BLOCK 1

LOT	ACREAGE
1	0.639
2	0.580
3	0.540
4	0.559
5	0.615
6	0.957
7	0.920
8	0.964
9	0.771
10	0.769
11	0.789
12	0.802
13	0.908
14	0.862
15	0.767
16	0.434
17	0.418
18	0.590
BLOCK-1	12.884

BLOCK 2

LOT	ACREAGE
1	1.026
2	0.278
3	0.303
4	0.348
5	0.335
6	0.337
7	0.497
8	0.369
9	0.362
10	0.560
11	0.505
12	0.547
13	0.577
14	0.363
15	0.490
16	0.419
17	0.387
18	0.356
BLOCK-2	8.059

BLOCK 3

LOT	ACREAGE
1	0.373
2	0.703
3	0.496
BLOCK-3	1.572

BLOCK 4

LOT	ACREAGE
1	0.373
2	0.462
3	0.503
4	0.682
5	1.190
6	1.004
7	0.483
8	0.349
9	0.407
BLOCK-4	5.453

BLOCK 5

LOT	ACREAGE
1	0.356
2	0.384
3	0.441
4	0.385
5	0.412
6	0.454
7	0.685
8	1.392
9	1.226
10	1.619
11	0.448
12	0.393
13	0.336
BLOCK-5	8.531

BLOCK 6

LOT	ACREAGE
1	0.459
2	0.426
3	0.815
4	0.942
5	0.608
BLOCK-6	3.250
TOTAL	39.749

LINEAL FEET OF STREET

80' RIGHT-OF-WAY	663	FT.
50' RIGHT-OF-WAY	3051	FT.
40' RIGHT-OF-WAY	1322	FT.

ACREAGE CHART

LOTS	39.749	ACRES
COMMON PROPERTIES	20.148	ACRES
RESERVED PROPERTIES	21.108	ACRES
STREETS	5.934	ACRES
TOTAL	86.939	ACRES

CARDENDEN SUBDIVISION
BLOCKS 1 THRU 6 INCLUSIVE
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SW 1/4 (0.114 AC. +/-), THE SW 1/4 OF THE SW 1/4 (6.480 AC. +/-) ALL OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS; AND THE NE 1/4 OF THE SE 1/4 (8.680 AC. +/-), THE NW 1/4 OF THE SE 1/4 (4.621 AC. +/-), THE SW 1/4 OF THE SE 1/4 (22.867 AC. +/-), THE SE 1/4 OF THE SE 1/4 (39.691 AC. +/-) ALL OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS; AND THE NE 1/4 OF THE NE 1/4 (0.647 AC. +/-), THE NW 1/4 OF THE NE 1/4 (3.839 AC. +/-) ALL OF SECTION 19, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 18 (ARKANSAS STATE PLANE COORDINATES OF NORTH 792,723.068 FEET, EAST 1,321,757.831 FEET) RUN WEST 10.42 FEET TO A POINT; THENCE SOUTH 9.28 FEET TO THE POINT OF BEGINNING; THENCE N85°55'48"W 530.00 FEET; THENCE S04°04'12"W 20.00 FEET; THENCE S74°25'46"W 56.39 FEET; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 160.10 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 152°53'10" AND A RADIUS OF 60.00 FEET; THENCE N78°24'24"W 386.29 FEET; THENCE N85°18'05"W 146.49 FEET; THENCE S35°35'44"W 66.60 FEET; THENCE N41°51'18"W 10.00 FEET; THENCE N55°39'14"W 90.61 FEET; THENCE S88°04'29"W 141.75 FEET; THENCE S61°08'21"W 95.00 FEET; THENCE N29°51'50"W 82.10 FEET; THENCE N85°55'48"W 175.65 FEET; THENCE S61°40'30"W 353.51 FEET; THENCE S74°57'33"W 392.04 FEET; THENCE N20°28'22"W 361.89 FEET; THENCE N02°31'40"E 329.11 FEET; THENCE N90°00'00"E 198.64 FEET; THENCE N32°57'18"E 508.37 FEET; THENCE S64°27'32"E 427.67 FEET; THENCE N85°14'11"E 240.83 FEET; THENCE N30°27'56"E 197.23 FEET; THENCE N40°54'02"W 630.92 FEET; THENCE N32°57'18"E 350.00 FEET; THENCE N52°42'56"E 543.84 FEET; THENCE S37°17'04"E 275.00 FEET; THENCE S36°39'49"W 231.74 FEET; THENCE S68°00'00"E 104.71 FEET; THENCE N64°01'20"E 66.34 FEET; THENCE N84°08'38"E 588.07 FEET; THENCE S59°16'31"E 616.54 FEET; THENCE S46°56'43"E 527.01 FEET; THENCE S04°45'00"W 230.00 FEET; THENCE S83°30'00"W 100.00 FEET; THENCE S42°45'00"W 280.00 FEET; THENCE S1°56'47"W 613.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 86.939 ACRES MOR OR LESS.

LANDS DEDICATED FOR EASEMENTS, RIGHTS-OF-WAY AND FOR OTHER PUBLIC USES ARE ACCEPTED FOR THE PUBLIC BY THE COUNTY OF BENTON. THIS CERTIFICATE IS NOT AN ACCEPTANCE OF THE RESPONSIBILITY TO MAINTAIN ROADS WHICH ARE OBSTRUCTED IN RIGHTS-OF-WAY.

11-18-83 — DATE

COUNTY JUDGE

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_____

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 17th DAY OF November 1983. 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

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

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

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, (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 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 THE BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATIONS AFORESAID FILED FOR RECORD ON THE 18th DAY OF MAY 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 OWNERS OF ALL 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. ALL LOTS REFLECTED ON 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 1,000 SQUARE FEET, EXCEPT ON LOTS MARKED (G), MINIMUM SHALL BE 1,200 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 UPON THE PLAT AS PROTECTIVE SCREENING AREAS.
10. 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 THERETOFORE 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 HERE IN.

DATED THIS 18 DAY OF NOVEMBER 1983

COOPER COMMUNITIES, INC.

BY _____
SENIOR VICE-PRESIDENT

received copy 5-3-85

THE SCALE OF THIS PLAT WHEN REDUCED TO A SIZE OF 11"X17" IS 1" = 300'

LEGEND

- UTILITY EASEMENT
- BOUNDARY OF SUBDIVISION
- LAND LINES OF SECTIONS
- 600 — 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
- (G) GOLF VIEW LOT. SEE NOTE 7.

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

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

RECORD PLAT

CARDENDEN SUBDIVISION

BLOCKS 1 THRU 6 INCLUSIVE

BELLA VISTA VILLAGE, ARKANSAS

Cooper Consultants, inc.
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72712

SCALE: 1" = 100'	
DRAWN: TA	DATE: 11/83
CHECKED: GLS	DATE: 11/83
APPROVED: JFG	DATE: 11-17-83
FILE NO: 2-116-SD	
DWG. NO: 2-116-(12)-1935	
JOB NO:	FILED IN: 169
SHEET 1 OF 1	

66 LOTS