K-165

When house goes on put on for B/a p&ff

Posy Mt #1000 per

LEGAL DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 20, A PART OF THE SOUTHEAST 1/4 OF SECTION 17, A PART OF THE WEST 1/2 OF SECTION 16, AND A PART OF THE NW 1/4, NW 1/4, SECTION 21, ALL IN TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17;

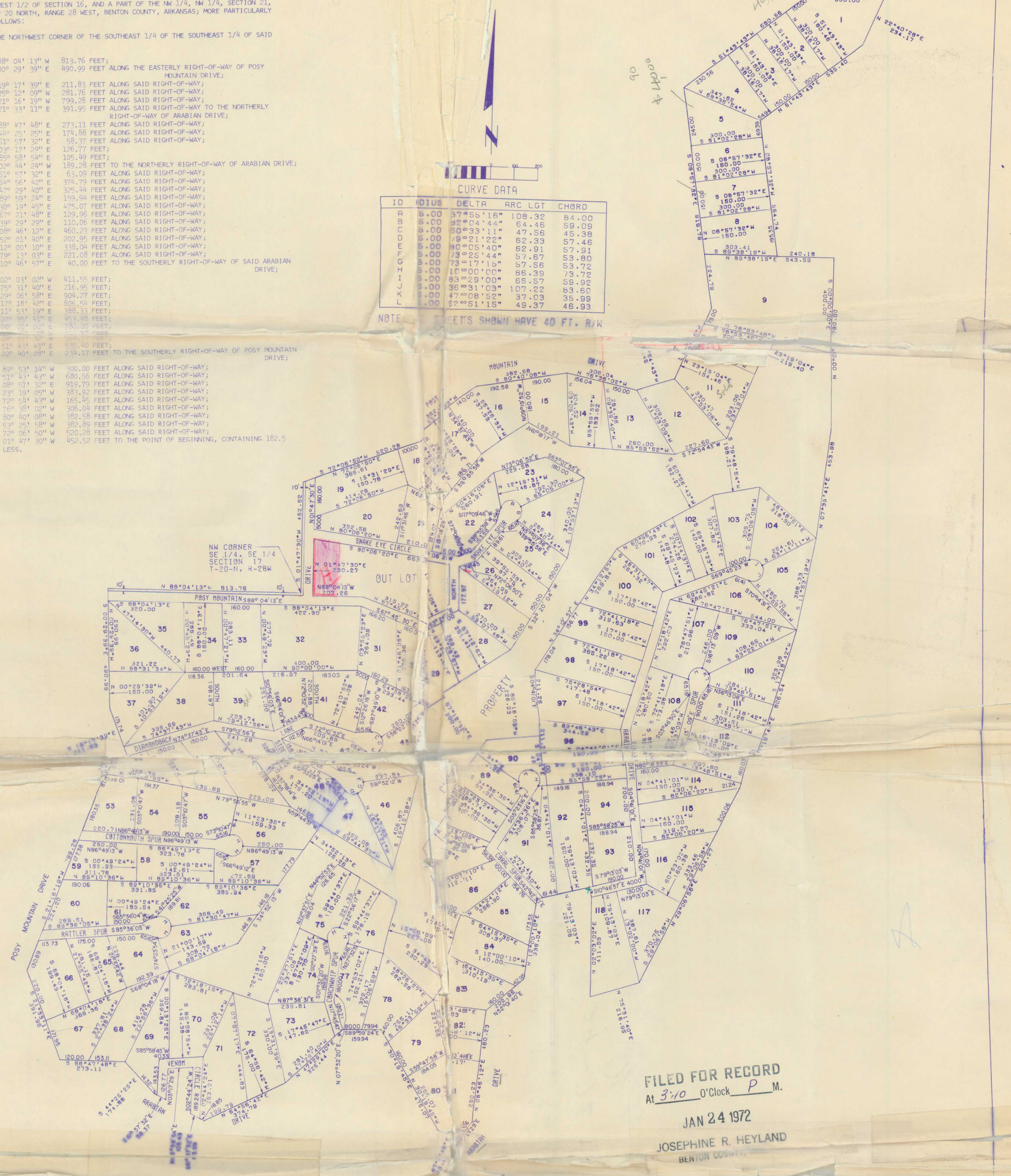
THENCE N 88° 04' 13" W 813.76 FEET;
THENCE S 00° 29' 39" E 490.99 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF POSY MOUNTAIN DRIVE;

THENCE S 19° 17' 39" E 211.83 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 25° 12' 09" W 281.76 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 21° 16' 19" W 799.28 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 21° 33' 11" E 391.95 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHERLY RIGHT-OF-WAY OF ARABIAN DRIVE;

THENCE S 88° 47' 48" E 273.11 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 44° 25' 25" E 174.88 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 61° 57' 32" E 58.37 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 03° 17' 29" E 126.77 FEET;
THENCE N 85° 58' 54" E 105.49 FEET;
THENCE S 02° 44' 24" W 189.28 FEET TO THE NORTHERLY RIGHT-OF-WAY OF ARABIAN DRIVE;
THENCE S 61° 57' 32" E 63.09 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 64° 56' 42" E 374.79 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 47° 29' 40" E 325.44 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 89° 59' 24" E 159.94 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 30° 19' 45" E 475.07 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 67° 21' 48" E 129.96 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 39° 29' 29" E 110.06 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 08° 46' 12" E 460.23 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 52° 01' 40" E 202.95 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 12° 00' 10" E 338.04 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 79° 13' 03" E 221.08 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 10° 46' 57" E 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID ARABIAN DRIVE;

THENCE S 02° 03' 02" W 411.55 FEET;
THENCE N 75° 31' 40" E 216.95 FEET;
THENCE N 29° 06' 58" E 904.27 FEET;
THENCE N 17° 18' 42" E 806.54 FEET;
THENCE N 11° 53' 19" E 388.33 FEET;
THENCE N 07° 35' 41" E 453.98 FEET;
THENCE N 00° 00' 00" E 780.00 FEET;
THENCE N 08° 57' 32" W 564.74 FEET;
THENCE N 51° 43' 43" E 535.40 FEET;
THENCE N 22° 40' 28" E 234.17 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF POSY MOUNTAIN DRIVE;

THENCE N 89° 53' 14" W 300.00 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 51° 43' 43" W 680.56 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 08° 57' 32" E 919.79 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 23° 19' 05" W 383.92 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 72° 54' 43" W 165.45 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 76° 38' 02" W 306.04 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 80° 40' 08" W 382.58 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 53° 25' 58" W 382.89 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 72° 06' 50" W 520.28 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 01° 47' 30" W 452.52 FEET TO THE POINT OF BEGINNING, CONTAINING 182.5 ACRES MORE OR LESS.



CURVE DATA

ID	RADIUS	DELTA	ARC LGT	CHORD
A	5.00	87°55'16"	108.32	84.00
B	5.00	82°04'44"	64.46	59.09
C	5.00	60°33'11"	47.56	45.38
D	5.00	79°21'22"	62.33	57.46
E	5.00	80°05'40"	62.91	57.91
F	5.00	73°25'44"	57.67	53.80
G	5.00	73°17'15"	57.56	53.72
H	5.00	100°00'00"	86.39	73.72
I	5.00	83°29'00"	65.57	59.92
J	5.00	36°31'03"	107.22	83.60
K	5.00	47°08'52"	37.03	35.99
L	5.00	52°51'15"	49.37	46.93

NOTE: STREETS SHOWN HAVE 40 FT. R/W

FILED FOR RECORD
At 3:10 O'Clock P M.
JAN 24 1972
JOSEPHINE R. HEYLAND
BENTON COUNTY

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 STREETS AND EASEMENTS FOR THE USE OF THE GENERAL PUBLIC AND FOR INSTALLATION OF UTILITIES.

Harry McCoy Co. — Harry P. McCoy (Pres)
Freddie B. Henson (Sect.)

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 20TH DAY OF JAN., 1972.

Joe B Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES JULY 18, 1974.

ACCEPTANCE

THIS PLAT OF POSY MOUNTAIN RANCH, UNIT 4, IS HEREBY ACCEPTED THIS 24 DAY OF Jan, 19 72 BY THE COUNTY JUDGE OF BENTON COUNTY.

Ralph Bolain
COUNTY JUDGE

BOB H. CRAFTON
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 158
BHC
SIGNATURE

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 20th DAY OF Jan, 19 72, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Bob H Crafton
BOB H. CRAFTON LAND SURVEYOR #158

K-165

1/72

REPLAT
UNIT 4
SIDEWINDER GULCH
A SUBDIVISION OF
POSY MOUNTAIN RANCH
BENTON COUNTY, ARKANSAS

CRAFTON & TULL
CONSULTING ENGINEERS, INC.
ROGERS, ARK. HOT SPRINGS, AR.