

LEGAL DESCRIPTION:

PT LOT 1 AND LOT 2 MOUNTAIN VALLEY ESTATES PHASE 1 Part of Lots 1 and 2 of Mountain Valley Estates, Phase 1, Baxter County, Arkansas, as shown by the recorded plat thereof, more specifically described as follows: From the SE corner of said Lot 1, point of beginning of tract being described, go along the Southerly line of said Lot 1, South 63 degrees 23 minutes 50 seconds West 168.23 feet; then continue, along Southerly line of said Lot 1, North 87 degrees 54 minutes 47 seconds West 100.00 feet; thence leaving the boundary of said Lot 1, go North 70 degrees 03 minutes 51 seconds West 201.72 feet to a 3/8 inch rebar with plastic I.D. Cap on the Westerly line of said Lot 2, also being on the Easterly right of way line of County Road 69; then go along the Westerly line of said Lot 2 and along said right of way line, North 37 degrees 30 minutes 49 seconds East 94.00 feet to the corner between said Lots 1 and 2; then go along the westerly line of said Lot 1 and continue along said right of way line, North 37 degrees 30 minutes 49 seconds East 62.56 feet to a 3/8 inch rebar with aluminum I.D. Cap; then leaving the Westerly line of said Lot 1, go South 76 degrees 41 minutes 04 seconds East 355.52 feet to a 3/8 inch rebar with aluminum I.D. Cap on the East line of said Lot 1; then go South 02 degrees 05 minutes 13 seconds West 40.02 feet to the point of beginning. Being shown as Parcel B on a survey by Consolidated Land Services, Inc. dated September 17, 2004 and filed September 17, 2004 as Instrument Number RS-334-2004. Lot 2 of Mountain Valley Estates Phase 1, Baxter County, Arkansas, as shown by the recorded plat thereof. LESS AND EXCEPT part of Lot 2 of Mountain Valley Estates, Phase 1 as shown by the recorded plat thereof, more specifically described as follows: From the Southwest corner of said Lot 2, a 3/8" rebar, go along the Westerly line of Lot 2 N. 37° 30' 49" E 200.37 feet to a 3/8" rebar, point of beginning of tract being described: then continue along the Westerly line of said Lot 2 N 37° 30' 49" E 94.00 feet to a 3/8" rebar at the corner between Lots 1 and 2 of said subdivision then go along the line between said Lots S 42° 43' 31" E 195.12 feet to a 3/8" rebar; then leaving the line between said Lots 1 and 2, go N 70° 03' 51" W 201.72 feet to the point of beginning.