.087' to a point; thence run N11°15'34"E 97.596' to a point; thence run N32°35'32"E 105.177' to a point; thence run N49°19'37"E 47.760' to a point; thence run S76°50'36"E 98.443' to a point; thence run N35°23'42"E 104.952' to a point; thence run S71°21'46"E 88.878' to a point; thence run S72°28'25"E 79.862' to a point; thence run S18°18'38"E 2037.144' to the point of beginning and containing a total of 110.0979 Acres.

BLOCK 1 Lot No.	Acres	BLOCK 1 Lot No.	Acres
1	0.2590	36	0.2747
2	0.2997	37	0.2834
3	0.2863	38	0.2737
4	0.2837	39	0.2331
5	0.2602	40	0.2713
6	0.2711	41	0.2695
7	0.3165	42	0.2696
8	0.3060	43	0.3223
9	1.0911	44	1.1860
10	0.2213	45	0.7083
11	0.2379	46	0.4746
12	0.2406	47	0.4141
13	0.2204	48	0.3590
14	0.2274	49	0.2969
15	0.2751	50	0.2774
16	0.2346	51	0.2226
17	0.2520	52	0.2499
18	0.2103	53	0.3635
19	0.2362	54	0.3210
20	0.2536		
21	0.2573		
22	0.2744		
23	0.3653		
24	0.5366		
25	0.5588		
26	0.3466		
27	0.4409		
28	0.3312		
29	0.3242		
30	0.3001		
31	0.2874		
32	0.2841		
33	0.3589		
34	0.2528		
35	0.2790		

BLOCK 2 Lot No.	Acres
1	0.3005
2	0.3167
3	0.3140
4	0.2714
5	0.3125
6	0.3341
7	0.2692

BLOCK 3 Lot No.	Acres	BLOCK 3 Lot No.	Acres	BLOCK 3 Lot No.	Acres	BLOCK 3 Lot No.	Acres	BLOCK 3 Lot No.	Acres
1	0.2398	21	0.3328	56	0.2947	82	0.2492	108	0.2482
2	0.2247	22	0.3222	57	0.3263	83	0.2346	109	0.6485
3	0.2416	23	0.2904	58	0.3544	84	0.2338	110	0.6140
4	0.2652	24	0.3309	59	0.2678	85	0.2486	111	0.6255
5	0.2689	25	0.4441	60	0.2804	86	0.3030	112	0.6171
6	0.2673	26	0.7134	61	0.3028	87	0.3430	113	0.5964
7	0.3017	27	0.3384	62	0.2610	88	0.4565	114	0.7097
8	0.2911	28	0.3110	63	0.2933	89	1.1927		
9	0.2917	29	0.3547	64	0.2532	90	1.1746		
10	0.2793	30	0.2719	65	0.2670	91	1.2324		
11	0.2954	31	0.3035	66	0.2461	92	0.7759		
12	0.3000	32	0.3004	67	0.2934	93	1.0278		
13	0.2991	33	0.2957	68	0.3816	94	1.0581		
14	0.2633	34	0.2686	69	0.3716	95	1.1820		
15	0.2642	35	0.2624	70	0.2860	96	1.4322		
16	0.3155	36	0.2831	71	0.2503	97	1.2292		
17	0.3119	37	0.2663	72	0.2503	98	0.3106		
18	0.3144	38	0.2630	73	0.2356	99	0.2507		
19	0.3076	39	0.2606	74	0.2736	100	0.2923		
20	0.3090	40	0.2547	75	0.2561	101	0.2641		
		41	0.2648	76	0.2770	102	0.3218		
		42	0.2604	77	0.2607	103	0.9236		
		43	0.2699	78	0.2848	104	0.3432		
		44	0.3014	79	0.2652	105	0.2541		
		45	0.2756	80	0.2539	106	0.2775		
		46	0.2335	81	0.2487	107	0.2767		
		47	0.3006						
		48	0.3246						
		49	0.3814						
		50	0.2455						
		51	0.2931						
		52	0.1609						
		53	0.2399						
		54	0.3506						
		55							

LENGTH OF RECORDED STREETS

40' R/W..... 9,757.556 lineal feet
80' R/W..... 1,040.165 lineal feet

TOTAL ACRES

Lotted Area..... 63.8583 Acres
Common Properties..... 35.5183 Acres
Street Area..... 10.7213 Acres
Total Boundary..... 110.0979 Acres

LEGEND

- SUBDIVISION BOUNDARY
- LAND LINES OF SECTIONS
- BUILDING SETBACK LINE
- M — MOUNTAINOUS LOT WITH SLOPES EXCEEDING 25% AND AREA EXCEEDING ONE ACRE.
- NATURAL DRAINAGE WAY: SHALL NOT BE BLOCKED BUT MAY BE DIVERTED WITHIN THE LOT BOUNDARY.
- DRAINAGE EASEMENT: CAN BE ABANDONED WITH THE APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE IF AN ACCEPTABLE ALTERNATE DRAINAGE COURSE IS PROVIDED.
- FLOOD EASEMENT: THIS IS A MEANDER LINE ALONG THE SHORELINE OF THE LAKE AT ELEVATION 1074.0' M.G.L., PORTION OF THE LOT LOWER IN ELEVATION IS SUBJECT TO PERMANENT FLOODING.
- 1250 — 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.

NOTE: THE HIGH-WATER MARK ALONG THE SHORELINE OF THE LAKE IS A MEANDER LINE AT ELEVATION 1083.0' M.G.L.

BUCKLAND

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

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, which Declaration is there recorded in Record Book 375 at page 6 et. seq. This Plat is filed contemporaneously with the filing of 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 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. The property line along the lake is a meander line at a constant elevation one foot higher than the highest spillway elevation which is at present elevation 1070.0 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 1200 square feet, except lakeshore lots which shall not have a floor space of less than 1500 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_

JOHN A. COOPER COMPANY

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 FIFTH day of AUGUST, 1971.

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

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

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

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

APPROVED: _____ DATE: 8/5/71

RECORD PLAT

BUCKLAND SUBDIVISION
BLOCKS 1 - 3 INCLUSIVE

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

REVISIONS		
DATE	BY	DESCRIPTION
7-15-71	C.C.	Names, Dimensions, Etc.

DRAWN: B.G.T. DATE: _____ SHEET 1 OF 1
CHECKED: B.B. DATE: 7-31-71 DWG. NO. B.V.V.-673
JOB NO. ENG. 8 SCALE: 1" = 100'

175 Lots