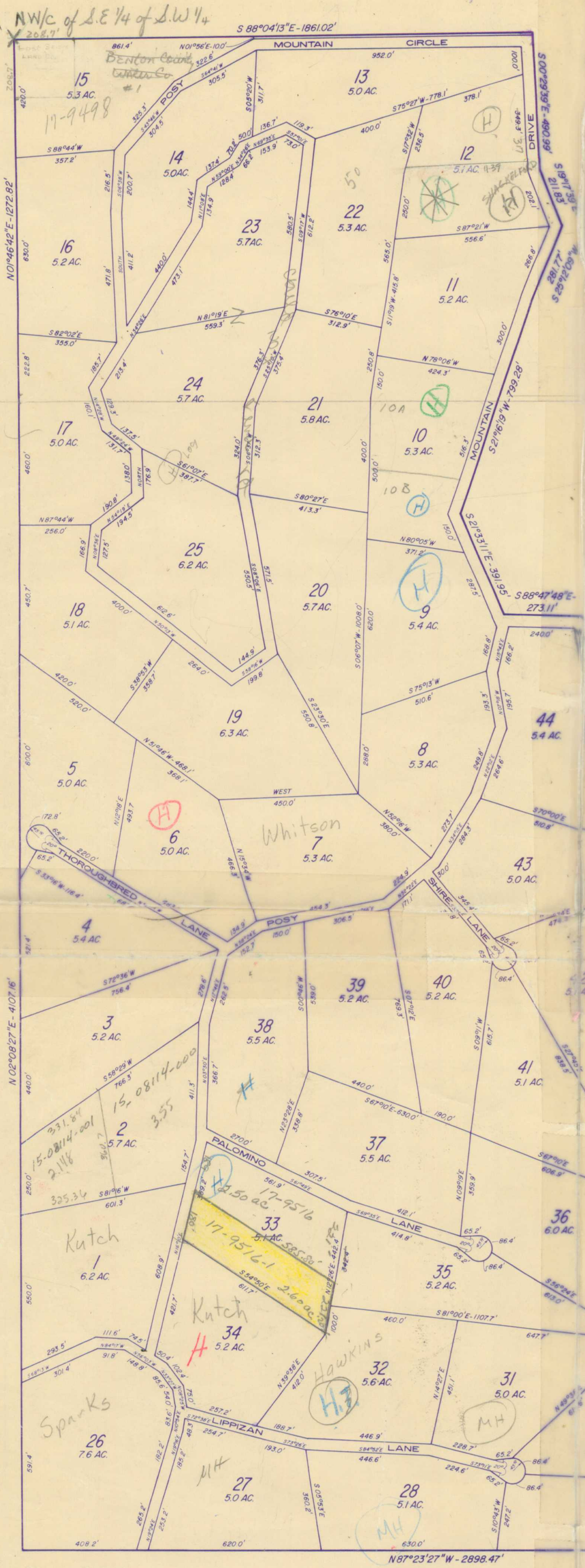
M-94

NW/c of S.E 1/4 of S.W 1/4

$12 per FF



LEGAL DESCRIPTION

A PART OF THE EAST 3/4 OF THE SOUTH 1/4 OF SECTION 17 AND A PART OF THE EAST 3/4 OF THE NORTH 3/4 OF SECTION 20, ALL IN TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20;
THENCE S 02° 03' 02" W 1970.00 FEET;
THENCE S 64° 54' 44" W 445.90 FEET;
THENCE S 76° 12' 09" W 40.55 FEET;
THENCE N 86° 18' 44" W 155.28 FEET;
THENCE N 50° 52' 24" W 380.22 FEET;
THENCE S 72° 21' 07" W 230.81 FEET;
THENCE N 43° 07' 27" W 495.88 FEET;
THENCE S 57° 57' 25" W 473.98 FEET;
THENCE SOUTH 1400.00 FEET;
THENCE S 40° 25' 34" E 709.37 FEET;
THENCE S 40° 00' 16" E 308.79 FEET;
THENCE N 87° 23' 27" W 2898.47 FEET;
THENCE N 02° 08' 27" E 4107.16 FEET;
THENCE N 01° 46' 42" E 1272.82 FEET;
THENCE S 88° 04' 13" E 1861.02 FEET;
THENCE S 00° 29' 39" E 490.99 FEET;
THENCE S 19° 17' 39" E 211.83 FEET;
THENCE S 25° 12' 09" W 281.77 FEET;
THENCE S 21° 16' 19" W 799.28 FEET;
THENCE S 21° 33' 11" E 391.95 FEET;
THENCE S 88° 47' 48" E 273.11 FEET;
THENCE S 44° 25' 25" E 174.88 FEET;
THENCE S 61° 57' 32" E 238.68 FEET;
THENCE N 64° 56' 42" E 374.79 FEET;
THENCE N 47° 29' 40" E 325.44 FEET;
THENCE S 89° 59' 23" E 159.94 FEET;
THENCE S 67° 21' 48" E 129.96 FEET;
THENCE S 30° 19' 46" E 475.07 FEET;
THENCE N 39° 29' 29" E 110.07 FEET;
THENCE N 08° 46' 12" E 460.23 FEET;
THENCE N 52° 01' 39" E 202.95 FEET;
THENCE N 12° 00' 10" E 338.04 FEET;
THENCE N 79° 13' 03" E 221.08 FEET;
THENCE S 10° 46' 57" E 40.00 FEET;
THENCE S 02° 03' 02" W 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 313.5 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 2nd DAY OF July, 1971, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE SET AT ALL LOT CORNERS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Bob H Crafton

BOB H. CRAFTON LAND SURVEYOR # 183

BOB H. CRAFTON
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 183
SIGNATURE

FILED FOR RECORD
At _____ O'Clock _____ M.
JUL 6 1971
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL ____ EASEMENTS FOR THE USE OF THE GENERAL PUBLIC AND FOR INSTALLATION OF UTILITIES.

Harry McCoy Co / Harry P. McCoy (Pres)
Harry P. McCoy Pres

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 2ND DAY OF July, 1971.

Joe B Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES July 18, 1974

NOTARY PUBLIC BENTON COUNTY, ARK.

ACCEPTANCE

THIS PLAT OF POSY MOUNTAIN RANCH UNIT 1 IS HEREBY ACCEPTED THIS 6 DAY OF July, 1971 BY THE COUNTY JUDGE OF BENTON COUNTY.

Ralph Bolain
COUNTY JUDGE

NOTE: ALL STREET WIDTHS ARE 40'

Lt. 1 $500. Pd $300
Lots
$1,000 each then cut in half
$500, for Developer
When house goes on #12 FF.

M-94

BOB H. CRAFTON	LEMUEL H. TULL	DATE MAY 28, 1971	FINAL PLAT
P.E. NO. ARK. 1617	P.E. NO. ARK. 1786	SCALE 1"=200'	UNIT 1 A SUBDIVISION OF POSY MOUNTAIN RANCH BENTON COUNTY, ARKANSAS
R.L.S. NO. ARK. 183	R.L.S. NO. ARK. 182	DRAWN BY MH	CRAFTON & TULL CONSULTING ENGINEERS INC. ROGERS, ARKANSAS
		CHECKED BY BHC	
		DATE / REVISIONS	
		SHEET NO. 1 OF 1	

CATALOG NO. 24-366