

MONTE NE SHORES, INC.
PROPERTY RESTRICTIONS

1. No building shall be erected or maintained on any lot in said subdivision other than a private residence and a private garage for the sole use of the owner or occupant.
2. No old, used, existing building or structure of any kind and no part of an old, used, existing building or structure shall be moved onto, placed on, or permitted to remain on any lot. All construction is to be of new material.
3. Each residence shall have a minimum floor area of 500 square feet for off-shore lots and 650 square feet for lake front lots exclusive of porches, stoops, open or closed carports, patios, or garages.
4. No fence shall be permitted to extend nearer to the street than the minimum set back line hereinafter provided.
5. No residential structure shall be located nearer to the front lot line than 10 feet, or nearer to the side street line than 10 feet, or nearer to side lot line or rear lot line than 5 feet.
6. No animals or birds, other than household pets, shall be kept on any lot.

7. No part of said premises shall be used for commercial or manufacturing purposes, except those lots designated as commercial on the plat map.

8. No trailers shall be permitted in Monte Ne Shores, Inc., except in unit designated for trailers. Each trailer is to have a minimum floor area of 500 square feet including porches and patios.

9. No outside toilet or privy shall be erected or maintained in Monte Ne Shores, Inc. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Benton County and the State of Arkansas.

10. Easements are reserved along and within 5 feet of the rear line, front line and side line of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from and across said premises to employees of said utilities. Said easements to also extend along any property owner's side and rear property lines in case of fractional lots.

11. It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.

12. These conditions and restrictions shall be binding upon all owners of lots in Monte Ne Shores, Inc., their heirs, and assigns. If the owner of any lot in said subdivision, or any person owning any real property situated in said subdivision, to prosecute any action at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other uses for such violation.

13. No sign or any kind shall be displayed to the public view on any lot except one occasional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or sign used by a builder to advertise the property during the construction and sales period.

LEGAL DESCRIPTION

MONTE NE SHORES ADDITION

(NOTE: All Bearings are Grid Bearings)

Part of the SW 1/4 of Section 28 and part of the W 1/2 of the W 1/2 of Section 28; all in T-19-N, R-27-W, in Benton County, Arkansas; more particularly described as follows:

Beginning at the NE Corner of the SW 1/4 of said Section 28; thence S 10° 26' 35" W 660.0 feet; thence N 80° 20' 54" W 660.0 feet; thence S 10° 56' 05" E 300.74 feet; thence S 10° 56' 05" E 601.0 feet; thence N 85° 23' 35" W 130.87 feet; thence S 10° 16' 04" E 153.76 feet; thence S 13° 31' 56" E 221.07 feet; thence S 28° 26' 08" E 465.46 feet; thence S 21° 50' 34" W 103.75 feet; thence S 13° 31' 56" W 321.18 feet; thence S 2° 39' 24" E 401.56 feet; thence N 68° 20' 34" W 15.60 feet; thence N 83° 30' 15" E 332.54 feet; thence S 8° 40' 30" E 685.38 feet; thence N 83° 30' 15" E 332.54 feet; thence N 89° 37' 52" E 231.78 feet; thence N 86° 42' 7" E 600.30 feet; thence N 16° 51' 28" E 131.20 feet; thence N 20° 46' 30" W 50.0 feet; thence N 20° 46' 30" W 50.0 feet; thence N 10° 31' 10" E 111.15 feet to the place of beginning, containing 48.0 acres, more or less.

OWNER'S CERTIFICATION AND DEDICATION

We, the undersigned, do hereby certify that we are the sole owners of the heretofore related property, and do hereby dedicate same for use of the general public and installation of utilities.

State of Arkansas
County of Benton

Subscribed and sworn before me this day of July 15, 1966.

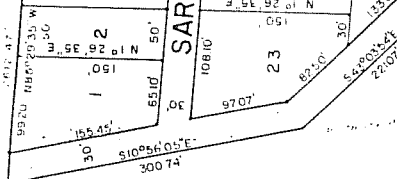
Notary Public

My commission expires April 20, 1970

ACCEPTANCE

This plat of Monte Ne Shores Addition, Unit No. 1, is hereby accepted this 15th day of July, 1966 by the County Judge of Benton County.

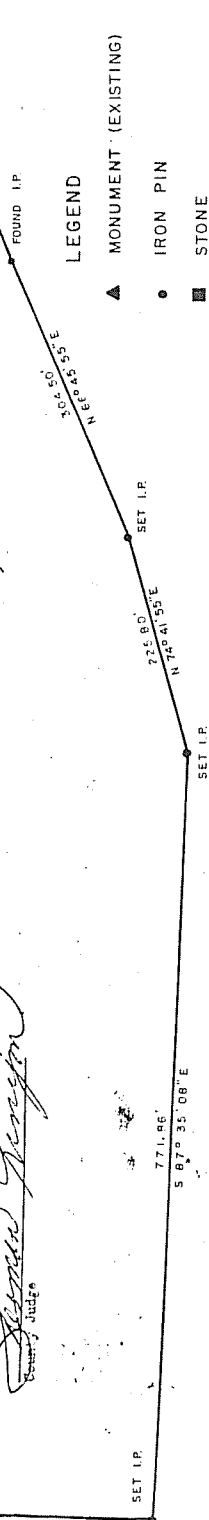
County Judge



FILED FOR RECORD
M. J. C. O'Clock
JUL 15 1966
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

FOUND I.P.

86 00
16 21 02



LEGEND

- ▲ MONUMENT (EXISTING)
 - IRON PIN
 - STONE
- NOTE: ALL BEARINGS ARE

SET I.P.

NE CORNER, SW 1/4, SECTION, 28,
T-19-N, R-29-W,
FOUND STONE



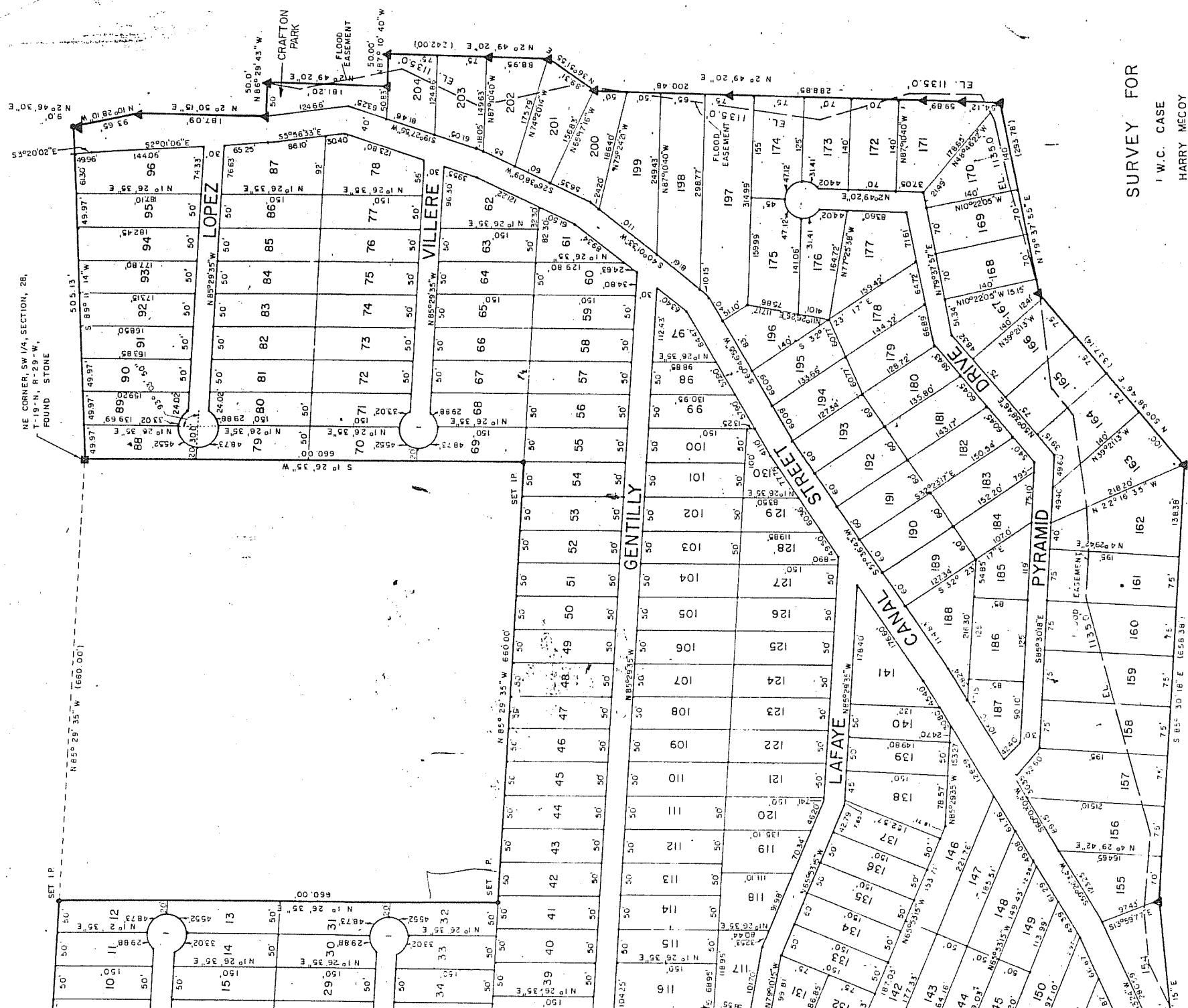
SURVEY

HARRY M.
W.C. C.

LEMUEL H. TULL	DATE JUNE 11, 1966
P.E. NO. ARK. 1786	SCALE 1" = 100'-0"
	DRAWN BY MEWB/BJJ
	APPROVED BY
	DATE: REVISIONS
MONTE N. UN	
CRAF CONSULT. ROGER	
SHEET NO. 1 OF 1	

GRID BEARINGS

8-146



SURVEY FOR
 I. W. C. CASE
 HARRY MCCOY

LEMUEL H. TULL	DATE JUNE 11, 1966
P. E. NO. ARK. 1786	SCALE 1" = 100'-0"
	DRAWN BY MEW & JBJ
	APPROVED BY
DATE	REVISIONS
SHEET NO. 1 OF 1	

FINAL PLAT

MONTE NE SHORES INC.
 ROGERS, ARKANSAS
 UNIT NO. 1

CRAFTON & TULL
 CONSULTING ENGINEERS
 ROGERS, ARKANSAS