



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

- AT 10 O'CLOCK A.M. ON THE 13TH DAY OF MAY, 1955, 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 303 AT PAGE 5 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 13TH, 1955, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON MAY 13TH, 1955, 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.
- 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.
- 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.
- 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.
- 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 SPECIFICALLY DESIGNATED ON THE PLAT.
- ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.
- 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.
- 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.
- OWNERS SHALL COMPLY WITH THE PROVISIONS OF PARAGRAPH 15 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 23 DAY OF SEPT 1957  
 CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.

BY \_\_\_\_\_  
 VICE PRESIDENT, DEVELOPER  
 I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY.

DATED THIS 23 DAY OF SEPT 1957  
 J. F. GORE, P.E., RLL, ARK.  
 REGISTERED PROFESSIONAL ENGINEER

**LEGEND**  
 - - - - - SUBDIVISION BOUNDARY LINE  
 - - - - - UTILITY & DRAINAGE EASEMENT  
 - - - - - BUILDING SETBACK LINE

**DEED DESCRIPTION**  
 CANTERBURY SUBDIVISION  
 BLOCK 1 TRACT 6  
 A PARCEL OF LAND LYING IN THE SW 1/4 NE 4 (24.91 AC), THE SE 1/4 NE 4 (23.46 AC), AND THE NW 1/4 SE 4 (2.23 AC), OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND CONTAINING IN ALL 55.6 ACRES.

*arrangement for SW NE 1/4, SE NW 1/4 ARE SWITCHED*

	RECORD PLAT	REVISIONS
	BLOCK 1 TRACT 6 <del>CANTERBURY SUBDIVISION</del>	DATE BY DESCRIPTION
APPROVED: _____ DATE: 9/25/57	CHEROKEE VILLAGE DEV CO, INC ENGINEERING & PLANNING DIVISION BELLA VISTA VILLAGE, ARKANSAS	DRAWN BY: _____ DATE: _____ CHECKED: _____ DATE: _____ JOB NO: _____ SCALE: 1"=100'-0"