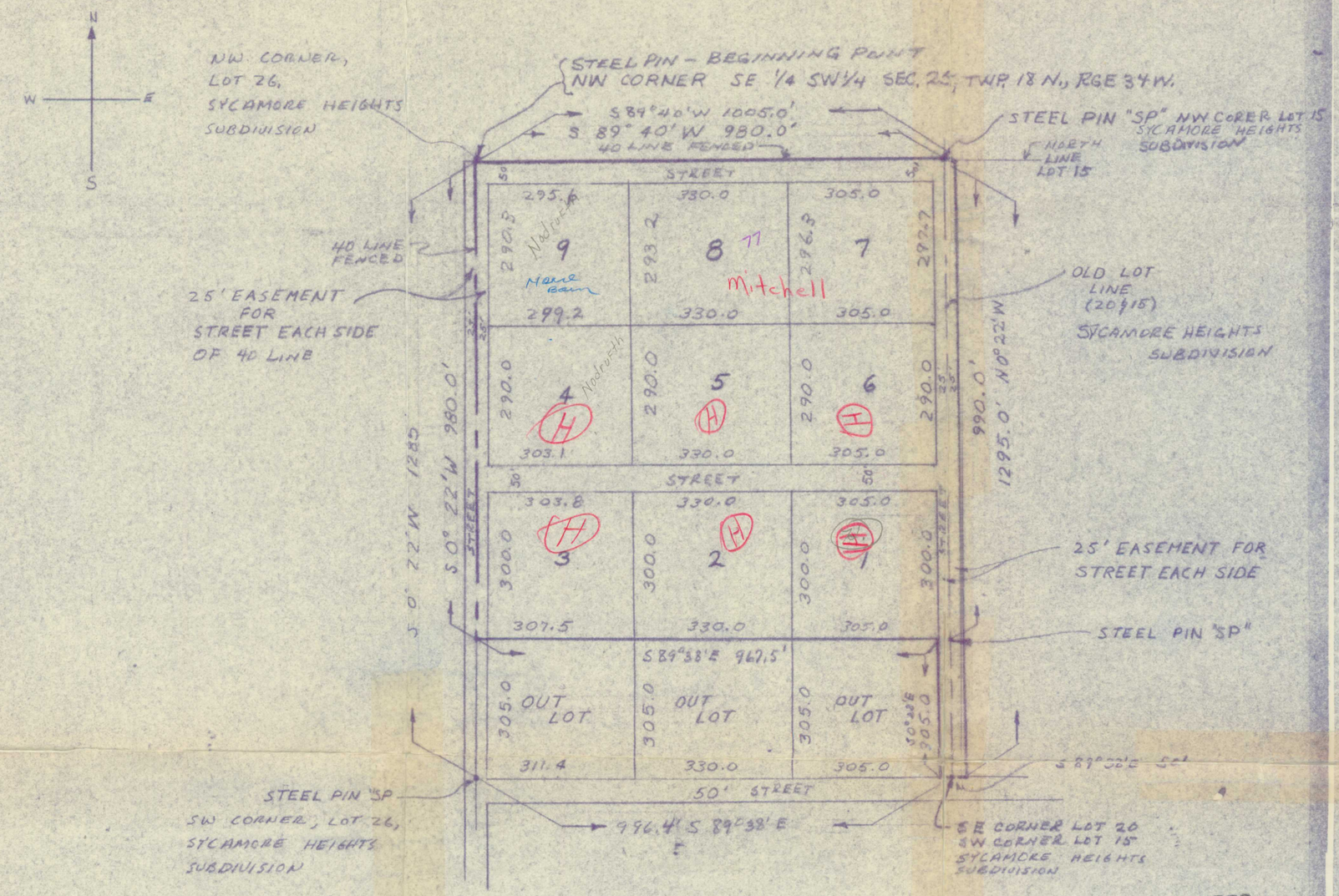
1.25

K-51



FILED FOR RECORD
At 8:45 O'Clock A M.
JAN 7 1971
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

NOTE: BUILDING SETBACK SHALL BE 15 FEET ON FRONT, 50 FEET ON SIDES, AND 50 FEET ON REAR OF EACH LOT.

LEGAL DESCRIPTION OF

SYCAMORE HEIGHTS THIRD SUBDIVISION

A PART OF THE SE¼ OF THE SW¼ OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 34 WEST ALSO DESCRIBED AS BEING A PART OF LOTS 15, 20, 21, AND 26 OF SYCAMORE HEIGHTS SUBDIVISION, AS DESIGNATED IN PLAT RECORD "E" AT PAGE 103; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE SE¼ OF THE SW¼ OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 34 WEST AND RUNNING THENCE SOUTH 0° 22' WEST 980 FEET, THENCE SOUTH 89° 38' E 967.5 FEET, THENCE SOUTH 0° 22' EAST 305 FEET, THENCE SOUTH 89° 38' EAST 50 FEET, THENCE NORTH 0° 22' WEST 1295.0 FEET TO THE NORTH LINE OF LOT 15 OF SYCAMORE HEIGHTS SUBDIVISION, THENCE SOUTH 89° 40' WEST 1,005 FEET TO THE POINT OF BEGINNING, CONTAINING 22.69 ACRES MORE OR LESS.

THIS PLAT OF SYCAMORE HEIGHTS THIRD SUBDIVISION CONSISTS OF A RE-PLAT OF PART OF LOTS 15, 20, 21 AND 26 OF SYCAMORE HEIGHTS SUBDIVISION AS DESCRIBED ABOVE.

SURVEYOR'S CERTIFICATE OF SURVEY:

I HEREBY CERTIFY THAT THIS PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT STEEL PINS HAVE BEEN SET AT THE CORNERS INDICATED BY A "SP" ON THE PLAT. BASED ON SURVEY MADE 3-6-65 AND DURING SEPTEMBER, 1970.

OCTOBER 6, 1970 — DATE

Fred W Olney — FRED W. OLNEY, R. L. S., # 489 ARK.

OWNER'S CERTIFICATE AND DEDICATION:

(I) (WE) HEREBY CERTIFY THAT (I AM) (WE ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (I) (WE) HEREBY SUBMIT THIS SUBDIVISION PLAT WITH (MY) (OUR) FREE CONSENT; ESTABLISH THE BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, EASEMENTS AND OTHER OPEN SPACES TO PUBLIC USE OR PRIVATE USE AS NOTED.

YANCEY DEVELOPMENT CORPORATION

BY O. A. Yancey — PRESIDENT — 10-29-70 — DATE

ATTEST Carl Bonner — SECRETARY — 10-29-70 — DATE

CERTIFICATE OF ACCEPTANCE OF EASEMENTS AND DEDICATIONS:

ALL OF THE LAND SHOWN ON THIS PLAT THAT IS DEDICATED FOR PUBLIC STREETS, ALLEYS, AND EASEMENTS IS HEREBY ACCEPTED BY THE BENTON COUNTY JUDGE.

Harry M. Pratt — ATTEST: COUNTY CLERK — Lyman Lynn — COUNTY JUDGE — 10-29-70 — DATE

SYCAMORE HEIGHTS THIRD SUBDIVISION
SILOAM SPRINGS, ARKANSAS

YANCEY DEVELOPMENT CORP.

DATE: 9-26-70	SILOAM ENGINEERING SERVICE FRED W. OLNEY, P.E. BOX 226, ROUTE 4 AREA CODE 501-524-8601 SILOAM SPRINGS, ARKANSAS 72761	JOB NO. 920-70
SCALE: 1"=1'		CHECKED BY: FWO
		DRAWN BY W.C.