

# HAWKS LANDING ON BEAVER LAKE

User Name: MCKEY, J  
CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF BENTON  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
L202337748 7/26/2023 10:15:55 AM  
Brenda DeHart, Circuit Clerk  
BENTON CO, AR FEE \$47.00

### NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. THIS PLAT IS A COMBINATION OF RECORDS: L201854896, L202043283, L202141948 INTO HAWKS LANDING ON BEAVER LAKE

ALL LOT HAVE A 15' UTILITY EASEMENT ALONG THE FRONT AND SIDE LOT LINE UNLESS SHOWN DIFFERENT ON PER PLAT RECORD L201854896

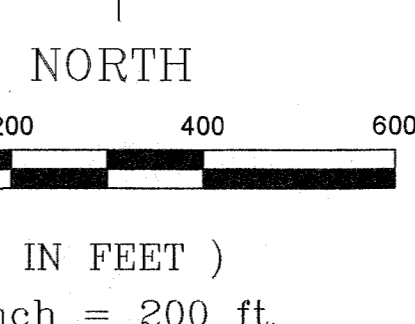
### BUILDING SETBACK LINES

- FRONT YARD SETBACK: TWENTY-FIVE (25')
- SIDE YARD SETBACK: FIFTEEN (15')
- REAR YARD SETBACK: FIFTEEN (15')

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.94	315.39	22°09'06"	N 33°36'37" E	121.18
C2	46.93	345.76	7°46'39"	N 18°20'59" E	46.90
C3	11.85	489.72	1°23'10"	N 09°04'06" E	11.85
C4	105.32	489.72	12°19'18"	N 15°52'20" E	105.11
C5	52.94	489.72	6°11'40"	N 25°10'49" E	52.92
C6	36.97	33.00	64°10'25"	S 34°56'52" E	35.06
C7	42.46	38.00	64°10'25"	S 28°54'46" W	40.28
C8	43.35	36.92	67°16'44"	N 27°23'35" E	40.90
C9	43.58	35.55	70°13'52"	N 42°43'59" W	40.90
C10	33.17	109.00	17°26'15"	N 64°54'04" W	33.05
C11	213.27	109.00	112°06'20"	N 00°07'46" W	180.84
C12	244.94	109.00	128°45'17"	S 06°53'10" E	196.56
C13	116.45	168.43	38°36'52"	S 47°00'03" W	114.15
C14	30.12	15.00	115°03'53"	N 55°39'35" W	26.31
C15	76.94	100.00	44°04'51"	N 14°25'22" E	75.05
C16	162.08	168.43	55°08'01"	S 54°57'01" E	155.89
C17	25.03	15.00	95°36'37"	N 49°40'40" W	22.23
C18	30.19	50.00	34°35'27"	N 19°10'05" E	29.73
C19	38.47	50.00	44°04'51"	N 14°25'22" E	37.53
C20	75.81	163.28	26°36'09"	S 36°12'25" W	75.13
C21	177.22	163.28	62°11'02"	S 80°36'01" W	168.64
C22	176.93	163.28	62°05'03"	N 37°15'57" W	168.40
C23	86.12	285.61	17°16'39"	S 21°13'41" E	85.80
C24	0.15	717.52	0°00'43"	S 45°08'02" E	0.15
C25	85.60	271.20	18°05'03"	S 21°19'17" E	85.24
C26	89.72	515.00	9°58'53"	N 48°32'28" W	89.60
C27	111.15	90.05	70°43'16"	N 72°46'29" E	104.22
C28	120.08	90.05	76°24'14"	N 33°39'46" W	111.38
C29	10.53	146.18	4°07'32"	N 07°59'19" E	10.52
C30	108.81	40.00	155°51'16"	N 66°39'42" W	78.23
C31	125.25	2829.55	2°32'10"	S 03°15'38" E	125.24
C32	109.68	393.27	15°58'44"	S 05°59'49" W	109.32
C33	93.10	2468.85	2°09'38"	S 53°28'35" E	93.09
C34	160.76	573.44	16°03'46"	S 17°10'21" W	160.24
C35	145.10	266.07	31°14'47"	S 29°53'00" W	143.31
C36	121.45	443.27	15°41'56"	N 05°51'25" E	121.08
C37	134.47	2879.55	2°40'32"	N 03°19'49" W	134.46
C38	23.29	100.00	13°30'53"	S 38°59'01" E	23.53
C39	29.59	100.00	16°47'03"	S 40°37'06" E	29.19
C40	166.37	250.00	38°07'43"	S 29°56'46" E	163.31
C41	54.78	300.00	10°27'41"	S 16°06'45" E	54.70
C42	55.25	200.00	15°49'44"	S 13°25'44" E	55.08
C43	166.37	250.00	38°07'43"	N 29°56'46" W	163.31

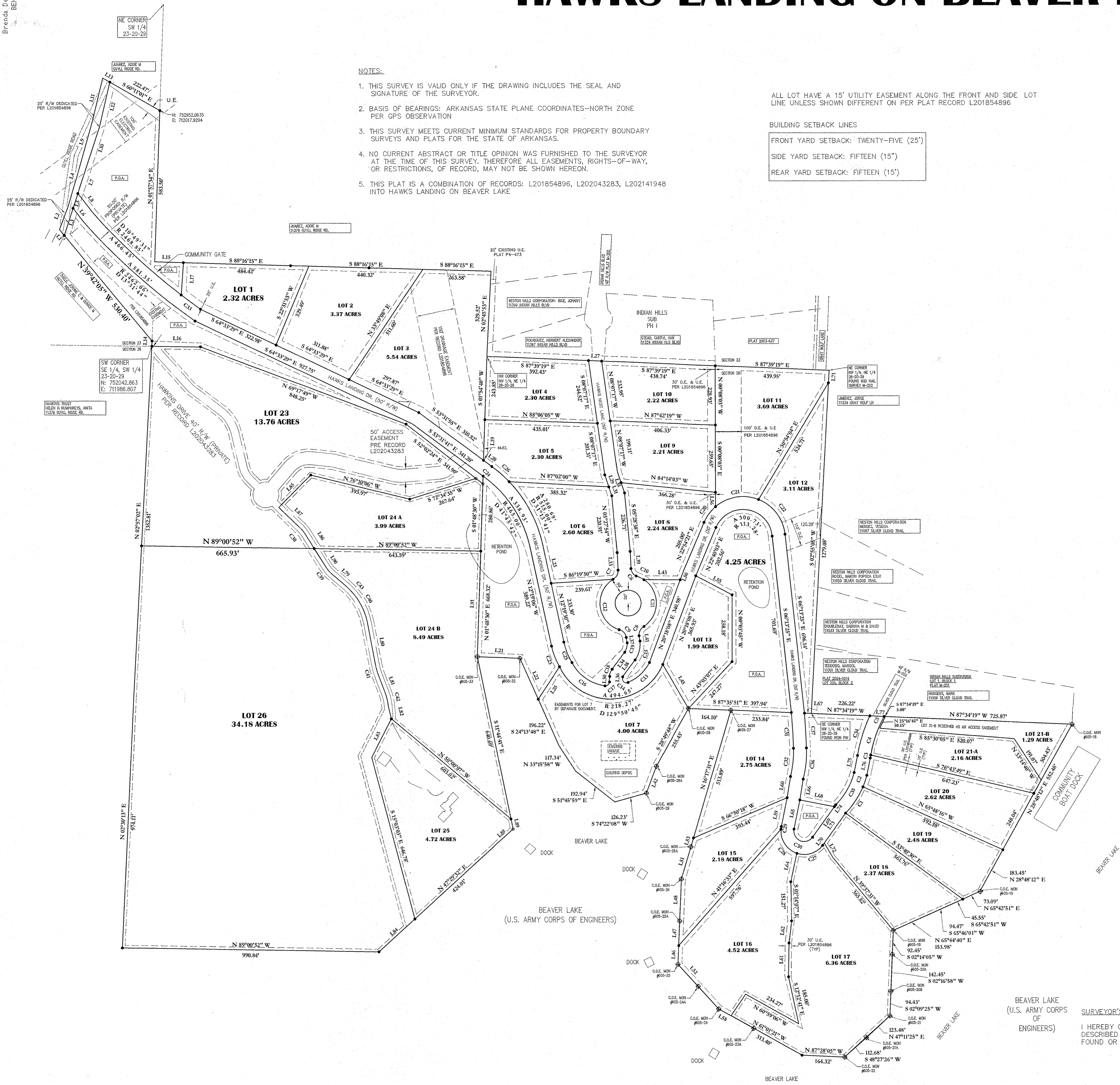
### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 39°42'05" W	29.57
L2	N 20°34'43" E	92.78
L3	N 18°00'50" E	126.80
L4	N 16°31'39" E	167.61
L5	N 18°00'50" E	60.43
L6	S 37°48'51" E	62.31
L7	N 18°00'50" E	88.82
L8	S 37°48'51" E	94.62
L9	N 15°35'47" E	178.88
L10	N 17°56'25" E	163.77
L11	N 13°17'14" E	169.11
L12	N 13°08'41" E	177.66
L13	S 60°11'01" E	32.07
L14	N 01°57'38" E	20.42
L15	S 8°16'15" E	110.50
L16	N 89°10'02" W	187.62
L17	S 03°54'23" W	125.09
L18	S 01°54'40" W	157.03
L19	S 53°31'55" E	39.69
L20	N 87°34'08" W	164.36
L21	N 24°13'48" W	173.19
L22	N 12°19'06" W	151.08
L23	N 33°19'17" E	149.94
L24	N 87°39'19" W	50.85
L25	S 18°29'37" E	48.61
L26	N 01°52'21" E	21.39
L27	N 18°29'37" E	36.19
L28	S 02°51'40" E	67.84
L29	N 36°27'48" E	81.09
L30	S 18°29'37" E	85.97
L31	N 01°52'21" E	7.68
L32	N 07°37'03" W	21.37
L33	N 36°27'48" E	81.09
L34	S 02°51'40" E	66.39
L35	N 07°43'22" W	21.42
L36	S 20°26'17" W	110.54
L37	S 89°45'27" E	140.03
L38	N 30°18'13" W	196.31
L39	N 02°14'12" E	72.47
L40	N 02°14'12" E	94.75
L41	N 02°12'42" E	162.83
L42	N 20°18'08" E	35.34
L43	N 16°12'54" E	130.33
L44	N 42°38'13" W	115.29
L45	N 16°17'31" E	35.13
L46	N 62°17'56" W	158.81
L47	N 00°08'03" W	55.42
L48	N 60°57'56" W	154.63
L49	N 11°15'56" E	113.56
L50	N 09°10'02" E	82.81
L51	N 00°46'48" W	130.45
L52	N 06°31'06" W	86.07
L53	N 12°09'39" W	112.52
L54	N 11°15'56" E	114.47
L55	N 09°10'02" E	81.68
L56	N 87°34'19" W	26.93
L57	N 79°04'30" W	135.51
L58	S 35°24'40" W	144.26
L59	S 35°24'40" W	110.82
L60	N 02°55'08" W	48.29
L61	N 30°26'44" W	65.51
L62	S 35°24'40" W	141.45
L63	S 35°24'40" W	9.13
L64	N 11°25'29" W	66.81
L65	N 11°25'29" W	68.18
L66	N 87°34'19" W	54.97
L67	N 49°00'38" E	79.00
L68	S 10°52'55" E	160.14
L69	S 21°20'36" E	61.42
L70	N 13°41'36" E	51.38
L71	S 27°12'35" W	166.72
L72	S 47°32'07" W	187.56
L73	S 44°36'38" W	174.64
L74	N 32°13'35" W	70.23
L75	N 45°25'54" W	128.71
L76	N 47°33'53" E	88.90
L77	N 11°35'32" W	39.58
L78	N 32°13'35" W	86.61
L79	S 01°48'30" W	406.70



### LEGEND

- These standard symbols may be found in the drawing.
- FOUND STONE
  - ⊕ ALUMINUM MONUMENT
  - FOUND IRON PIN
  - SET IRON PIN
  - ⊠ RAILROAD SPIKE
  - ⊗ FOUND PIPE
  - PROPERTY LINE
  - - - - - RIGHT OF WAY
  - - - - - EASEMENT



PROPERTY ADDRESS: 15565 HAWKS LANDING DRIVE, ROGERS, AR, 72756

REVISION #1: \_\_\_\_\_  
 REVISION #2: \_\_\_\_\_  
 REVISION #3: \_\_\_\_\_  
 DRAWN BY: MJF  
 CHECKED BY: MEJ

BEAVER LAKE (U.S. ARMY CORPS OF ENGINEERS)  
 SURVEYOR'S CERTIFICATION:  
 I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON JUNE 28, 2023.

STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MICHAEL E. JAMES, PLS #985  
 BENTON COUNTY SURVEYOR

500-20N-29W-0-23-300-04-0985 500-20N-29W-0-26-104-C3-0985

**COMPILATION SURVEY FOR HAWKS LANDING ON BEAVER LAKE**

PART OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 29 WEST SECTION 26, TOWNSHIP 20 NORTH, RANGE 29 WEST BENTON COUNTY, ARKANSAS

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

DATE: JUNE 28, 2023.  
 SCALE: 1" = 200'  
 JOB NUMBER: JS17509A  
 FILE NAME: JS17509A.DWG