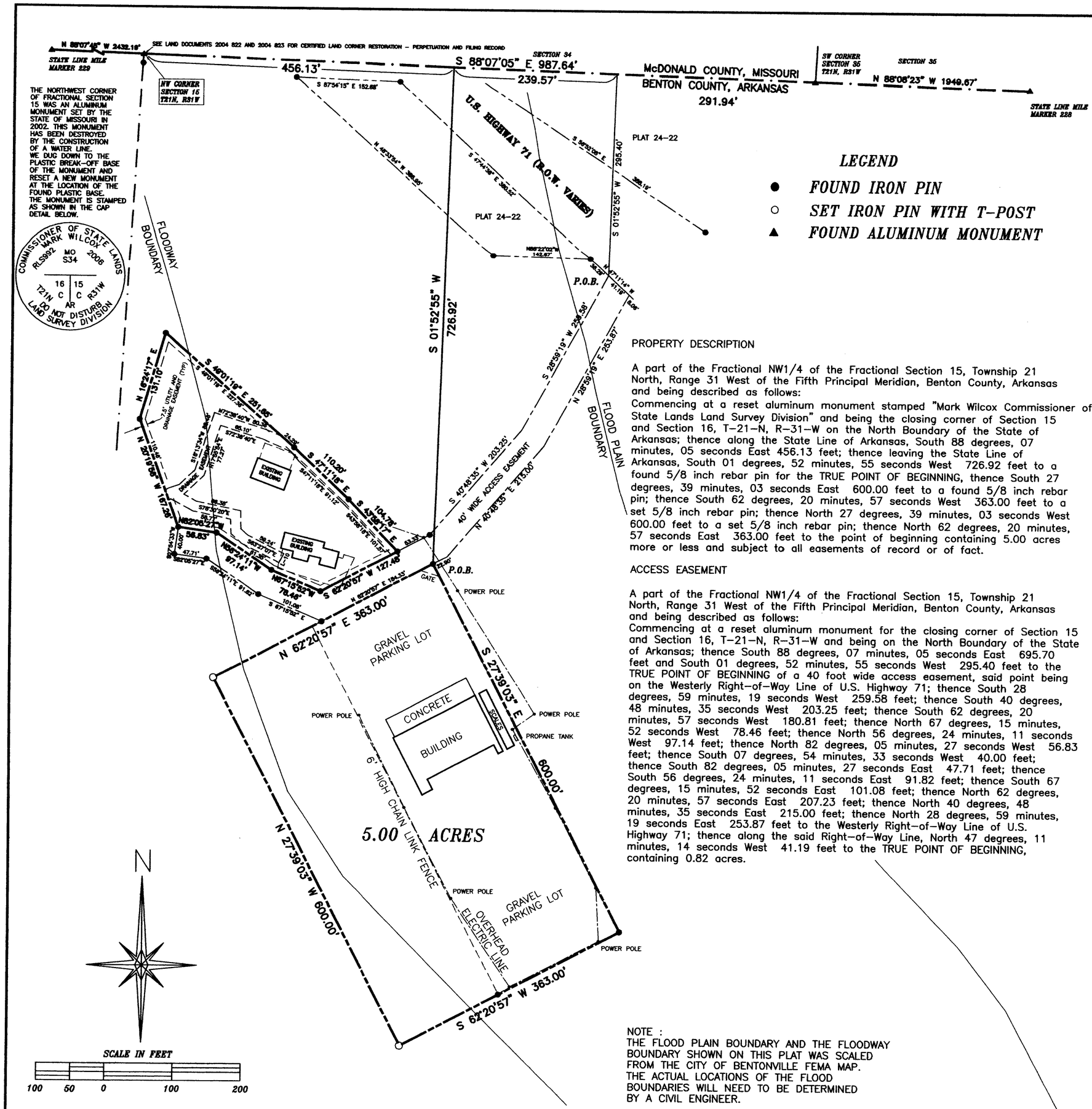

LEGEND

- ● FOUND IRON PIN
- ○ SET IRON PIN WITH T-POST
- ▲ FOUND ALUMINUM MONUMENT

PROPERTY DESCRIPTION

A part of the Fractional NW1/4 of the Fractional Section 15, Township 21 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas and being described as follows:
Commencing at a reset aluminum monument stamped "Mark Wilcox Commissioner of State Lands Land Survey Division" and being the closing corner of Section 15 and Section 16, T-21-N, R-31-W on the North Boundary of the State of Arkansas; thence along the State Line of Arkansas, South 88 degrees, 07 minutes, 05 seconds East 456.13 feet; thence leaving the State Line of Arkansas, South 01 degrees, 52 minutes, 55 seconds West 726.92 feet to a found 5/8 inch rebar pin for the TRUE POINT OF BEGINNING, thence South 27 degrees, 39 minutes, 03 seconds East 600.00 feet to a found 5/8 inch rebar pin; thence South 62 degrees, 20 minutes, 57 seconds West 363.00 feet to a set 5/8 inch rebar pin; thence North 27 degrees, 39 minutes, 03 seconds West 600.00 feet to a set 5/8 inch rebar pin; thence North 62 degrees, 20 minutes, 57 seconds East 363.00 feet to the point of beginning containing 5.00 acres more or less and subject to all easements of record or of fact.

ACCESS EASEMENT

A part of the Fractional NW1/4 of the Fractional Section 15, Township 21 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas and being described as follows:
Commencing at a reset aluminum monument for the closing corner of Section 15 and Section 16, T-21-N, R-31-W and being on the North Boundary of the State of Arkansas; thence South 88 degrees, 07 minutes, 05 seconds East 695.70 feet and South 01 degrees, 52 minutes, 55 seconds West 295.40 feet to the TRUE POINT OF BEGINNING of a 40 foot wide access easement, said point being on the Westerly Right-of-Way Line of U.S. Highway 71; thence South 28 degrees, 59 minutes, 19 seconds West 259.58 feet; thence South 40 degrees, 48 minutes, 35 seconds West 203.25 feet; thence South 62 degrees, 20 minutes, 57 seconds West 180.81 feet; thence North 67 degrees, 15 minutes, 52 seconds West 78.46 feet; thence North 56 degrees, 24 minutes, 11 seconds West 97.14 feet; thence North 82 degrees, 05 minutes, 27 seconds West 56.83 feet; thence South 07 degrees, 54 minutes, 33 seconds West 40.00 feet; thence South 82 degrees, 05 minutes, 27 seconds East 47.71 feet; thence South 56 degrees, 24 minutes, 11 seconds East 91.82 feet; thence South 67 degrees, 15 minutes, 52 seconds East 101.08 feet; thence North 62 degrees, 20 minutes, 57 seconds East 207.23 feet; thence North 40 degrees, 48 minutes, 35 seconds East 215.00 feet; thence North 28 degrees, 59 minutes, 19 seconds East 253.87 feet to the Westerly Right-of-Way Line of U.S. Highway 71; thence along the said Right-of-Way Line, North 47 degrees, 11 minutes, 14 seconds West 41.19 feet to the TRUE POINT OF BEGINNING, containing 0.82 acres.

NOTE :
THE FLOOD PLAIN BOUNDARY AND THE FLOODWAY BOUNDARY SHOWN ON THIS PLAT WAS SCALED FROM THE CITY OF BENTONVILLE FEMA MAP. THE ACTUAL LOCATIONS OF THE FLOOD BOUNDARIES WILL NEED TO BE DETERMINED BY A CIVIL ENGINEER.

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

COOPER REALTY INVESTMENTS, INC. A WHOLLY OWNED SUBSIDIARY OF, 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 NONPROFIT 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, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON MAY 18, 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 THE PROVISIONS HEREIN CONTAINED.
2. UTILITY AND DRAINAGE EASEMENTS AS DESCRIBED IN ARTICLE IV OF THE DECLARATION AFORESAID ARE HEREBY SPECIFICALLY RESERVED BY THE DEVELOPER ON, IN, OVER AND UNDER ALL PROPERTY COVERED BY THIS PLAT.
3. 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.
4. ALL PROPERTY REFLECTED UPON THIS PLAT IS ZONED FOR COMMERCIAL USE.
5. SETBACK LINES AS PRESCRIBED BY THE ARCHITECTURAL CONTROL COMMITTEE SHALL CONTROL AS TO CONSTRUCTION OF ANY STRUCTURES UPON THE PROPERTIES REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

DATED THIS 31st DAY OF August, 2009.

COOPER REALTY INVESTMENTS, INC., Developer

BY: _____

Vice PRESIDENT of OPERATIONS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 992
SIGNATURE
DONALD R. PHILLIPS

IF THE SIGNATURE ON THIS SEAL IS NOT VIOLET COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2009/414
Term/Cashier: CASH3/NPETERS
09/03/2009 1:08:04PM
Tran: 87083
Total Fees: $15.00
Book 2009 Page 414
Recorded in the Above
PLAT Book & Page
09/03/2009

FINAL PLAT
LOT 1, BLOCK 1 OF ALLIED SUBDIVISION
BELLA VISTA VILLAGE, BENTON COUNTY ARKANSAS

SCALE : 1" = 100'	DATE : JULY 21, 2009	DRAWN BY : D.P.
JOB NO. D09014 CD 2009	Phillips Land Surveying, Inc. P.O. Box 429 Cave Springs, Ar 72718 10636 W. Hwy 72 Bentonville, Ar	
STATE RECORDING NO. N/A		