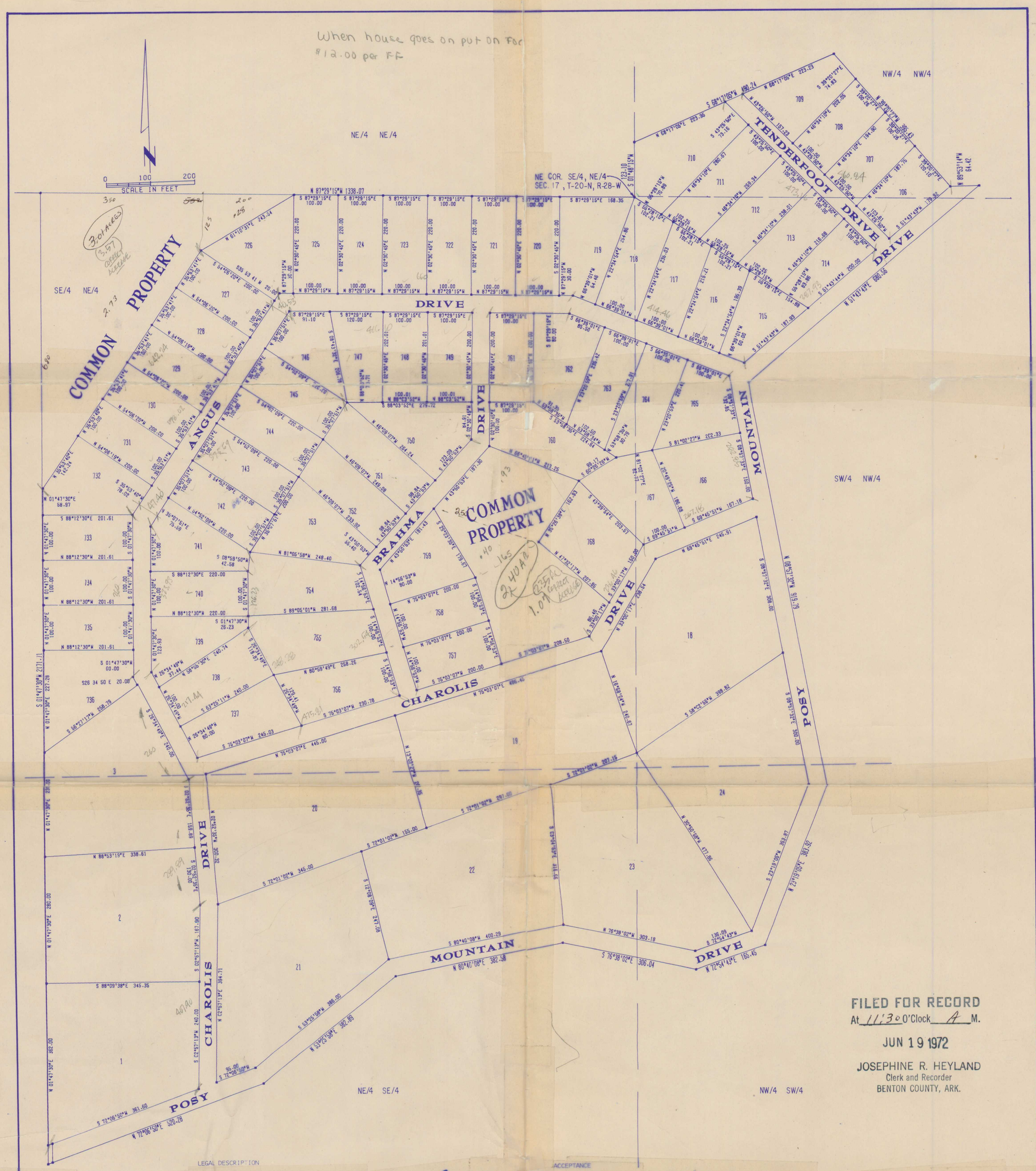
When house goes on put on For
$12.00 per FF



FILED FOR RECORD
At 11:30 O'Clock A M.
JUN 19 1972
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

LEGAL DESCRIPTION

A PART OF THE W 1/2 OF THE NW 1/4, AND A PART OF THE NW 1/4, SW 1/4, SECTION 16, AND THE SE 1/4, NE 1/4, AND A PART OF THE SE 1/4, SE 1/4, SECTION 17, ALL IN T-20-N, R-28-W, BENTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER SE 1/4, NE 1/4 OF SAID SECTION 17;

THENCE N 87° 29' 15" W 1338.07 FEET;
THENCE S 01° 47' 30" W 2171.71 FEET;
THENCE N 72° 06' 50" E 520.28 FEET;
THENCE N 53° 25' 58" E 382.89 FEET;
THENCE N 80° 40' 08" E 382.58 FEET;
THENCE S 76° 38' 02" E 306.04 FEET;
THENCE N 72° 54' 43" E 165.45 FEET;
THENCE N 23° 19' 05" E 383.92 FEET;
THENCE N 08° 57' 32" W 919.79 FEET;
THENCE N 51° 43' 43" E 680.56 FEET;
THENCE N 89° 53' 14" W 64.42 FEET;
THENCE N 39° 20' 27" W 395.43 FEET;
THENCE S 68° 17' 05" W 490.24 FEET;
THENCE S 01° 48' 15" W 123.10 FEET TO THE POINT OF BEGINNING, CONTAINING 75.94 ACRES, MORE OR LESS.

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDER SIGNED, 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 P. McCoy (Pres)
Freddie B. Henson (Secy)

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 13 DAY OF JUNE, 1972.

Clemon K. Neff
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-15-76.

ACCEPTANCE

THIS PLAT OF POSY MOUNTAIN RANCH, REVISED UNIT 2, IS HEREBY ACCEPTED THIS 12 DAY OF June, 1972 BY THE QUORUM COURT OF BENTON COUNTY

Ralph Bates
COUNTY JUDGE

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 9TH DAY OF June, 1972 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPETED UNDER MY SUPERVISION TO THE BEST OF MY KNOWLEDGE AND BEFLIEF.

Lemuel H Tull
LEMUEL H. TULL LAND SURVEYOR #182

THE PROPERTY PLATTED HEREIN SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS AND THE TERMS OF A PROPERTY OWNER'S ASSOCIATION BOTH OF WHICH ARE CONTAINED IN A DECLARATION RECORDED AT DEED RECORD BOOK 431 PAGE 531. THE DECLARATION IS INCORPORATED HEREIN BY REFERENCE.

HARRY MCCOY CO.
BY H. P. McCoy
H. P. MCCOY, PRESIDENT
ATTEST: Freddie B. Henson

NOTE 1: ALL ROADS HAVE 40 FEET RIGHT-OF-WAY
NOTE 2: BEARINGS BASED ON STATE PLANE COORDINATES

LEMUEL H. TULL
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 182
LHT
SIGNATURE

Phase 1
350 per lot

0-5

LITTLE BAD LANDS
REVISED UNIT 2
POSY MOUNTAIN
RANCH
BENTON COUNTY
ARKANSAS