

**Benton County  
Planning Board**

Ashley Tucker, Chair  
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**Benton County  
Planning Department**

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Rogers, AR 72756  
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Fax: (479) 464-6170

Email: [taylor.reamer@bentoncountyar.gov](mailto:taylor.reamer@bentoncountyar.gov)

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**PLANNER'S PUBLIC HEARING REPORT**  
**Tillery Major Subdivision and Preliminary Plat Waiver**  
**Ventris Road, Garfield**

**EXECUTIVE SUMMARY**

The applicant has filed an application to divide the 24.61-acre tract into two separate tracts. Based on the cumulative number of tracts split from the parent tract, the subject tract split requires review by the County Planning Board. This is a tract split application that cannot be administratively reviewed due to successive splits from the parent tract.

The applicant also submitted a request to waive the requirement to separately submit a preliminary plat for consideration—that is, a request to review the project at this time as the final plat, as no roads or other significant subdivision infrastructure improvements are required.

\*While Minor Subdivisions are administratively reviewed, this tract split is being reviewed by the Planning Board due to the number of cumulative tracts exceeding five (5) through Plat Record L201932248 and the Minor Subdivision application case no. 19-123.

*Section 5.4 provides: Divided Only up to five Tracts – A minor subdivision shall be deemed to occur when real estate is divided into five (5) or less tracts or parcels. Section 5.5 provides: All division of land that is not minor is considered a major subdivision. Major subdivision shall require review and approval of the Preliminary Plat and Final Plat by the Planning Board.*

## **PROJECT INFORMATION**

<b>Owner:</b>	Paula Sue Tillery
<b>Address of subject property:</b>	Ventris Road, Garfield
<b>Parcel IDs:</b>	18-01600-006
<b>Parcel Size:</b>	24.61-acres
<b>Current Land Use:</b>	Vacant - Timber
<b>Proposed Land Use:</b>	Residential Single Family or Agricultural by-right uses

**Attachments:** The following drawings and documents are attached:

1. Context Maps
2. Site Aerial
3. Annotated Tract Creation Maps
4. Recent Plats
5. Proposed Plats

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## **PLANNING ANALYSIS**

### **Description of Property and Surrounding Area**

The subject property is located south of the city of Garfield, south-southwest of the AR Hwy 127 and the Ventris Road intersection. The property's frontage with Ventris Road is approximately 3.50-miles south of the Highway 127 / Ventris Road intersection.

The current land use is Vacant Timber and surrounding land uses include:

- North: Timber
- South: Timber
- East: Governmental – NEBCO Fire Station
- West: Timber

According to staff research, the property does not contain land within a 100-year floodplain. The subject property is not located in the County Urbanized MS4 area.

## **BACKGROUND**

The subject 63 +/- acre parent tract has been successively subdivided:

- The first through fifth tract creations occurred in 2019 (Co Record: L201932248) creating the following tracts:
  - Tract 1: 6.99-acres
  - Tract 2: 10.05-acres
  - Tract 3: 11.99-acres
  - Tract 4: 9.30-acres
  - Tract 5: 24.61-acres
- The current proposal is to subdivide Tract 5: 24.61-acre into two tracts:
  - Tract 1: 15.42-acres
  - Tract 2: 9.19-acres

An interdepartmental review form was sent on February 24, 2020 to the following: Planning Department, Health Dept., Road Dept., Fire Marshal, Assessor's GIS Manager, Administrator of Public Safety, Benton County Environmental Division, and Benton County E-911 Administration.

## **TECHNICAL REVIEW OF PLAT**

### **Parcel Information**

The subject property contains 24.61-acres, with zero assessed improvements.

### **Noticing Requirements**

On March 4<sup>th</sup> the applicant submitted USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the original March 18<sup>th</sup> Public Hearing.

On March 4<sup>th</sup>, the applicant submitted photographs verifying that the required Public Hearing notice signage along the street has been conspicuously posted on site.

### **Building Setback**

Required: A fifty-five (55) foot setback measured from the center line of the fronting roads or twenty-five (25) feet from the fronting property lines, whichever is greater is required; A side and rear yard, building to property line setback of ten (10) feet is required.

Comment: The survey details the proposed tract split property lines in compliance with the County required setbacks.

### **Access Driveways**

Required: The design and construction shall be in accordance with the standards as presented in the Benton County Road Plan.

Comment: Benton County Road Department did not provide comment at the time of report. A driveway permit will be required for any new drives connecting to the public right of way.

### **Benton County Emergency 911 Administration**

Required: Prior to issuance of any building permits for the property, the applicant shall file for a new address with Benton County E-911 Administration.

Comment: E-911 Administration provided a 'No Comment'.

**OUTSTANDING ITEMS:** None

### **CONSIDERATIONS FOR THE BOARD:**

- I. Tillery Preliminary Plat Waiver, case no. 20-030;
  - a. Waiver from Regulations requiring preliminary and final plat review
- II. Tillery Subdivision, case no. 20-030;
  - a. Application to subdivide APN: 18-01600-006
    - i. Tract 1: 15.42-acres
    - ii. Tract 2: 9.19-acres

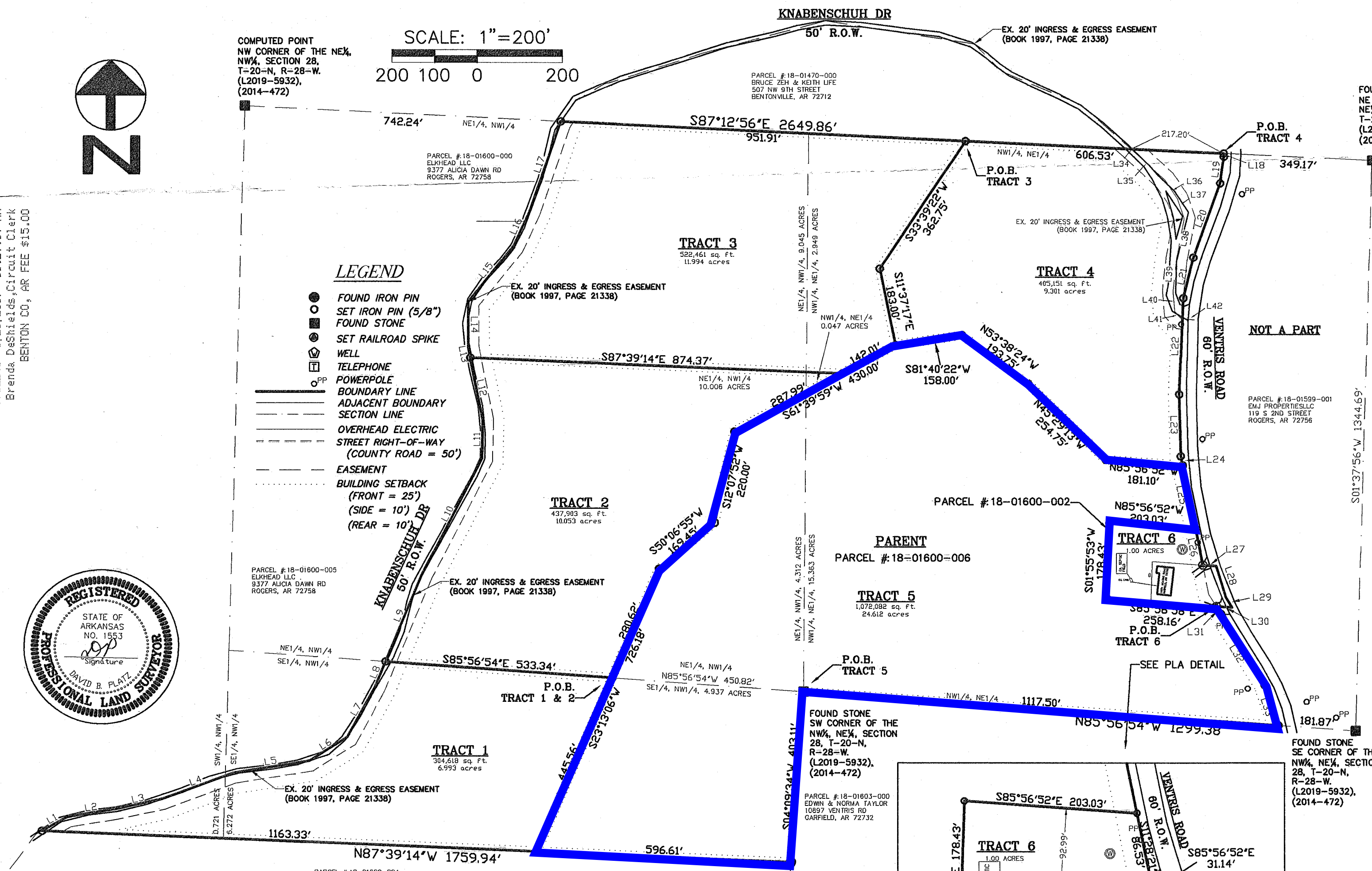
**Prepared by: Taylor Reamer – Planning Director**  
**Reviewed by: Madison Kienzle – County Planner**



L201932248 6/26/2019 10:27:37 AM  
Brenda Deshields, Circuit Clerk  
BENTON CO Circuit Clerk & Recorder

User Name: LAURA  
CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF BENTON  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
L201932248 6/26/2019 10:27:37 AM  
Brenda Deshields, Circuit Clerk  
BENTON CO, AR FEE \$15.00

# 2019 Minor Subdivision Survey - creating 5 tracts from the parent tract.



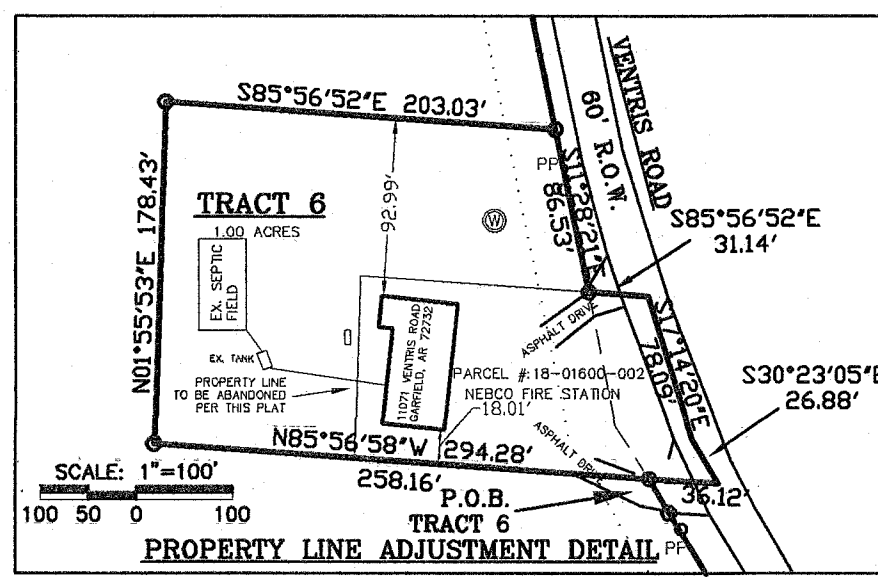
DESCRIBED AS COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 29 WEST, THENCE NORTH 85°56'54" WEST 450.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23°13'06" WEST 445.56 FEET; THENCE NORTH 87°39'14" WEST 1,163.33 FEET TO THE CENTERLINE OF KNABENSCHUH DRIVE; THENCE ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES, NORTH 60°43'50" EAST 68.85 FEET; THENCE NORTH 80°56'08" EAST 115.55 FEET; THENCE NORTH 77°50'16" EAST 110.28 FEET; THENCE NORTH 69°39'58" EAST 177.97 FEET; THENCE NORTH 80°52'19" EAST 181.46 FEET; THENCE NORTH 57°51'51" EAST 104.19 FEET; THENCE NORTH 28°39'08" EAST 135.08 FEET; THENCE NORTH 22°39'56" EAST 64.86 FEET; THENCE LEAVING SAID CENTERLINE, ALONG THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, SOUTH 85°56'54" EAST 533.34 FEET TO THE POINT OF BEGINNING, CONTAINING 6.993 ACRES MORE OR LESS.

**PROPERTY DESCRIPTION (TRACT TWO)**  
A PART OF THE NE 1/4 OF THE NW 1/4 AND A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 29 WEST, THENCE NORTH 85°56'54" WEST 450.82 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28, NORTH 85°56'54" WEST 533.34 FEET TO THE CENTERLINE OF KNABENSCHUH DRIVE; THENCE ALONG THE CENTERLINE OF SAID DRIVE THE FOLLOWING BEARINGS AND DISTANCES, NORTH 22°39'56" EAST 224.23 FEET; THENCE NORTH 27°20'08" EAST 305.39 FEET; THENCE NORTH 01°17'03" EAST 91.15 FEET; THENCE NORTH 11°30'21" WEST 150.11 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 87°39'14" EAST 874.37 FEET; THENCE SOUTH 61°39'59" WEST 287.99 FEET; THENCE SOUTH 12°07'52" WEST 220.00 FEET; THENCE SOUTH 50°06'55" WEST 169.45 FEET; THENCE SOUTH 23°13'06" WEST 280.62 FEET TO THE POINT OF BEGINNING, CONTAINING 10.053 ACRES MORE OR LESS.

**PROPERTY DESCRIPTION (TRACT THREE)**  
A PART OF THE NE 1/4 OF THE NW 1/4 AND A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS COMMENCING AT THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 29 WEST, THENCE NORTH 87°12'56" WEST 995.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33°39'22" WEST 362.75 FEET; THENCE SOUTH 11°37'17" EAST 183.00 FEET; THENCE SOUTH 61°39'59" WEST 142.01 FEET; THENCE NORTH 87°39'14" WEST 874.37 FEET TO THE CENTERLINE OF KNABENSCHUH DRIVE; THENCE ALONG THE CENTERLINE OF SAID DRIVE THE FOLLOWING BEARINGS AND DISTANCES, NORTH 11°30'21" WEST 24.24 FEET; THENCE NORTH 00°05'32" WEST 107.42 FEET; THENCE NORTH 38°53'18" EAST 168.94 FEET; THENCE NORTH 24°55'43" EAST 91.97 FEET; THENCE NORTH 18°43'42" EAST 224.88 FEET TO THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28; THENCE ALONG SAID NORTH LINE, SOUTH 87°12'56" EAST 951.91 FEET TO THE POINT OF BEGINNING, CONTAINING 11.994 ACRES MORE OR LESS.

**PROPERTY DESCRIPTION (TRACT FOUR)**  
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS COMMENCING AT THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 29 WEST, THENCE NORTH 87°12'56" WEST 349.17 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE WEST RIGHT OF WAY LINE OF VENTRIS ROAD (COUNTY ROAD 99); THENCE ALONG SAID WEST RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES, SOUTH 04°48'01" EAST 7.82 FEET; THENCE SOUTH 07°09'44" WEST 63.91 FEET; THENCE SOUTH 19°49'22" WEST 185.58 FEET; THENCE SOUTH 14°03'48" WEST 98.42 FEET; THENCE SOUTH 02°19'53" WEST 227.09 FEET; THENCE SOUTH 01°27'20" EAST 145.37 FEET; THENCE SOUTH 11°28'21" EAST 22.07 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY, NORTH 85°56'52" WEST 181.10 FEET; THENCE NORTH 45°29'13" WEST 254.75 FEET; THENCE NORTH 53°38'24" WEST 193.75 FEET; THENCE SOUTH 81°40'22" WEST 158.00 FEET; THENCE NORTH 11°37'17" WEST 183.00 FEET; THENCE NORTH 33°39'22" EAST 362.75 FEET TO THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28; THENCE ALONG SAID NORTH LINE, SOUTH 87°12'56" EAST 606.53 FEET TO THE POINT OF BEGINNING, CONTAINING 9.301 ACRES MORE OR LESS.

**PROPERTY DESCRIPTION (TRACT FIVE)**  
A PART OF THE NW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE NW 1/4 AND A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, THENCE SOUTH 04°09'34" WEST 403.11 FEET; THENCE NORTH 87°39'14" WEST 506.61 FEET; THENCE NORTH 13°07'52" EAST 726.18 FEET; THENCE NORTH 50°06'55" EAST 169.45 FEET; THENCE NORTH 12°07'52" EAST 220.00 FEET; THENCE NORTH 61°39'59" EAST 430.00 FEET; THENCE NORTH 81°40'22" EAST 158.00 FEET; THENCE SOUTH 53°38'24" EAST 193.75 FEET; THENCE SOUTH 45°29'13" EAST 254.75 FEET; THENCE SOUTH 85°56'52" EAST 181.10 FEET TO THE WEST RIGHT OF WAY OF VENTRIS ROAD (COUNTY ROAD 99); THENCE ALONG SAID WEST RIGHT OF WAY, SOUTH 11°28'21" EAST 153.47 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 85°56'52" WEST 203.03 FEET; THENCE SOUTH 01°55'53" WEST 178.43 FEET; THENCE SOUTH 85°56'58" EAST 258.16 FEET TO THE WEST RIGHT OF WAY OF VENTRIS ROAD (COUNTY ROAD 99); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES, SOUTH 29°47'58" EAST 20.55 FEET; THENCE SOUTH 31°25'19" EAST 197.21 FEET; THENCE SOUTH 18°37'51" EAST 99.62 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 28; THENCE LEAVING SAID RIGHT OF WAY, ALONG THE SAID SOUTH LINE, NORTH 85°56'54" WEST 1117.50 FEET TO THE POINT OF BEGINNING, CONTAINING 24.612 ACRES MORE OR LESS.



**BUILDABILITY**  
APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

**NOTES**  
1. PARENT DEED IS A WARRANTY DEED FILED ON MARCH 12, 2019 & FOUND AT BOOK L2019 AT PAGE 11370, AND A WARRANTY DEED FOUND IN BOOK 1996 AT PAGE 86760.  
2. TAX PARCEL FOUND AT 18-01600-006 & 18-01600-002.  
3. APPROVAL OF THE PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT. TRACT 6 DOES HAVE A SEPTIC SYSTEM BUT THERE IS NO RECORD OF SAID FIELD AT THE COUNTY HEALTH DEPARTMENT.  
4. ALONG THE CENTERLINE OF KNABENSCHUH DR IS AN EX. 20' ACCESS EASEMENT.

**FLOOD CERTIFICATION**  
NO PART OF THIS PROPERTY LIES IN ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0140 J, EFFECTIVE DATE SEPTEMBER 28, 2007.  
**BASIS OF BEARING**  
ALL BEARINGS ARE TIED INTO THE NORTH OF A PROPERTY LINE ADJUSTMENT DONE BY CASTER & ASSOCIATES LAND SURVEYING, INC. ON FEBRUARY 7, 2019 AND FILED FOR RECORD AT BOOK L2019 AT PAGE 5932.

**OWNERS CERTIFICATION**  
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE HEREIN PLATTED PROPERTY AND DO HEREBY DEDICATE EASEMENTS AND STREET RIGHT-OF-WAY FOR THE USE OF THE TRACT OWNERS AND FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.  
*Paula Sue Tillery*  
PAULA SUE TILLEY  
STATE OF ARKANSAS  
COUNTY OF BENTON )  
SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF June, 2019.  
NOTARY PUBLIC MY COMMISSION EXPIRES 7/10/2025

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.85'	N60°43'50"E
L2	115.55'	N80°56'08"E
L3	110.28'	N77°50'16"E
L4	177.97'	N69°39'58"E
L5	181.46'	N80°52'19"E
L6	104.19'	N57°51'51"E
L7	135.08'	N28°39'08"E
L8	64.86'	N22°39'56"E
L9	224.23'	N22°39'56"E
L10	305.39'	N27°20'08"E
L11	91.15'	N01°17'03"E
L12	150.11'	N11°30'21"W
L13	24.24'	N11°30'21"W
L14	107.42'	N00°05'32"W
L15	168.94'	N38°53'18"E
L16	91.97'	N24°55'43"E
L17	224.88'	N18°43'42"E
L18	7.82'	S04°48'01"E
L19	63.91'	S07°09'44"W
L20	185.58'	S19°49'22"W
L21	98.42'	S14°03'48"W
L22	227.09'	S02°19'53"W
L23	145.37'	S01°27'20"E
L24	22.07'	S11°28'21"E
L25	153.47'	S11°28'21"E
L26	86.53'	S11°28'21"E
L27	31.14'	S85°56'52"E
L28	78.09'	S17°14'20"E
L29	26.88'	S30°23'05"E
L30	36.12'	N85°56'58"W
L31	20.55'	S29°47'58"E
L32	197.21'	S31°25'19"E
L33	99.62'	S18°37'51"E
L34	5.70'	S48°26'31"E
L35	104.03'	S47°11'36"E
L36	51.91'	S33°57'34"E
L37	49.51'	S18°48'23"E
L38	96.01'	S10°54'23"W
L39	76.69'	S06°21'59"W
L40	48.85'	S04°38'28"E
L41	21.66'	S43°03'46"E
L42	30.90'	S83°11'23"E

**PROPERTY DESCRIPTION (TRACT SIX, 18-01600-002)**  
A PART OF THE NW 1/4 OF THE NE 1/4 SECTION 28, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS COMMENCING AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, NORTH 85°56'54" WEST 181.87 FEET; THENCE NORTH 18°37'51" WEST 99.62 FEET; THENCE NORTH 31°25'19" WEST 197.21 FEET; THENCE NORTH 29°47'58" WEST 20.55 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85°56'58" WEST 258.16 FEET; THENCE NORTH 01°55'53" EAST 178.43 FEET; THENCE SOUTH 85°56'52" EAST 203.03 FEET TO THE WEST RIGHT OF WAY OF VENTRIS ROAD (COUNTY ROAD 99); THENCE ALONG SAID RIGHT OF WAY SOUTH 11°28'21" EAST 86.53 FEET; THENCE SOUTH 85°56'52" EAST 31.14 FEET TO THE CENTERLINE OF VENTRIS ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD THE FOLLOWING BEARINGS AND DISTANCE, SOUTH 17°14'20" EAST 78.09 FEET; THENCE SOUTH 30°23'05" EAST 26.88 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 85°56'58" WEST 36.12 TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF VENTRIS ROAD.

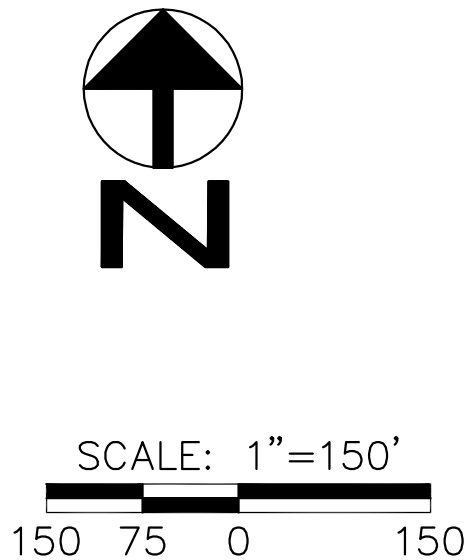
**BENTON COUNTY ACCEPTANCE**  
THE PLANNING BOARD, BASED ON AN APPROVAL GRANTED TO THE APPLICANT ON JUNE 20, 2019 HEREBY ENDORSES THIS PLAN AS MEETING ALL OF THE REQUIREMENTS OF A TRACT SPLIT.

**LAND SURVEYORS CERTIFICATION**  
I HEREBY CERTIFY THAT ON THE 30TH DAY OF MARCH, 2018 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT.  
*David B. Platz*  
DAVID B. PLATZ, R.L.S. #1553

**NOTARY PUBLIC**  
JULIE BLAND  
BENTON COUNTY, ARKANSAS  
COMM. EXP. 06/08/27  
COMMISSION NO. 12702512  
SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF June, 2019.  
NOTARY PUBLIC MY COMMISSION EXPIRES 6/8/27

TRACT SPLIT		REVISIONS	
OWNER: PAULA SUE TILLEY 11618 VENTRIS RD GARFIELD, AR 72732		No.:	BY: DATE:
SURVEYOR: 273-7889 OR 388-7889 CONSULTING INC. P.O. BOX 223 BENTONVILLE, AR 72712		DRAWN BY: DP/ZS	DATE: 5/29/19
		CHECKED BY:	JOB No.: 2019070
		SCALE: 1"=200'	SHEET: 1





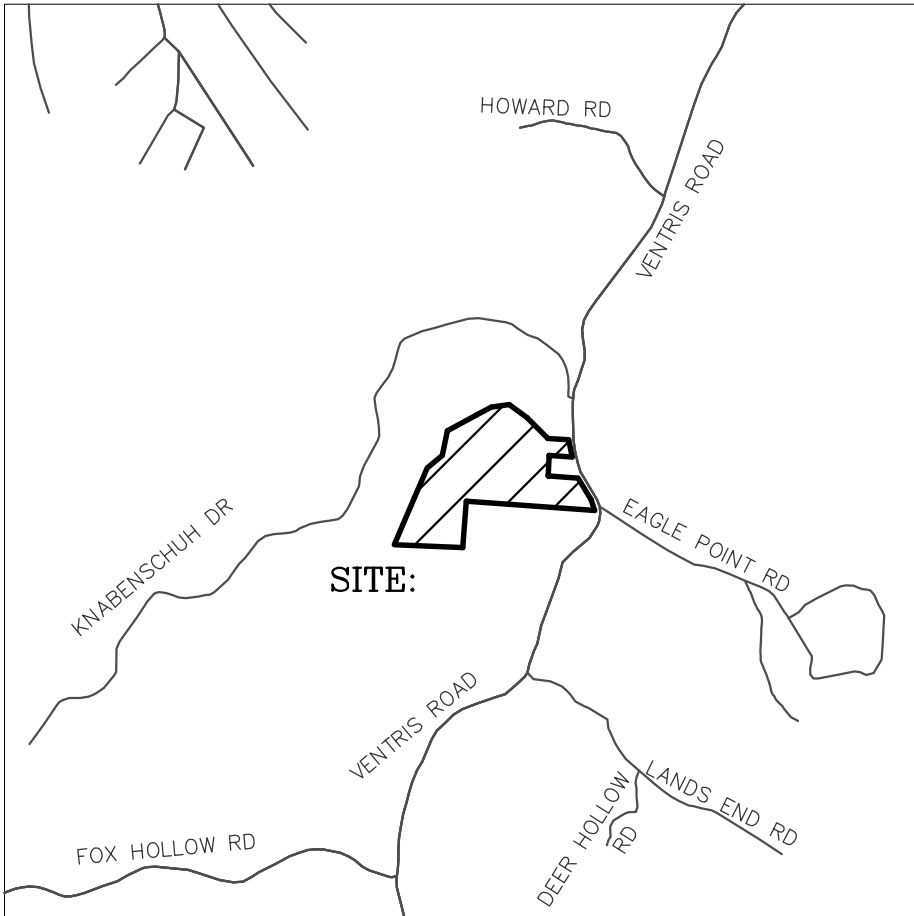
LEGEND

- FOUND IRON PIN
- SET IRON PIN (5/8")
- FOUND STONE
- ⊙ SET RAILROAD SPIKE
- ⊕ WELL
- ☎ TELEPHONE
- O.P.P.
- POWERPOLE
- BOUNDARY LINE
- ADJACENT BOUNDARY
- SECTION LINE
- OVERHEAD ELECTRIC
- STREET RIGHT-OF-WAY (COUNTY ROAD = 50')
- EASEMENT
- BUILDING SETBACK (FRONT = 25') (SIDE = 10') (REAR = 10')

PROPERTY DESCRIPTION (PARENT TRACT)

A PART OF THE NW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE NW 1/4 AND A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, THENCE SOUTH 04°09'34" WEST 403.11 FEET; THENCE NORTH 87°39'14" WEST 596.61 FEET; THENCE NORTH 23°13'06" EAST 726.18 FEET; THENCE NORTH 50°06'55" EAST 169.45 FEET; THENCE NORTH 12°07'52" EAST 220.00 FEET; THENCE NORTH 61°39'59" EAST 430.00 FEET; THENCE NORTH 81°40'22" EAST 158.00 FEET; THENCE SOUTH 53°38'24" EAST 193.75; THENCE SOUTH 45°29'13" EAST 254.75 FEET; THENCE SOUTH 85°56'52" EAST 181.10 FEET TO THE WEST RIGHT OF WAY OF VENTRIS ROAD (COUNTY ROAD 99); THENCE ALONG SAID WEST RIGHT OF WAY, SOUTH 11°28'21" EAST 153.47 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 85°56'52" WEST 203.03 FEET; THENCE SOUTH 01°55'53" WEST 178.43 FEET; THENCE SOUTH 85°56'58" EAST 258.16 FEET TO THE WEST RIGHT OF WAY OF VENTRIS ROAD (COUNTY ROAD 99); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES, SOUTH 29°47'58" EAST 20.55 FEET; THENCE SOUTH 31°25'19" EAST 197.21 FEET; THENCE SOUTH 18°37'51" EAST 99.62 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28; THENCE LEAVING SAID RIGHT OF WAY, ALONG THE SAID SOUTH LINE, NORTH 85°56'54" WEST 1117.50 FEET TO THE POINT OF BEGINNING, CONTAINING 24.612 ACRES MORE OR LESS.

FOUND STONE  
NE CORNER OF THE NW¼,  
NE¼, SECTION 28,  
T-20-N, R-28-W.  
(L2019-5932),  
(2014-472)



OWNERS CERTIFICATION

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE HEREIN PLATTED PROPERTY AND DO HEREBY DEDICATE EASEMENTS AND STREET RIGHT OF WAY FOR THE USE OF THE TRACT OWNERS AND FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

PAULA SUE TILLERY

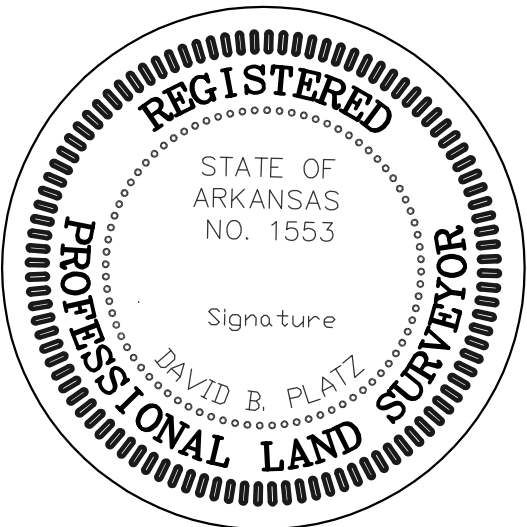
STATE OF ARKANSAS)

COUNTY OF BENTON )

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES



PARCEL #:18-01600-010  
MAPLES, RHONDA & CARTER, KIMBERLY  
1304 W ROZELL ST  
ROGERS, AR 72756

PARCEL #:18-01600-009  
TILLERY, PAULA SUE  
810 S 13TH ST  
ROGERS, AR 72758

PARCEL #:18-01600-008  
DREW, JEREMY & HARRIS, MARISSA  
3772 BROADRIVER DR  
LAS VEGAS, NV 89108

PARCEL #:18-01600-007  
COLLINS, KEITH & TAMMY  
21406 S PRAIRIE LANDING LN  
SHOREWOOD, IL 60404

NOT A PART

PARCEL #:18-01599-001  
EMJ PROPERTIESLLC  
119 S 2ND STREET  
ROGERS, AR 72756

NOT A PART

PARCEL #:18-01600-002  
NEBCO  
PO BOX 205  
GARFIELD, AR 72732

PARENT TRACT

PARCEL #:18-01600-006  
24.612 acres

TRACT 2

400,404 sq. ft.  
9.192 acres

TRACT 1

671,689 sq. ft.  
15.420 acres

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0140 J, EFFECTIVE DATE SEPTEMBER 28, 2007.

BASIS OF BEARING

ALL BEARINGS ARE TIED INTO THE NORTH OF A PROPERTY LINE ADJUSTMENT DONE BY CASTER & ASSOCIATES LAND SURVEYING, INC. ON FEBRUARY 7, 2019 AND FILED FOR RECORD AT BOOK L2019 AT PAGE 5932.

BENTON COUNTY ACCEPTANCE

THE PLANNING BOARD, BASED ON AN APPROVAL GRANTED TO THE APPLICANT ON \_\_\_\_\_, 2020 HEREBY ENDORSES THIS PLAN AS MEETING ALL OF THE REQUIREMENTS OF A TRACT SPLIT.

BUILDABILITY

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT ON THE 30TH DAY OF MARCH, 2018 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553

PLANNING OFFICIAL

PROPERTY DESCRIPTION (TRACT 1)

A PART OF THE NW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE NW 1/4 AND A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, THENCE SOUTH 04°09'34" WEST 403.11 FEET; THENCE NORTH 87°39'14" WEST 596.61 FEET; THENCE NORTH 23°13'06" EAST 726.18 FEET; THENCE NORTH 50°06'55" EAST 169.45 FEET; THENCE NORTH 12°07'52" EAST 220.00 FEET; THENCE NORTH 61°39'59" EAST 430.00 FEET; THENCE NORTH 81°40'22" EAST 158.00 FEET; THENCE SOUTH 53°38'24" EAST 193.75 FEET; THENCE SOUTH 45°29'13" EAST 254.75 FEET; THENCE SOUTH 85°56'52" EAST 181.10 FEET TO THE WEST RIGHT OF WAY OF VENTRIS ROAD (COUNTY ROAD 99); THENCE ALONG SAID WEST RIGHT OF WAY, SOUTH 11°28'21" EAST 153.47 FEET; THENCE LEAVING SAID RIGHT AWAY, ALONG THE SOUTH LINE OF THE NW1/4 OF THE NE1/4 OF SECTION 28, NORTH 85°56'54" WEST 1117.50 FEET TO THE POINT OF BEGINNING CONTAINING 15.420 ACRES MORE OR LESS

PROPERTY DESCRIPTION (TRACT 2)

A PART OF THE NW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS COMMENCING AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, THENCE NORTH 85°56'54" WEST 450.82 FEET; THENCE NORTH 23°13'06" EAST 280.62 FEET; THENCE NORTH 50°06'55" EAST 169.45 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12°07'52" EAST 220.00 FEET; THENCE NORTH 61°39'59" EAST 430.00 FEET; THENCE NORTH 81°40'22" EAST 158.00 FEET; THENCE SOUTH 53°38'24" EAST 193.75 FEET; THENCE SOUTH 45°29'13" EAST 254.75 FEET; THENCE SOUTH 85°56'52" EAST 181.10 FEET TO THE WEST RIGHT OF WAY OF VENTRIS ROAD (COUNTY ROAD 99); THENCE ALONG SAID RIGHT OF WAY, SOUTH 11°28'21" EAST 153.47 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 85°56'52" WEST 203.03 FEET; THENCE SOUTH 69°10'18" WEST 346.29 FEET; THENCE NORTH 88°34'31" WEST 342.13 FEET; THENCE NORTH 66°17'49" WEST 285.82 FEET TO THE POINT OF BEGINNING CONTAINING 9.192 ACRES MORE OR LESS.

NOTES

1. PARENT DEED IS A WARRANTY DEED FILED ON MARCH 12, 2019 & FOUND AT BOOK L2019 AT PAGE 11370, AND A PARENT PARCEL FOR SPLIT FOUND AT BOOK L2019 AT PAGE 32248.

2. TAX PARCEL FOUND AT 18-01600-006

3. APPROVAL OF THE PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT. TRACT 6 DOES HAVE A SEPTIC SYSTEM BUT THERE IS NO RECORD OF SAID FIELD AT THE COUNTY HEALTH DEPARTMENT.

A TRACT SPLIT IN BENTON COUNTY, ARKANSAS

TRACT SPLIT		REVISIONS	
		No.:	DATE:
OWNER: PAULA SUE TILLERY 11618 VENTRIS RD GARFIELD, AR 72732			
SURVEYOR: 273-7989 OR 366-7989 CONSULTING INC. P.O. BOX 223 BENTONVILLE, AR 72712	DRAWN BY: DP/ZS	DATE: 1/13/20	
	CHECKED BY:	JOB No.: 2019070A	
	SCALE: 1"=150	SHEET: 1	

500-20N-28W-0-28-104-04-1553