18-300

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.

4-26-90
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 _____

NOTES CONSTITUTING A PART OF THIS PLAT AND ARE 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 BOOK 373, PAGE 08, ET. SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE 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 DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965, 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 THE PROVISIONS HEREIN CONTAINED.

2. ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO THE OWNERS, PRESENT AND FUTURE, OF LANDS 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. 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.

5. 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.

6. 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 1,000 SQUARE FEET, EXCEPT ON GOLF VIEW LOTS, MINIMUM SHALL BE 1,200 SQUARE FEET.

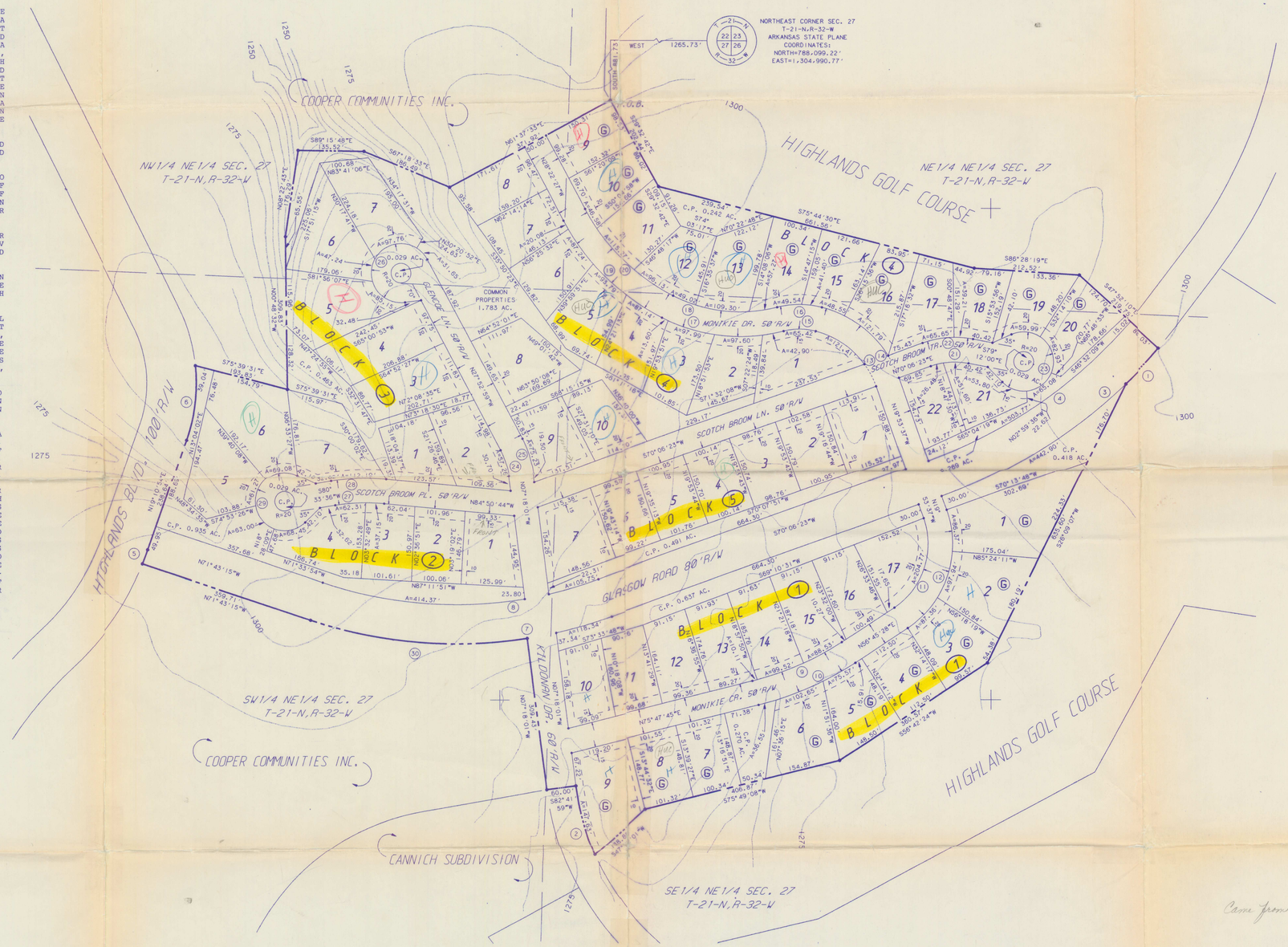
7. SET BACK LINES AS INDICATED UPON THE PLAT SHALL CONTROL AS TO CONSTRUCTION OF A STRUCTURE UPON THE LOTS REFLECTED THEREON SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

8. 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 26th DAY OF April, 1990.

COOPER COMMUNITIES, INC.

BY _____
PRESIDENT



CURVE NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	1050.51'	99.94'	005°27'02"	99.90'	S 43°13'30" W
2	514.58'	147.63'	016°26'14"	147.12'	N 15°31'08" W
3	1050.51'	542.84'	029°36'24"	536.82'	S 55°18'11" W
4	970.51'	503.77'	029°44'28"	498.14'	S 55°14'09" W
5	585.03'	30.08'	002°56'46"	30.08'	N 20°39'17" E
6	350.27'	153.43'	025°05'51"	152.21'	N 06°37'58" E
7	935.91'	623.54'	038°10'22"	612.08'	S 89°11'34" W
8	855.91'	570.25'	038°10'22"	559.76'	S 89°11'34" W
9	596.35'	198.16'	019°02'18"	197.25'	N 66°16'37" E
10	646.35'	214.77'	019°02'18"	213.78'	N 66°16'37" E
11	153.07'	204.77'	076°39'05"	189.84'	N 18°25'55" E
12	203.07'	271.67'	076°39'05"	251.85'	N 18°25'55" E
13	176.86'	172.10'	055°45'18"	165.39'	N 47°46'17" W
14	226.86'	220.76'	055°45'18"	212.15'	N 47°46'17" W
15	128.14'	65.42'	029°15'01"	64.71'	S 89°43'34" W
16	178.14'	90.94'	029°15'01"	89.96'	S 89°43'34" W
17	345.31'	252.09'	041°49'40"	246.53'	N 83°59'07" W
18	295.31'	215.59'	041°49'40"	210.83'	N 83°59'07" W
19	476.00'	288.25'	034°41'50"	283.87'	N 45°43'22" W
20	426.00'	257.98'	034°41'50"	254.05'	N 45°43'22" W
21	145.75'	78.08'	030°41'37"	77.15'	N 85°27'11" E
22	195.75'	104.86'	030°41'37"	103.61'	N 85°27'11" E
23	60.00'	261.80'	250°00'00"	98.30'	S 10°48'00" W
24	159.40'	57.26'	020°34'58"	56.96'	N 17°35'30" W
25	209.40'	75.23'	020°34'58"	74.82'	N 17°35'30" W
26	60.00'	261.80'	250°00'00"	98.30'	S 27°07'01" W
27	390.46'	99.46'	014°35'40"	99.19'	S 87°51'26" W
28	440.46'	112.19'	014°35'40"	111.89	S 87°51'26" W
29	60.00'	261.80'	250°00'00"	98.30'	S 09°26'24" E
30	935.91'	445.08'	027°14'52"	440.90'	N 85°20'41" W

11-478
3-273

Bal. 8.461

LEGAL DESCRIPTION
MONIKIE SUBDIVISION
BLOCKS 1-5

11-12514
11-2521

A PARCEL OF LAND LYING IN THE NE1/4 OF THE NE1/4 (4.081 ACRES ±), IN THE SE1/4 OF THE NE1/4 (22.210 ACRES ±), IN THE SW1/4 OF THE NE1/4 (11.476 ACRES ±), AND IN THE NW1/4 OF THE NE1/4 (3.273 ACRES ±) OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1265.73 FEET WEST AND 881.73 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 27 (ARKANSAS STATE PLANE COORDINATES OF NORTH 788,099.22 FEET AND EAST 1,304,990.77 FEET), THENCE, S 29°32'42" E 202.44 FEET, THENCE, S 75°44'30" E 661.56 FEET, THENCE, S 86°28'19" E 212.52 FEET, THENCE, S 47°52'10" E 219.75 FEET, THENCE, SOUTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 99.94 FEET, SAID CURVE HAVING A RADIUS OF 1050.51 FEET AND A DELTA ANGLE OF 05°27'02", THENCE, S 26°09'07" W 635.60 FEET, THENCE, S 56°42'24" W 360.57 FEET, THENCE, S 75°49'08" W 406.87 FEET, THENCE, S 47°52'01" W 138.88 FEET, THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 147.63 FEET, SAID CURVE HAVING A RADIUS OF 514.58 FEET AND A DELTA ANGLE OF 16°26'14", THENCE, S 82°41'59" W 60.00 FEET, THENCE, N 07°18'01" W 309.43 FEET, THENCE, NORTHWESTWARDLY ALONG THE ARC OF A CURVE TO THE RIGHT 445.08 FEET, SAID CURVE HAVING A RADIUS OF 935.91 FEET AND A DELTA ANGLE OF 27°14'52", THENCE, N 71°43'15" W 359.71 FEET, THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 30.08 FEET, SAID CURVE HAVING A RADIUS OF 585.03 FEET AND A DELTA ANGLE OF 02°56'46", THENCE, N 19°10'54" E 238.64 FEET, THENCE, NORTHEASTWARDLY ALONG THE ARC OF A CURVE TO THE LEFT 153.43 FEET, SAID CURVE HAVING A RADIUS OF 350.27 FEET AND A DELTA ANGLE OF 25°05'51", THENCE, S 75°39'31" E 193.83 FEET, THENCE, N 00°48'32" W 309.83 FEET, THENCE, N 08°22'43" E 176.29 FEET, THENCE, S 89°15'48" E 135.52 FEET, THENCE, S 67°18'33" E 186.49 FEET, THENCE, N 61°37'33" E 371.92 FEET TO THE POINT OF BEGINNING, CONTAINING 41.040 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 26TH DAY OF APRIL, 1990, 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.

HAROLD E. HENRY, R.L.S. NO. 691, ARKANSAS

REGISTERED STATE OF ARKANSAS NO. 691 HAROLD E. HENRY SIGNATURE PROFESSIONAL LAND SURVEYOR

Came from 18-12511-000 17.83 ac
18-12514-000 8.47 ac
18-12515-000 14.74 ac
41.04 ac

FILED FOR RECORD
At 3:32 O'clock P M
MAY 04 1990
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

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.
- C.P. COMMON PROPERTIES
- R.P. RESERVED PROPERTIES
- (G) GOLF VIEW LOT, SEE NOTE 6.

BLOCK 1		BLOCK 2		BLOCK 4		BLOCK 5	
LOT 1	0.704 AC.	LOT 1	0.574 AC.	LOT 1	0.459 AC.	LOT 1	0.397 AC.
LOT 2	0.490 AC.	LOT 2	0.345 AC.	LOT 2	0.357 AC.	LOT 2	0.352 AC.
LOT 3	0.421 AC.	LOT 3	0.352 AC.	LOT 3	0.365 AC.	LOT 3	0.342 AC.
LOT 4	0.383 AC.	LOT 4	0.463 AC.	LOT 4	0.366 AC.	LOT 4	0.346 AC.
LOT 5	0.414 AC.	LOT 5	0.491 AC.	LOT 5	0.412 AC.	LOT 5	0.351 AC.
LOT 6	0.453 AC.	LOT 6	0.593 AC.	LOT 6	0.361 AC.	LOT 6	0.344 AC.
LOT 7	0.344 AC.	LOT 7	0.559 AC.	LOT 7	0.351 AC.	LOT 7	0.456 AC.
LOT 8	0.346 AC.	TOTAL	3.177 AC.	LOT 8	0.363 AC.	TOTAL	2.588 AC.
LOT 9	0.529 AC.			LOT 9	0.343 AC.		
				LOT 10	0.356 AC.		
LOT 10	0.346 AC.			LOT 11	0.369 AC.		
LOT 11	0.354 AC.			LOT 12	0.347 AC.		
LOT 12	0.370 AC.			LOT 13	0.421 AC.		
LOT 13	0.395 AC.	BLOCK 3		LOT 14	0.408 AC.		
LOT 14	0.412 AC.	LOT 1	0.338 AC.	LOT 15	0.379 AC.		
LOT 15	0.393 AC.	LOT 2	0.435 AC.	LOT 16	0.410 AC.		
LOT 16	0.354 AC.	LOT 3	0.460 AC.	LOT 17	0.400 AC.		
LOT 17	0.386 AC.	LOT 4	0.505 AC.	LOT 18	0.340 AC.		
TOTAL	7.094 AC.	LOT 5	0.565 AC.	LOT 19	0.334 AC.		
		LOT 6	0.523 AC.	LOT 20	0.386 AC.		
		LOT 7	0.462 AC.	LOT 21	0.301 AC.		
		LOT 8	0.480 AC.	LOT 22	0.327 AC.		
		LOT 9	0.389 AC.	TOTAL	8.155 AC.		
		LOT 10	0.350 AC.				
		TOTAL	4.507 AC.				

Bal. Same date

S/D 20

TOTAL AREA

LOTTED AREA	25.521 AC.
COMMON PROPERTIES	5.595 AC.
STREETS	9.924 AC.
TOTAL	41.040 AC.

LENGTH OF RECORDED STREETS

80 FOOT RIGHT-OF-WAY	2193	LINEAL FEET ±
60 FOOT RIGHT-OF-WAY	311	LINEAL FEET ±
50 FOOT RIGHT-OF-WAY	4345	LINEAL FEET ±
40 FOOT RIGHT-OF-WAY	524	LINEAL 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	BY	DATE
				CHECKED		APPROVED	

RECORD PLAT

SCALE: 1"=100'

MONIKIE SUBDIVISION
BLOCKS 1 - 5

BELLA VISTA VILLAGE, ARKANSAS

DRAWN: WRS DATE: 1/90
CHECKED: JDF DATE: 4/90
APPROVED: HH DATE: 4-26-90
FILE NO: 2-116-SD
DWG. NO: 2-116-(12)-2436

SHEET 1 OF 1

Cooper Communities Inc.
ENGINEERING DIVISION
1801 FOREST HILLS BLVD.
BELLA VISTA
ARKANSAS 72714

JOB NO: FILED IN:

63 LOTS