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 _____

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 CONSTRUCTED IN RIGHTS-OF-WAY.

12-18-85
DATE

Francis L. Billings
for COUNTY JUDGE
Administrative Assistant

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, (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.) 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, WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE MAY 18TH, 1965, DECLARATION AFORESAID, WHICH, 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 NO WISE BE CONSIDERED AS DEDICATED FOR USE TO THE GENERAL PUBLIC.
4. THE RESERVED PROPERTIES 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 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 CONVENANTS 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.
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 1 OF THE DECLARATION AFORESAID, AS TO ALL AREAS INDICATED AS PROTECTIVE SCREENING AREAS UPON THE PLAT.
10. 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 18TH DAY OF DECEMBER, 1985.

COOPER COMMUNITIES, INC.

BY _____
PRESIDENT

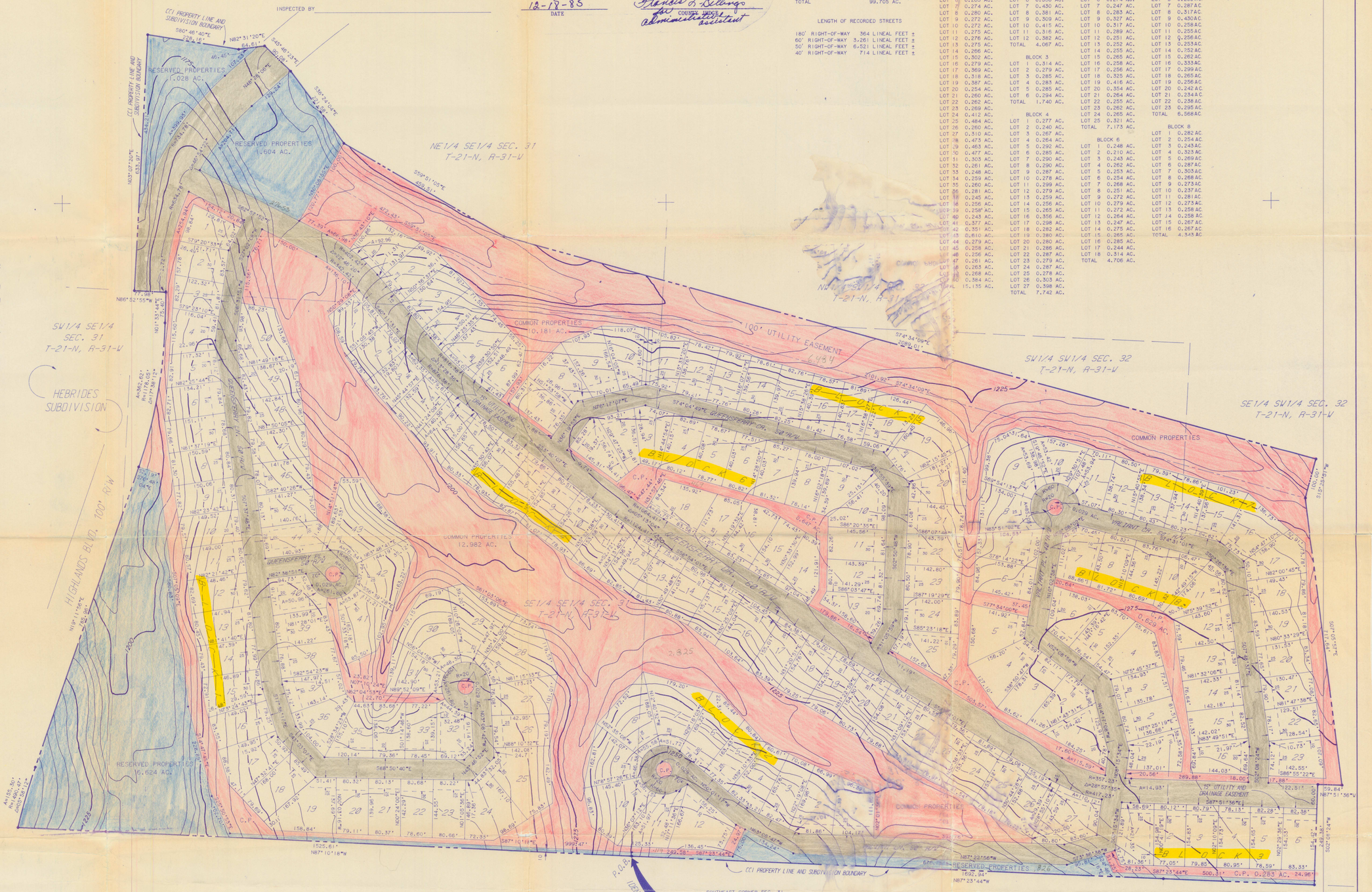
TOTAL AREA

LOTTED AREA	51.474 AC.
COMMON PROPERTIES	24.838 AC.
RESERVED PROPERTIES	9.256 AC.
STREET AREA	14.137 AC.
TOTAL	99.705 AC.

LENGTH OF RECORDED STREETS

180' RIGHT-OF-WAY	364 LINEAL FEET ±
60' RIGHT-OF-WAY	3.261 LINEAL FEET ±
50' RIGHT-OF-WAY	6.521 LINEAL FEET ±
40' RIGHT-OF-WAY	714 LINEAL FEET ±

BLOCK 1		BLOCK 2		BLOCK 5		BLOCK 7	
LOT 1	0.232 AC.	LOT 1	0.290 AC.	LOT 1	0.304 AC.	LOT 1	0.297 AC
LOT 2	0.239 AC.	LOT 2	0.322 AC.	LOT 2	0.269 AC.	LOT 2	0.269 AC
LOT 3	0.224 AC.	LOT 3	0.294 AC.	LOT 3	0.289 AC.	LOT 3	0.324 AC.
LOT 4	0.257 AC.	LOT 4	0.286 AC.	LOT 4	0.276 AC.	LOT 4	0.337 AC
LOT 5	0.230 AC.	LOT 5	0.284 AC.	LOT 5	0.299 AC.	LOT 5	0.320 AC
LOT 6	0.263 AC.	LOT 6	0.358 AC.	LOT 6	0.274 AC.	LOT 6	0.289 AC.
LOT 7	0.274 AC.	LOT 7	0.430 AC.	LOT 7	0.247 AC.	LOT 7	0.287 AC
LOT 8	0.260 AC.	LOT 8	0.381 AC.	LOT 8	0.283 AC.	LOT 8	0.317 AC
LOT 9	0.272 AC.	LOT 9	0.309 AC.	LOT 9	0.327 AC.	LOT 9	0.430 AC
LOT 10	0.272 AC.	LOT 10	0.415 AC.	LOT 10	0.317 AC.	LOT 10	0.258 AC
LOT 11	0.275 AC.	LOT 11	0.316 AC.	LOT 11	0.289 AC.	LOT 11	0.255 AC
LOT 12	0.276 AC.	LOT 12	0.382 AC.	LOT 12	0.251 AC.	LOT 12	0.256 AC.
LOT 13	0.275 AC.	TOTAL	4.067 AC.	LOT 13	0.252 AC.	LOT 13	0.253 AC.
LOT 14	0.266 AC.			LOT 14	0.255 AC.	LOT 14	0.252 AC
LOT 15	0.302 AC.	BLOCK 3		LOT 15	0.265 AC.	LOT 15	0.262 AC
LOT 16	0.279 AC.	LOT 1	0.314 AC.	LOT 16	0.258 AC.	LOT 16	0.333 AC.
LOT 17	0.369 AC.	LOT 2	0.279 AC.	LOT 17	0.256 AC.	LOT 17	0.299 AC.
LOT 18	0.318 AC.	LOT 3	0.285 AC.	LOT 18	0.325 AC.	LOT 18	0.265 AC
LOT 19	0.387 AC.	LOT 4	0.283 AC.	LOT 19	0.416 AC.	LOT 19	0.256 AC
LOT 20	0.254 AC.	LOT 5	0.285 AC.	LOT 20	0.354 AC.	LOT 20	0.242 AC.
LOT 21	0.260 AC.	LOT 6	0.294 AC.	LOT 21	0.264 AC.	LOT 21	0.234 AC
LOT 22	0.262 AC.	TOTAL	1.740 AC.	LOT 22	0.255 AC.	LOT 22	0.238 AC.
LOT 23	0.269 AC.			LOT 23	0.262 AC.	LOT 23	0.295 AC.
LOT 24	0.412 AC.	BLOCK 4		LOT 24	0.265 AC.	TOTAL	6.568 AC
LOT 25	0.484 AC.	LOT 1	0.277 AC.	LOT 25	0.321 AC.		
LOT 26	0.260 AC.	LOT 2	0.240 AC.	TOTAL	7.173 AC.	BLOCK 8	
LOT 27	0.310 AC.	LOT 3	0.267 AC.			LOT 1	0.282 AC
LOT 28	0.473 AC.	LOT 4	0.264 AC.	BLOCK 6		LOT 2	0.254 AC.
LOT 29	0.463 AC.	LOT 5	0.292 AC.	LOT 1	0.248 AC.	LOT 3	0.243 AC.
LOT 30	0.477 AC.	LOT 6	0.285 AC.	LOT 2	0.210 AC.	LOT 4	0.323 AC.
LOT 31	0.503 AC.	LOT 7	0.290 AC.	LOT 3	0.243 AC.	LOT 5	0.269 AC
LOT 32	0.261 AC.	LOT 8	0.290 AC.	LOT 4	0.262 AC.	LOT 6	0.287 AC.
LOT 33	0.248 AC.	LOT 9	0.287 AC.	LOT 5	0.253 AC.	LOT 7	0.303 AC.
LOT 34	0.259 AC.	LOT 10	0.278 AC.	LOT 6	0.254 AC.	LOT 8	0.268 AC
LOT 35	0.260 AC.	LOT 11	0.299 AC.	LOT 7	0.268 AC.	LOT 9	0.273 AC
LOT 36	0.281 AC.	LOT 12	0.279 AC.	LOT 8	0.251 AC.	LOT 10	0.237 AC.
LOT 37	0.245 AC.	LOT 13	0.259 AC.	LOT 9	0.272 AC.	LOT 11	0.281 AC.
LOT 38	0.256 AC.	LOT 14	0.256 AC.	LOT 10	0.279 AC.	LOT 12	0.273 AC.
LOT 39	0.258 AC.	LOT 15	0.265 AC.	LOT 11	0.272 AC.	LOT 13	0.258 AC.
LOT 40	0.243 AC.	LOT 16	0.356 AC.	LOT 12	0.264 AC.	LOT 14	0.258 AC
LOT 41	0.377 AC.	LOT 17	0.238 AC.	LOT 13	0.247 AC.	LOT 15	0.267 AC.
LOT 42	0.351 AC.	LOT 18	0.282 AC.	LOT 14	0.275 AC.	LOT 16	0.267 AC
LOT 43	0.610 AC.	LOT 19	0.280 AC.	LOT 15	0.265 AC.	TOTAL	4.343 AC
LOT 44	0.279 AC.	LOT 20	0.280 AC.	LOT 16	0.285 AC.		
LOT 45	0.258 AC.	LOT 21	0.286 AC.	LOT 17	0.244 AC.		
LOT 46	0.256 AC.	LOT 22	0.287 AC.	LOT 18	0.314 AC.		
LOT 47	0.261 AC.	LOT 23	0.279 AC.	TOTAL	4.706 AC.		
LOT 48	0.263 AC.	LOT 24	0.287 AC.				
LOT 49	0.268 AC.	LOT 25	0.278 AC.				
LOT 50	0.584 AC.	LOT 26	0.303 AC.				
TOTAL	15.135 AC.	LOT 27	0.398 AC.				
		TOTAL	7.742 AC.				



QUEENSFERRY SUBDIVISION
BLOCKS 1 - 8
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE SE 1/4 (10.581ACRES±), IN THE SW 1/4 OF THE SE 1/4 (2.037 ACRES ±) AND IN THE SE 1/4 OF THE SE 1/4 (39.406 ACRES ±) OF SECTION 31; IN THE NW 1/4 OF THE SW 1/4 (0.460 ACRES ±), IN THE SW 1/4 OF THE SW 1/4 (38.134 ACRES ±) AND IN THE SE 1/4 OF THE SW 1/4 (9.087 ACRES ±) OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTON 31 (ARKANSAS STATE PLANE COORDINATES OF NORTH 776,881.707 FEET AND EAST 1,320,911.615 FEET), THENCE, N 87° 10' 18" W 1525.61 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 155.30 FEET, SAID CURVE HAVING A RADIUS OF 1490.47 FEET AND A DELTA ANGLE OF 05° 58' 12"; THENCE, N 19° 11' 56" E 785.96 FEET; THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 362.62 FEET, SAID CURVE HAVING A RADIUS OF 1178.05 FEET AND A DELTA ANGLE OF 17° 38' 12"; THENCE, N 01° 33' 44" E 75.40 FEET; THENCE, N 86° 52' 55" W 77.98 FEET; THENCE, N 03° 07' 20" E 633.97 FEET; THENCE, S 80° 46' 40" E 228.16 FEET; THENCE, N 82° 31' 20" E 64.61 FEET; THENCE, S 45° 46' 23" E 90.08 FEET; THENCE, S 36° 24' 04" E 221.38 FEET; THENCE, S 59° 51' 05" E 459.51 FEET; THENCE, S 74° 34' 09" E 2069.01 FEET; THENCE, S 15° 25' 51" W 100.00 FEET; THENCE, S 07° 05' 57" E 717.64 FEET; THENCE, N 87° 51' 36" W 59.84 FEET; THENCE, S 02° 08' 24" W 249.38 FEET; THENCE, N 87° 23' 44" W 1692.94 FEET TO THE POINT OF BEGINNING, CONTAINING 99.705 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 18th DAY OF December, 1985 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
ARKANSAS
NO. 93
SIGNATURE

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.

0 100 200
GRAPHIC SCALE IN FEET

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

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

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

RECORD PLAT

QUEENSFERRY SUBDIVISION

BLOCKS 1-8

BELLA VISTA VILLAGE, ARKANSAS

COOPER CONSULTANTS
1 CARLISLE DRIVE BELLA VISTA, ARKANSAS 72714

SCALE:	1"=100'
DRAWN: WRS	DATE: 11/85
CHECKED: PL	DATE: 12/85
APPROVED:	DATE: 12-18-85
FILE NO:	2-116-SD
DWG NO:	2-116-(12)-2114
JOB NO: / FILED IN:	SHEET 1 OF 1

177 LOTS