2006 18
Recorded in the Above
Plat Book & Page
01-04-2006 11:15:16 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

2006-18

LEGAL DESCRIPTION

PART OF THE EAST 1/2 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF SECTION 23, T-19-N, R-29-W, BENTON COUNTY, ARKANSAS DESCRIBED AS BEGINNING AT THE NW CORNER OF THE SE 1/4 OF SAID SECTION 23, THENCE S 87°25'31" E 162.79'; THENCE N 46°24'18" E 455.35'; THENCE S 87°25'23" E 651.76'; THENCE S 43°04'10" E 233.98'; THENCE S 46°37'12" W 227.81'; THENCE S 01°27'39" W 163.96'; THENCE S 87°27'23" E 162.76'; THENCE S 48°54'12" E 232.63'; THENCE S 01°24'47" W 325.60'; THENCE S 56°36'08" W 128.98'; THENCE S 48°50'31" W 145.67'; THENCE S 29°08'07" W 155.54'; THENCE S 20°31'58" W 208.74'; THENCE S 07°13'09" W 161.61'; THENCE S 42°36'49" W 164.63'; THENCE S 39°17'01" W 163.99'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 7.20', WITH A RADIUS OF 383.68', WITH A CHORD BEARING OF N 50°40'45" W, WITH A CHORD LENGTH OF 7.20'; THENCE N 50°08'24" W 141.41'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 312.56', WITH A RADIUS OF 246.79', WITH A CHORD BEARING OF N 86°25'13" W, WITH A CHORD LENGTH OF 292.08', THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 114.72', WITH A RADIUS OF 246.79', WITH A CHORD BEARING OF S 43°58'45" W, WITH A CHORD LENGTH OF 113.69', THENCE S 30°39'37" W 82.64'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 192.65', WITH A RADIUS OF 623.91', WITH A CHORD BEARING OF S 39°30'34" W, WITH A CHORD LENGTH OF 191.89', THENCE S 48°21'19" W 144.86'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 5.20', WITH A RADIUS OF 6366.28', WITH A CHORD BEARING OF S 48°19'56" W, WITH A CHORD LENGTH OF 5.20', THENCE N 18°29'49" W 229.93'; THENCE N 25°43'27" W 114.69'; THENCE N 21°28'54" W 209.41'; THENCE N 35°42'51" W 181.33'; THENCE N 20°04'56" W 228.44'; THENCE N 42°36'26" W 312.54'; THENCE N 01°38'02" E 477.05'; THENCE N 01°39'47" E 103.52'; THENCE N 01°35'11" E 79.19' THENCE N 73°46'48" E 513.28' TO THE POINT OF BEGINNING AND CONTAINING 64.126 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF HIGHWAY 94 ON THE SOUTH SIDE AND BUMBLEBEE LANE AND BAYSIDE DRIVE AS SHOWN HEREON.

BENTON COUNTY PLANNING BOARD:

This plat is hereby approved by the Benton County Planning Board this day 4th of January 2006

Melana Ewing
Planning Coordinator

BASIS OF BEARINGS

BOUNDARY SURVEY OF BEAVER RESERVOIR

FLOOD ZONE CERTIFICATION

THE HEREON PLATTED AND DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 05007C0150 E DATED SEPTEMBER 18, 1991.
NOTE: APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE LOT OR LOTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE COUNTY HEALTH DEPARTMENT.

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREIN PLATTED PROPERTY, THAT WE HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, PLATTED AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE OF THE GENERAL PUBLIC AND FOR INSTALLATION OF UTILITIES.

DATE 1/4/06

BEAVER LAKE ESTATE, LLC

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 4TH DAY OF JANUARY, 2006

MY COMMISSION EXPIRES

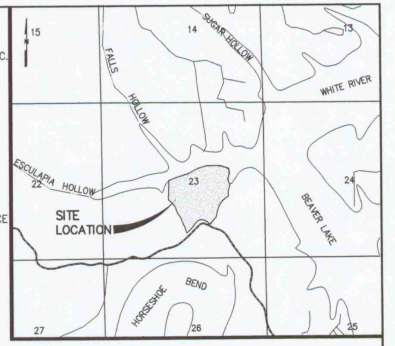
Micheal E. James
County Of Benton
Notary Public - Arkansas
My Commission Exp. 03/05/2014

2006-18

OWNER AND DEVELOPER
BEAVER LAKE ESTATE, LLC
25 HIGHLAND PARK VILLAGE
SUITE 100-341
DALLAS, TEXAS 75205
PHONE: 214-739-2453
FAX: 214-739-2453

ENGINEER
RONALD G. TRACY, P.E.
TRACY CONSULTING ENGINEERS, INC.
P.O. BOX 52298
TULSA, OKLAHOMA 74152 0298
PHONE: 918-592-5601
FAX: 918-587-5601

EXISTING WATERMAIN EASEMENT LOCATED TEN FEET (10') EACH SIDE OF THE WATER MAIN AS LAID AS FILED IN BENTON COUNTY CLERK'S OFFICE
1990 32192 THRU
1990 32193
1990 32196 THRU
1990 32197
1990 32198 THRU
1990 32199



VICINITY MAP
SCALE: 1" = 2000'

LINE	BEARING	DISTANCE
L2	N50°08'24"W	141.41'
L6	N01°38'02"E	50.00'
L11	S46°26'31"E	51.94'
L12	S70°32'48"E	62.53'
L15	S07°12'03"W	64.60'
L19	S03°22'42"W	44.53'
L20	S28°30'07"W	48.02'
L23	N20°56'07"W	53.81'
L27	S72°19'41"E	70.42'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	01°04'35"	383.68'	7.20'	3.60'	7.20'	N50°40'45"W
C2	72°33'46"	246.79'	312.56'	181.16'	292.08'	N86°25'13"W
C3	26°38'04"	246.79'	114.72'	58.42'	113.69'	S43°58'45"W
C4	17°41'34"	623.90'	192.65'	97.10'	191.89'	S39°30'34"W
C5	00°02'48"	6366.29'	5.20'	2.60'	5.20'	S48°19'56"W
C6	109°59'37"	40.00'	76.79'	57.12'	65.53'	S41°20'02"E
C7	80°58'14"	125.00'	176.65'	106.70'	162.31'	N75°14'15"W
C8	65°36'51"	150.00'	171.78'	96.69'	162.54'	N01°56'42"W

▲ FOUND CORPS OF ENGINEERS MONUMENT
● FOUND IRON PIN
○ SET IRON PIN

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON DECEMBER 19, 2005.

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
RONALD G. TRACY
1007

REVISED: JANUARY 3, 2006
500-19N-29W-0-23-123-04-0985

FINAL PLAT
ESCULAPIA ESTATES

PART OF THE EAST 1/2 OF THE SW1/4 AND PART OF THE NE1/4 OF THE SE1/4 AND PART OF THE SE1/4 ALL IN SECTION 23, TOWNSHIP 19 NORTH, RANGE 29 WEST BENTON COUNTY, ARKANSAS

James Surveying & Consulting Inc.
P.O. Box 617
Gentry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

DATE: DECEMBER 19, 2005.
SCALE: 1" = 140'
JOB NUMBER: JSI3050A
FILE NAME: ESCULAPIA.DWG

2006-18