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

JOHN A. COOPER COMPANY FORMERLY CHEROKEE VILLAGE DEVELOPMENT COMPANY, 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 ROLLOWING PROVISIONS:

1. AT 10 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 HERE 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 NO WISE 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 SPECIFICALLY DESIGNATED ON THE PLAT.
6. 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.
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 COVENANTS 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.

DATED THIS_____DAY OF_____196

BY_____
VICE PRESIDENT, DEVELOPER
JOHN A. COOPER COMPANY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND REFLECTED HEREON IS A TRUE AND ACCURATE SURVEY.

DATED THIS 18TH DAY OF March 1969

Donald M. Grisham
DONALD M. GRISHAM

DEED DESCRIPTION

WENDRON SUBDIVISION
BLOCKS 1 - 7

A parcel of land lying in the SE¼ NW¼ (0.52 AC. ±), SW¼ NE¼ (13.30 AC. ±), NE¼ SW¼ (23.63 AC. ±), NW¼ SE¼ (19.28 AC. ±), NE¼ SE¼ (0.29 AC. ±), SE¼ SW¼ (1.06 AC. ±), all in Section 25, T-21-N, R-31-W of the Fifth Principal Meridian; Benton County, Arkansas and being more particularly described as follows:

Commencing at the NW corner Section 25, T-21-N, R-31-W (Arkansas State Plane coordinates North 786,731.890, East 1,337,234.810) of the Fifth Principal Meridian, Benton County, Arkansas; run south 3257.266 feet to a point; thence run east 7107.814 feet to the point of beginning, point being on a 21°13'09" curve to the left having a chord bearing and distance N 67°52'15" E 414.003 feet; thence run along the arc of said curve 471.754 feet to the point of tangency; thence run N 17°49'09" E 90.521 feet to the point of curvature of a 22°38'14" curve to the right having a long chord bearing and distance N 40°54'57" E 198.578 feet; thence run along the arc of said curve 204.060 feet to the point of tangency; thence run N 64°00'46" E 745.144 feet to the point of curvature of a 9°15'19" curve to the right having a long chord bearing and distance N 76°50'06" E 274.765 feet; thence run along the arc of said curve 277.073 feet to the point of tangency; thence run N 89°39'25" E 101.010 feet to the point of curvature of a 23°27'29" curve to the right having a long chord bearing and distance S 45°00'40" E 322.614 feet; thence run along the arc of said curve 352.392 feet to the point of tangency; thence run S 7°40'43" E 408.246 feet to the point of curvature of a 24°01' 48" curve to the left having a chord bearing and distance S 33°57'07" E 211.054 feet; thence run along the arc of said curve 218.667 feet to a point on said curve; thence run S 31°59'16" W 147.630 feet to a point; thence run S 85°14'11" W 120.416 feet to a point; thence run S 89° 44'46" W 131.529 feet to a point; thence run S 43°21'48" W 247.588 feet to a point; thence run S 78°41'24" W 356.931 feet to a point; thence run N 71°33'54" W 347.851 feet to a point; thence run S 65°08'11" W 451.885 feet to a point; thence run S 52°04'44" W 1090.183 feet to a point; thence run N 28°27'35" W 210.297 feet to a point; thence run N 22°12'12" W 529.245 feet to a point; thence run north 423.876 feet to a point; thence run N 74°54'30" E 111.858 feet to a point; thence run S 73°50'08" E 215.520 feet to a point; thence run N 89° 36'06" E 146.973 feet to a point; thence run N 45°00'00" E 258.269 feet to the point of beginning and containing 58.08 acres more or less.

LEGEND:

- SUBDIVISION BOUNDARY
- EDGE PROTECTIVE SCREENING AREA
- UTILITY & DRAINAGE EASEMENT
- BUILDING SETBACK LINE

TOTAL AREAS

LOTS	38.84 ACRES
STREETS	5.29 ACRES
COMMON PROPERTIES	13.95 ACRES
SUBDIVISION BOUNDARY	58.08 ACRES

WENDRON

LOT AREAS - BLOCK 1

Lot No.	Area (Square Feet)
1	18,895.50
2	16,703.36
3	14,421.96
4	14,450.56
5	13,296.91
6	15,897.25
7	14,796.15
8	15,170.83
9	15,413.92
10	28,731.48
11	16,690.03
12	17,876.95
13	14,430.48
14	13,835.53
15	14,337.53
16	16,213.02
17	20,189.86
18	14,909.45
19	15,760.09
20	18,731.06
21	16,357.75
22	15,257.33
23	15,360.10

LOT AREAS - BLOCK 2

Lot No.	Area (Square Feet)
1	18,221.07
2	13,833.21
3	14,170.21
4	16,444.74

LOT AREAS - BLOCK 3

Lot Nq.	Area (Square Feet)
1	22,027.92
2	24,475.34
3	13,132.67
4	11,867.68
5	14,387.30
6	13,132.67
7	12,743.16
8	13,389.92

LOT AREAS - BLOCK 4

Lot No.	Area (Square Feet)
1	14,758.36
2	14,071.06
3	15,068.76
4	15,984.91
5	15,945.71
6	15,687.64
7	19,210.51
8	15,171.15
9	12,012.36
10	13,410.73
11	13,279.26
12	14,496.80

LOT AREAS - BLOCK 5

Lot No.	Area (Square Feet)
1	14,600.57
2	13,319.24

BLOCK 5 - CONTINUED

Lot No.	Area (Square Feet)
3	13,936.45
4	12,894.45
5	13,161.58
6	16,409.96
7	19,191.31
8	18,909.89
9	13,236.83
10	15,193.37
11	19,916.16
12	22,316.74
13	15,001.82
14	11,243.87
15	14,272.68
16	11,603.06
17	11,971.52
18	13,951.43
19	12,800.94
20	12,467.32
21	13,116.30

LOT AREAS - BLOCK 6

Lot Nq.	Area (Square Feet)
1	17,969.62
2	13,931.10
3	11,724.38
4	12,503.21
5	11,807.68
6	15,318.60
7	16,884.69
8	16,264.59
9	12,679.23

BLOCK 6 - CONTINUED

Lot No.	Area (Square Feet)
10	13,609.25

LOT AREAS - BLOCK 7

Lot No.	Area (Square Feet)
1	14,164.22
2	13,461.01
3	16,664.75
4	17,543.53
5	16,586.66
6	13,609.04
7	14,270.23
8	15,505.31
9	19,505.19
10	16,989.46
11	17,525.08
12	13,320.87
13	13,986.27
14	13,773.50
15	16,799.81
16	16,604.73
17	15,154.70
18	13,902.73
19	19,215.79
20	22,000.24
21	24,078.21
22	16,784.99
23	22,562.35
24	21,253.49
25	19,971.55
26	13,567.19
27	14,455.98
28	12,669.56
29	13,993.23
30	14,535.38

APPROVED: Jack J. 4-18-69	RECORD PLAT BLOCKS 1 - 7 WENDRON SUBDIVISION JOHN A. COOPER COMPANY ENGINEERING & PLANNING DIVISION BELLA VISTA VILLAGE, ARKANSAS	REVISIONS DATE BY DESCRIPTION
DATE: 4-18-69		DRAWN: DATE: SHEET 1 OF 1
		CHECKED: DATE: DWG. NO. BV-R-99
		JOB NO. ENG-8 SCALE 1" = 100'