



Benton County Planning Board Agenda

Public Hearing Technical Advisory Committee

August 4, 2021

6:00 p.m.

Benton County Administration Building
215 East Central Avenue
Bentonville, AR 72712

Due to health concerns related to COVID-19, and the current Federal recommendations to avoid gatherings of 10 or more people, some or all of the members of the Planning Board, as well as County staff members, may attend this meeting by phone or other remote means. That being said, the County Administration Building will be open for the public to attend. Attendees will only be allowed into the meeting room to make a public comment or to speak during any public hearing items on the agenda.

Those who do attend should observe the CDC recommendation concerning hygiene, the use of masks or other facial coverings, and social distancing (keeping at least 6 feet away from other persons present at the meeting). Moreover no one should attend this meeting if they are experiencing any type of illness involving a fever, sneezing, coughing, or shortness of breath.

Those wishing to make public comments who do not want to attend the meeting may do so in written form, submitted to planningboardmembers@bentoncountyar.gov by at least 4:30 p.m. on the day of the meeting and those comments will be communicated to the members of the Planning Board. While emailed comments are encouraged, accommodation has been made to allow Benton County citizens to make 'live' public comments orally in the event they cannot or do not feel comfortable attending the meeting in person. Those who prefer to participate in this fashion may get details about doing so by contacting Taylor Reamer at 479-464-6166 by at least 4:00pm on the day of the meeting. Making comments will require you to register with your name, address, phone number, and email address. The pre-existing limitations and procedures with respect to oral public comments will still apply.

PUBLIC HEARING

1. **Call to Order**
2. **Roll Call**
3. **Disposition of Minutes:** Minutes for July 21, 2021
4. **General Public Comment**
5. **Old Business:** None
6. **New Business:**
 - I. Roeder Variance, case no. 21-202, 649 Russell Rd, Rogers, 18-04620-000

TECHNICAL ADVISORY COMMITTEE

1. **Call to Order**
2. **Old Business/Ongoing Applications:** None
3. **New Business:**
 - I. Torres Site Plan Review, case no. 21-244, 4009 S. Old Wire Rd, Rogers, 18-04063-000
 - II. Marts Major Subdivision & Waiver, case no. 21-245, E Hwy 72, Garfield, 18-05643-000
4. **Other Business:** None
5. **Staff Updates - Administrative Approvals:**
 - I. Collins Minor Subdivision, case no. 21-163, 21466 West Big Springs Rd, Gravette, 18-15645-000
 - II. Fraine Property Line Adjustment, case no. 21-170, 11910 Plank Rd, Rogers, 18-00474-003
 - III. Krawood Minor Subdivision, case no. 21-174, Railroad Cut Rd, Rogers, 18-04177-000
 - IV. LJ Holdings Minor Subdivision, case no. 21-204, 12975 Dallarosa Rd, Gentry, 18-08484-000
 - V. Earwood Minor Subdivision, case no. 21-207, 9281 De Pontee Ln, Rogers, 18-03803-001
 - VI. Anderson Investments LLC Lot Combination, case no. 21-226, 16564 Cypress Ln, Rogers, 15-00488-000
 - VII. Fox Lot Combination, case no. 21-230, 8448 Tanglewood Rd, Rogers, 15-09988-001
 - VIII. John Minor Subdivision, case no. 21-242, 15605 Strawberry Ridge Rd, Sulphur Springs, 18-15548-000
6. **Discussion Items:** None

Benton County Planning Board

Bob Bracy, Chair
Stephen Torrez, Vice Chair
Theresa Neal, Member
Bethany Rosenbaum, Member
Rick Williams, Member
Terry Maienschein, Member
Sean Collyge, Member



Benton County Planning Department

2113 W Walnut Street
Rogers, AR 72756
Phone: (479) 464-6166
Fax: (479) 464-6170
E-mail: taylor.reamer@bentoncountyar.gov

**VARIANCE REVIEW
PLANNER'S PUBLIC HEARING REPORT
Roeder Variance
649 Russell Rd, Rogers AR 72756**

EXECUTIVE SUMMARY

The property owner is requesting a setback variance from the 50-ft. front setback requirement as follows: Proposed garage/shop is to be located 27 ft from the centerline of Russell Road in lieu of the required 50 ft building setback.

PROJECT INFORMATION

Owner: Harvey & Mallory Roeder

Address of subject property (as assigned): 649 Russell Rd, Rogers AR 72756

Parcel IDs: 18-04620-000

Parcel Area: 1.00 +/- acres

Current Land Use(s): Single Family Residential

Proposed Land Use(s): Single Family Residential

Attachments: The following drawings and documents are attached:

1. Vicinity Graphic
2. Context Map
3. Site Aerial
4. Applicant's Site Plans and Justification Statement

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Site inspection and research against State assessment records show the property as a residentially assessed property

Noticing Requirements:

On July 21, 2021, the applicant submitted USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the August 4 Public Hearing.

On July 21, 2021, the applicant submitted the required photographs verifying that the required public hearing notice signage along the property's frontage has been conspicuously posted on site.

Standard Building Setbacks:

Required: Fifty (50) feet measured from the center line of the fronting road 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.

Comments: The property owner is requesting a setback variance from the 50- ft front setback requirement as follows: Proposed garage/shop to be located 27 feet from centerline of Russell Rd in lieu of the required 50 ft building setback.

OUTSTANDING ITEMS:

- I. Property owner shall complete the building permitting and inspection process with the building safety division.

CONSIDERATION FOR THE BOARD:

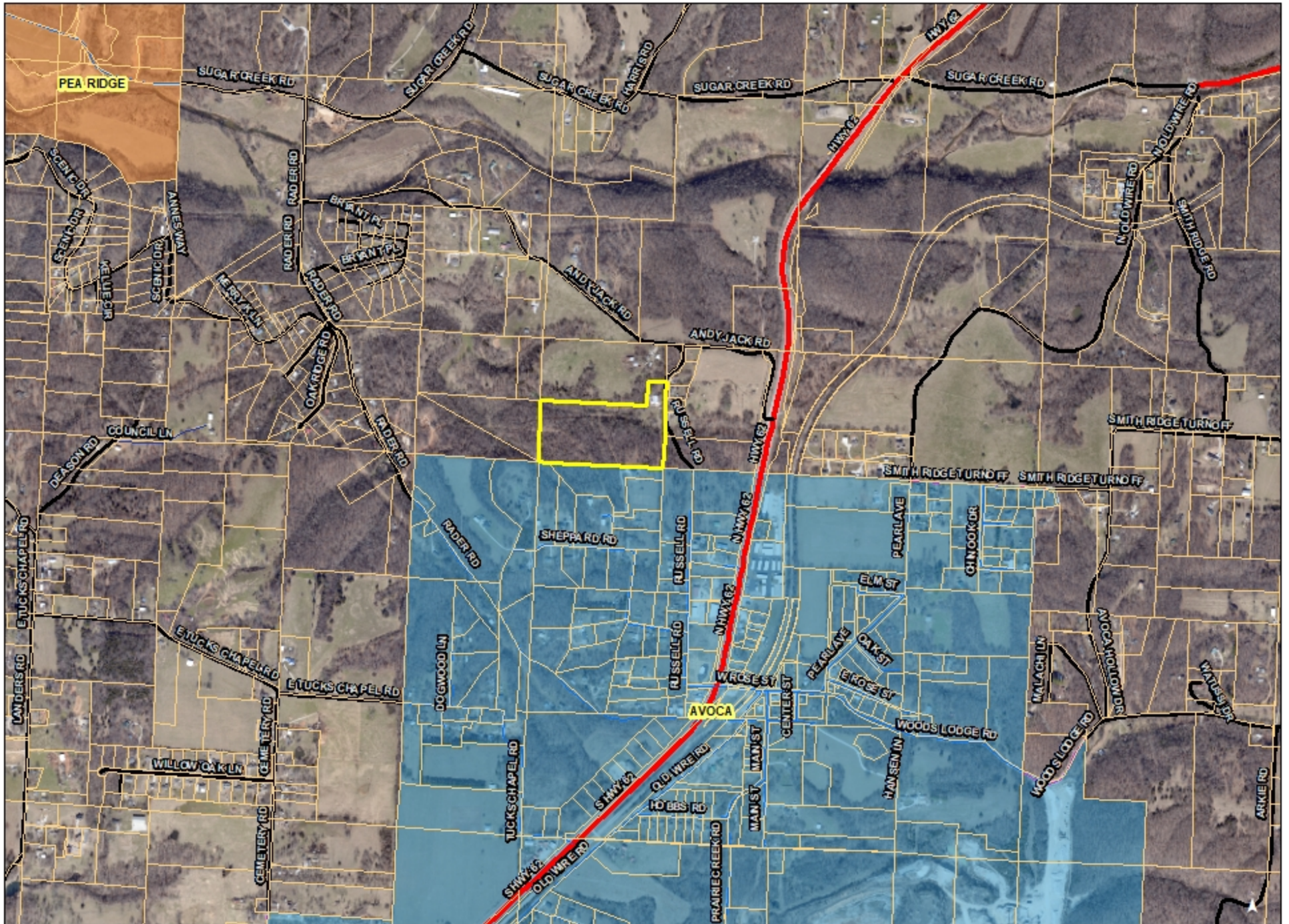
- I. Roeder Setback Variance, case no. 21-202 as follows:
 - a. Onsite accessory structure to be located 27-ft. from fronting road centerline in lieu of the required 50-ft. condition upon the following;
 - i. Property owner shall complete the building permitting and inspection process with the building safety division.

Prepared by: Madison Kienzle – Senior County Planner

Reviewed by: Taylor Reamer – Planning Director

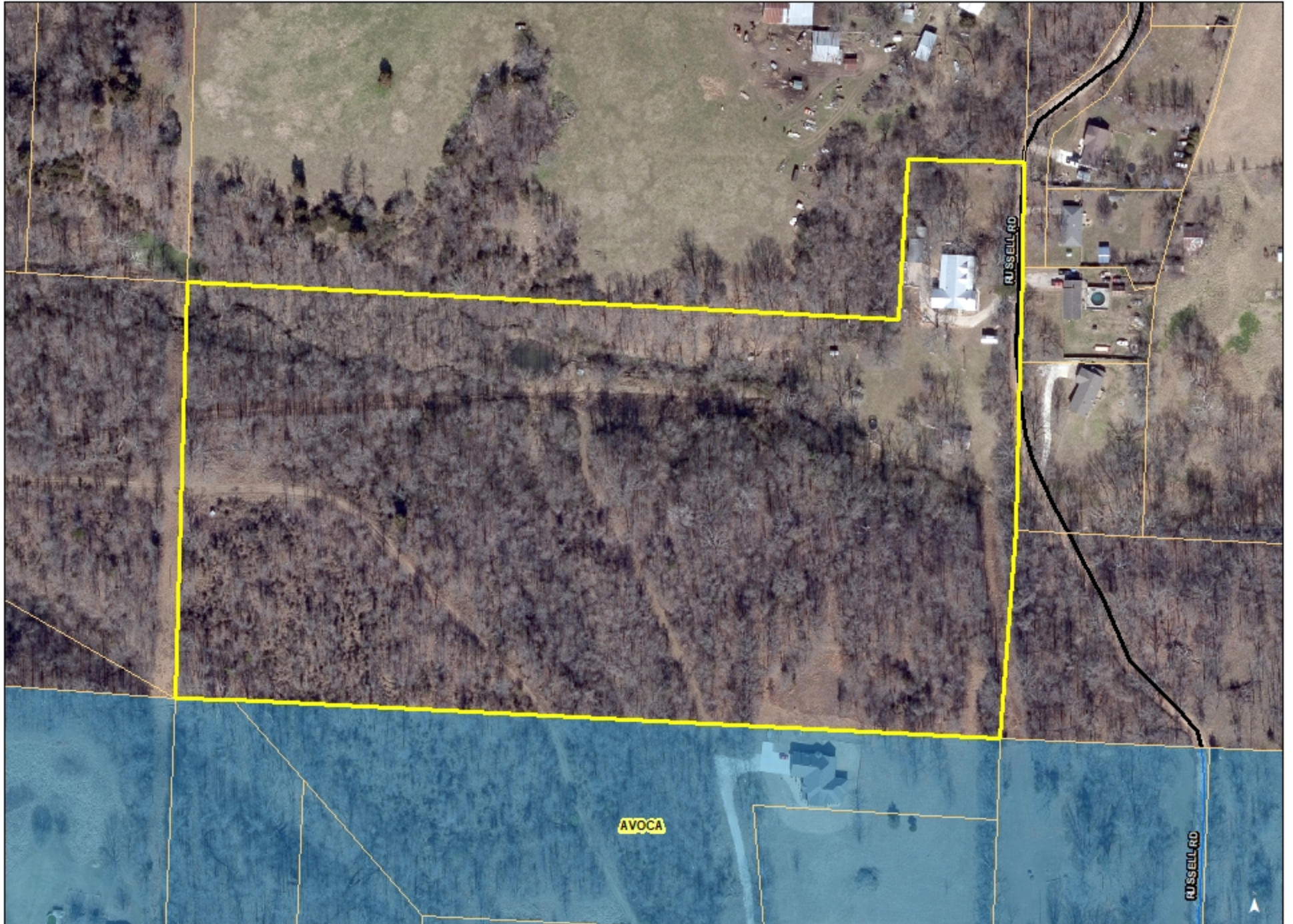
Roeder Variance

Vicinity Graphic



Roeder Variance

Vicinity Graphic



Roeder Variance

Vicinity Graphic



Benton County Planning Board

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**SITE PLAN REVIEW
PLANNER'S TECHNICAL ADVISORY COMMITTEE REPORT
Torres Site Plan Review
4009 S. Old Wire Rd Rogers, 72758**

EXECUTIVE SUMMARY

Applicant is proposing five (5) parking spaces five dump trucks and five (5) standard employee parking spaces on the residential property. The development plans show the proposed parking area on the same parcel as the applicant's primary dwelling.

PROJECT INFORMATION

Owner: Maria Torres

Applicant: Gavin Smith

Address of subject property (as assigned): 4009 S. Old Wire Rd., Rogers

Parcel IDs: 18-04063-000

Parcel Area: 3.5 +/- acres

Current Land Use(s): Single Family Residential

Proposed Land Use(s): Heavy Commercial (9) – parking lot operated as a business

Attachments: The following drawings and documents are attached:

1. Vicinity Graphic
2. Context Map
3. Site Aerial
4. Civil Set from Applicant

PLANNING ANALYSIS

Description of Property and Surrounding Area:

The subject property consists of one tax parcel located on S. Old Wire Rd. Primary vehicular access is proposed via an existing gravel drive off Old Wire Rd. The property is not located within the FEMA 100-yr. floodplain. The property is not located in the MS4 urbanized area of the County. The immediately surrounding land uses are as follows:

- North: Low-density Residential
- East: Low-density Residential
- South: Agriculture
- West: Low-density Residential

Background information:

The applicant submitted a Site Plan Review application and accompanying information meeting Staff's requirements. On July 20, 2021, an inter-departmental review form was sent to the following agencies: Planning Department, Health Dept., Road Dept., Building Dept., Fire Marshal, Assessor's GIS Mapping Manager, and Benton County E-911 Administration.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Site inspection and research against State assessment records show the property as containing one residentially assessed improvement.

Noticing Requirements:

On or before August 4, 2021, the applicant shall submit USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the August 18 Public Hearing.

On or before August 4, 2021, the applicant shall submit the required photographs verifying that the required public hearing notice signage along the property's frontage has been conspicuously posted on site.

Standard Building Setbacks

Required: Seventy (70) feet measured from the center line of the fronting County Road (Old Wire Road) or forty-five (45) feet from the fronting property lines, whichever is greater is required; A side and rear yard, building to property line setback of thirty (30) feet is required.

Comments: Application has detailed sufficient standard building setbacks.

Parking Requirements:

Total Parking Required: County ordinance does not specify the number of parking spaces for the proposed use. The current site plans details five (5) designated parking spaces 8.5' x 24.5' designated for dump trucks, and five (5) employee parking spaces.

The site plans shall be revised to detail all required standard and ADA compliant spaces in accordance with Chapter 4, General Requirements and Chapter 6, Site Plan Review standards.

The site plans shall be revised to reflect the required dimensional standard parking spaces for the employee parking area.

Site Features - Loading area:

The site plans shall graphically designate an area of loading/unloading with a minimum reserve area of 10-ft. by 25-ft. for the property.

Site Features – Lighting:

No lights are proposed in relation to the development. **The site plans shall include a text note detailing all proposed or future outdoor lighting fixtures will be full cut-off in accordance with IESNA requirements.**

Parking / Landscape Buffer:

Required: Adjoining incompatible uses should be screened with landscaping, walls, berms, or similar treatments. Section 4.6.16.c states that all required vegetative screening must have a minimum height of five (5) feet. All trees should be wire basket, B & B, or container grown. Smaller flowering trees and ornamentals will be centered at four (4') feet maximum. Coniferous trees will be centered at four (4') feet to five (5') feet depending on desired effect. All shrubs are to be planted in continuous planting beds. Planting beds will be mulched to a minimum depth of three (3") inches and will be maintained weed free. Plantings consisting of trees and shrubs will be a minimum of 50% coniferous plantings. All required setbacks are required to be maintained as landscaped open space, per §4.6(16).

Comment: Land Use Compatibility analysis, per sec. 6.7, shows that the proposed use is classified as ‘Heavy Commercial’, and is immediately adjacent to County classified low and medium density residential to the North, West, and East. This places the proposed use as being ‘Incompatible’ with adjacent properties and as such, will require mitigation elements in order to buffer the proposed commercial use. Specifically, table 6.6 (Compatibility Levels and Criteria) greater than 20 ft setbacks, buffering up to 40 ft. in depth, and may require wall/fence and 3 tier plantings.

The current site plans detail the required building setbacks and 40-ft. greenspace buffering along the northern and eastern property lines.

Site plans shall be revised to include 3 tier plantings, and a wall or fencing along the northern and eastern property line in close proximity to the parking area proposal.

Access Driveways/Internal Circulation:

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

Comment: The applicant proposes to utilize one existing gravel drive from the roadway, Old Wire Road.

Site Services - Drainage/ Stormwater Management Plan:

Required: Applicant is required to indicate on plan storm drainage infrastructure and to provide an off-site drainage study. If study indicates an increase in peak flow discharge downstream, the developer shall construct a detention facility or an alternative LID methodology that shall control the peak runoff rate. The County also recommends minimizing impervious surface to limit the need for such facilities.

Comment: The subject property is not located in the urbanized MS4 area. The project engineer provided a drainage analysis for the development concluding no post development runoff increases; therefore, not warranting detention on site.

Site Services - Solid Waste Disposal:

The site plans shall detail the location of the onsite solid waste container, as applicable. The plans shall be revised to include the required opaque enclosure surrounding the container, as applicable.

Site Services - Electrical Power Supply:

Applicant will not be utilizing electricity onsite for this parking area proposal, as stated by the site plan.

Site Services – Septic System:

Required: Regardless of development size, a state-approved septic disposal method is required of all commercial and industrial developments. All disposal system criteria must meet or exceed septic requirements as established by the Arkansas Department of Health (ADH) in accordance with Act 402 of 1977 as amended.

Comment: Proposed development will not utilize an individual septic system.

Site Services - Water Service:

Proposed development will not utilize water.

Site Services - Fire & EMS:

The Benton County Emergency 911 Administration verified the address 4009 S. Old Wire Rd Rogers for the proposed commercial use structure.

No comments were received by the Benton County Fire Marshall.

Site Services – Hazardous Chemical Storage

Required: In accordance with §4.6. B #5, all proposed commercial and industrial developments must submit written confirmation of hazardous materials to be used and stored on-site. Documentation is to be forwarded to the County Office of Emergency Services. Property owner has satisfied this requirement.

Comment: The applicant submitted documentation providing that no hazardous chemicals were to be stored on site.

OUTSTANDING ITEMS:

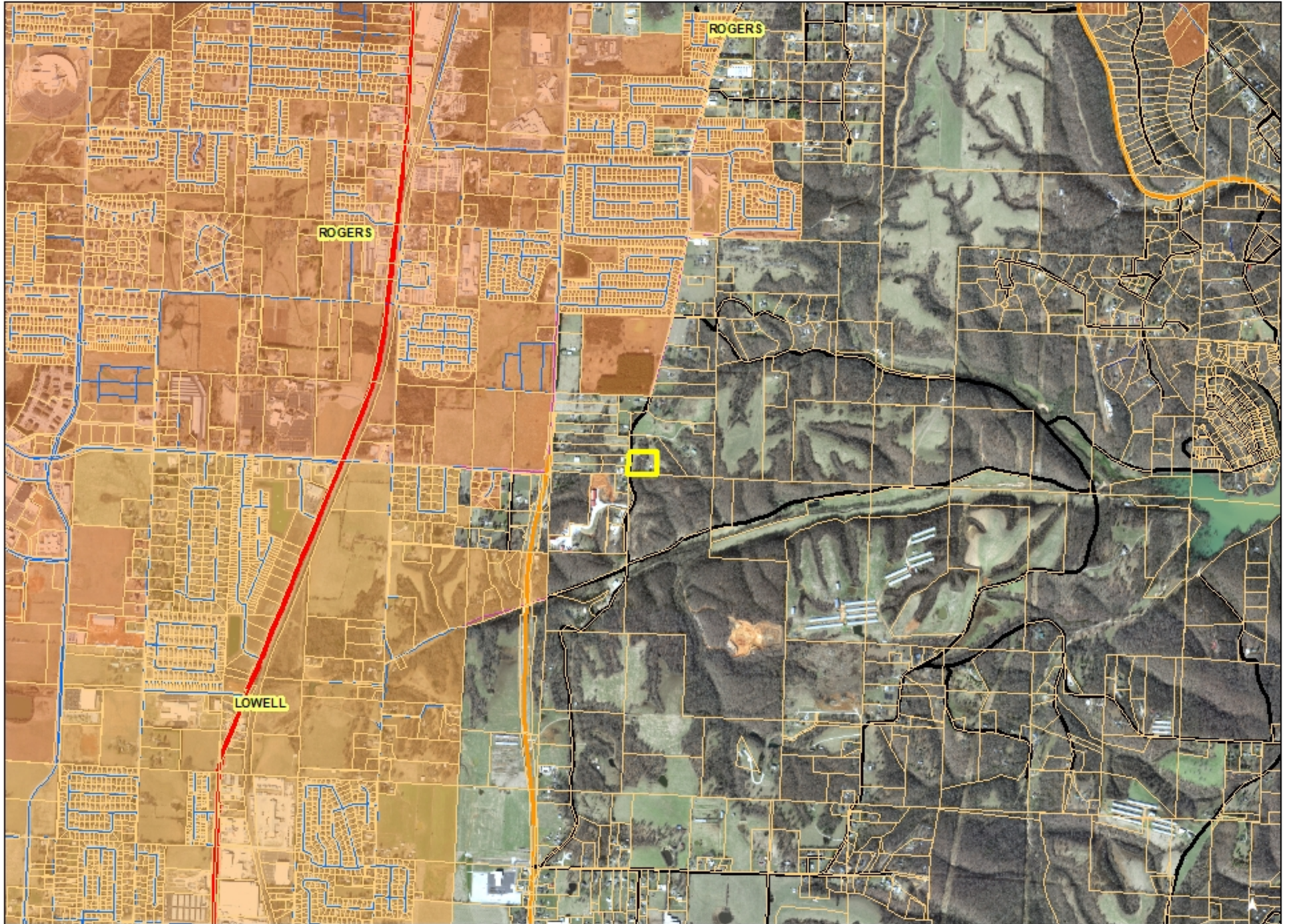
1. On or before August 4, 2021, the applicant shall submit the required photographs verifying that the required public hearing notice signage along the property's frontage has been conspicuously posted on site.
2. The site plans shall be revised to detail all required standard and ADA compliant spaces in accordance with Chapter 4, General Requirements and Chapter 6, Site Plan Review standards.
3. The site plans shall be revised to reflect the required dimensional standard parking spaces for the employee parking area.
4. The site plans shall graphically designate an area of loading/unloading with a minimum reserve area of 10-ft. by 25-ft. for the property.
5. The site plans shall include a text note detailing all proposed or future outdoor lighting fixtures will be full cut-off in accordance with IESNA requirements.
6. Site plans shall be revised to include 3 tier plantings, and a wall or fencing along the northern and eastern property line in close proximity to the parking area proposal.
7. The site plans shall detail the location of the onsite solid waste container, as applicable. The plans shall be revised to include the required opaque enclosure surrounding the container, as applicable.

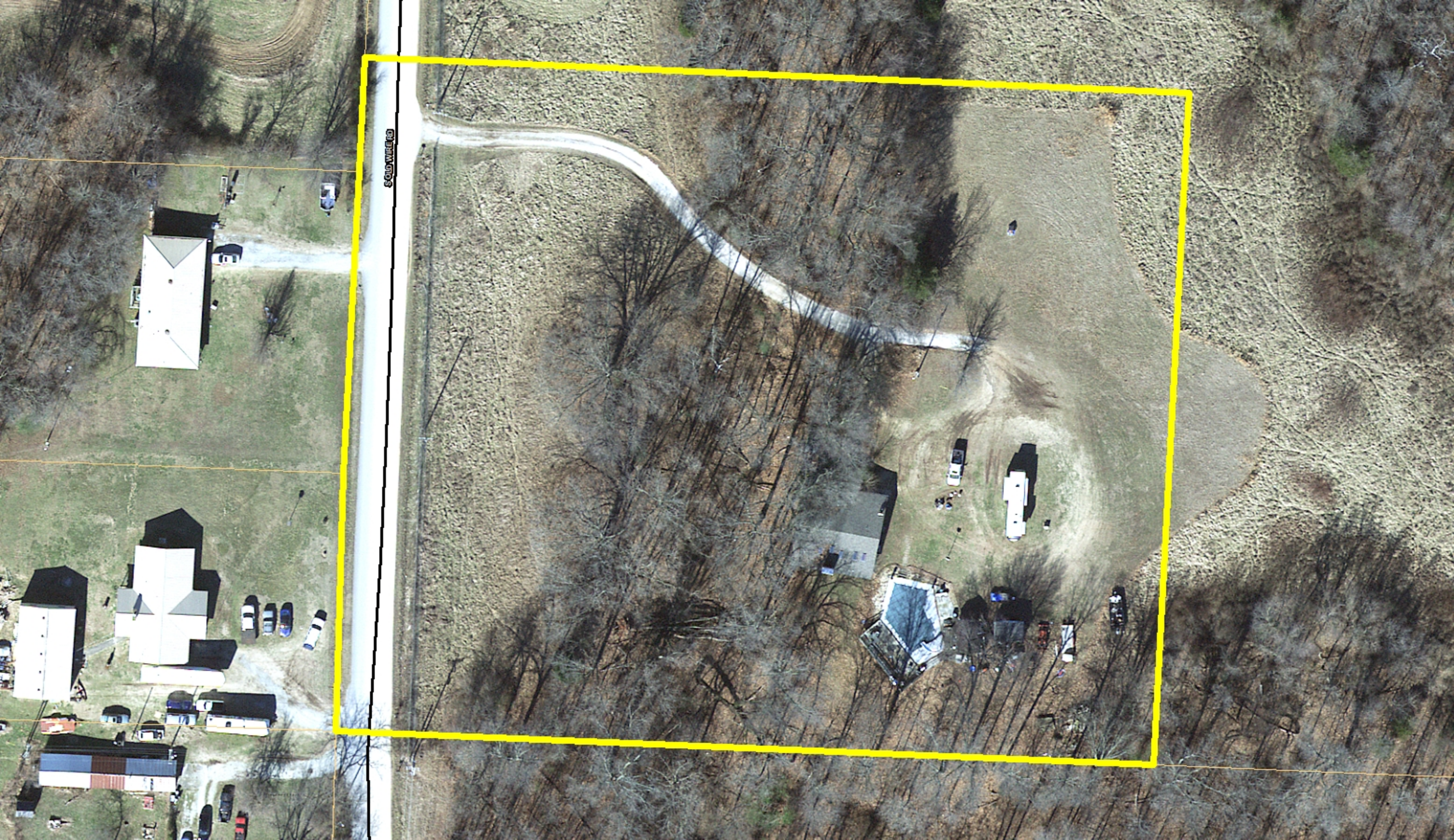
Prepared by: Madison Kienzle – Senior County Planner

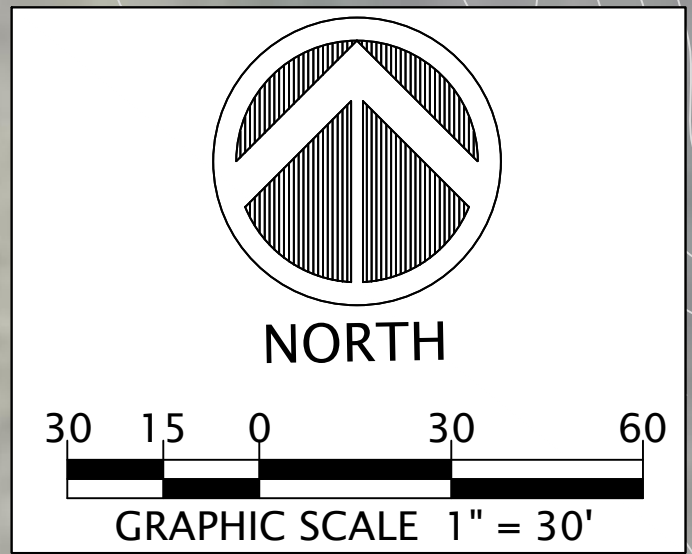
Reviewed by: Taylor Reamer – Planning Director

Torres Site Plan Review

Vicinity Graphic



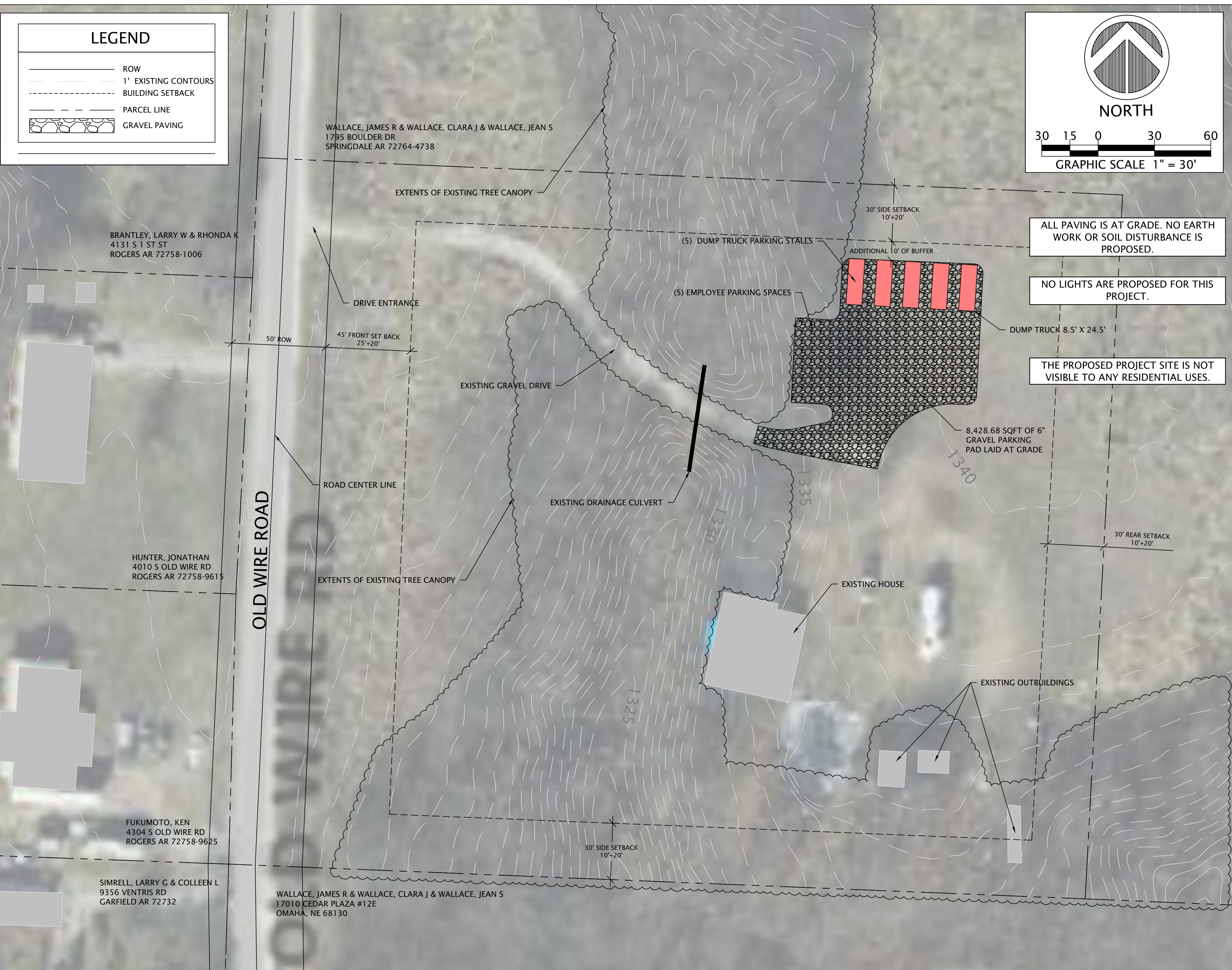




LEGEND

- ROW
- 1' EXISTING CONTOURS
- BUILDING SETBACK
- PARCEL LINE
- GRAVEL PAVING

ISSUE DATE
7/16/2021 SITE REVIEW



ALL PAVING IS AT GRADE. NO EARTH WORK OR SOIL DISTURBANCE IS PROPOSED.

NO LIGHTS ARE PROPOSED FOR THIS PROJECT.

THE PROPOSED PROJECT SITE IS NOT VISIBLE TO ANY RESIDENTIAL USES.

SITE PLAN

Maria C Torres Trucking
Benton County Arkansas

SHEET
C101

WALLACE, JAMES R & WALLACE, CLARA J & WALLACE, JEAN S
1795 BOULDER DR
SPRINGDALE AR 72764-4738

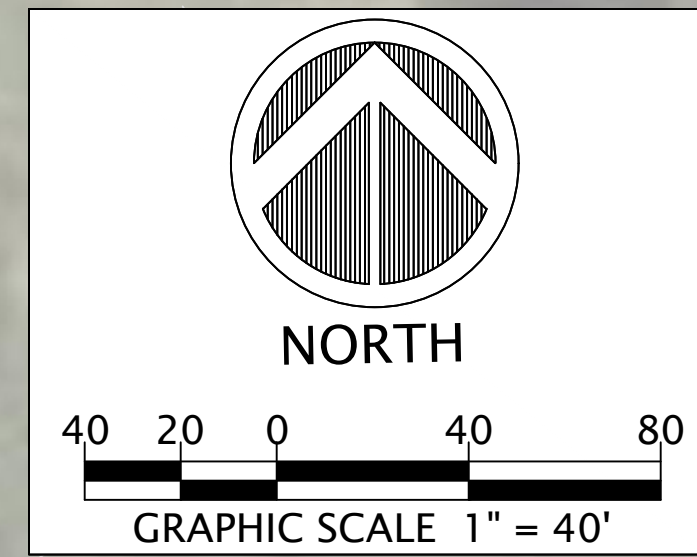
BRANTLEY, LARRY W & RHONDA K
4131 S 1 ST ST
ROGERS AR 72758-1006

HUNTER, JONATHAN
4010 S OLD WIRE RD
ROGERS AR 72758-9615

FUKUMOTO, KEN
4304 S OLD WIRE RD
ROGERS AR 72758-9625

SIMRELL, LARRY G & COLLEEN L
9356 VENTRIS RD
GARFIELD AR 72732

WALLACE, JAMES R & WALLACE, CLARA J & WALLACE, JEAN S
17010 CEDAR PLAZA #12E
OMAHA, NE 68130



LEGEND

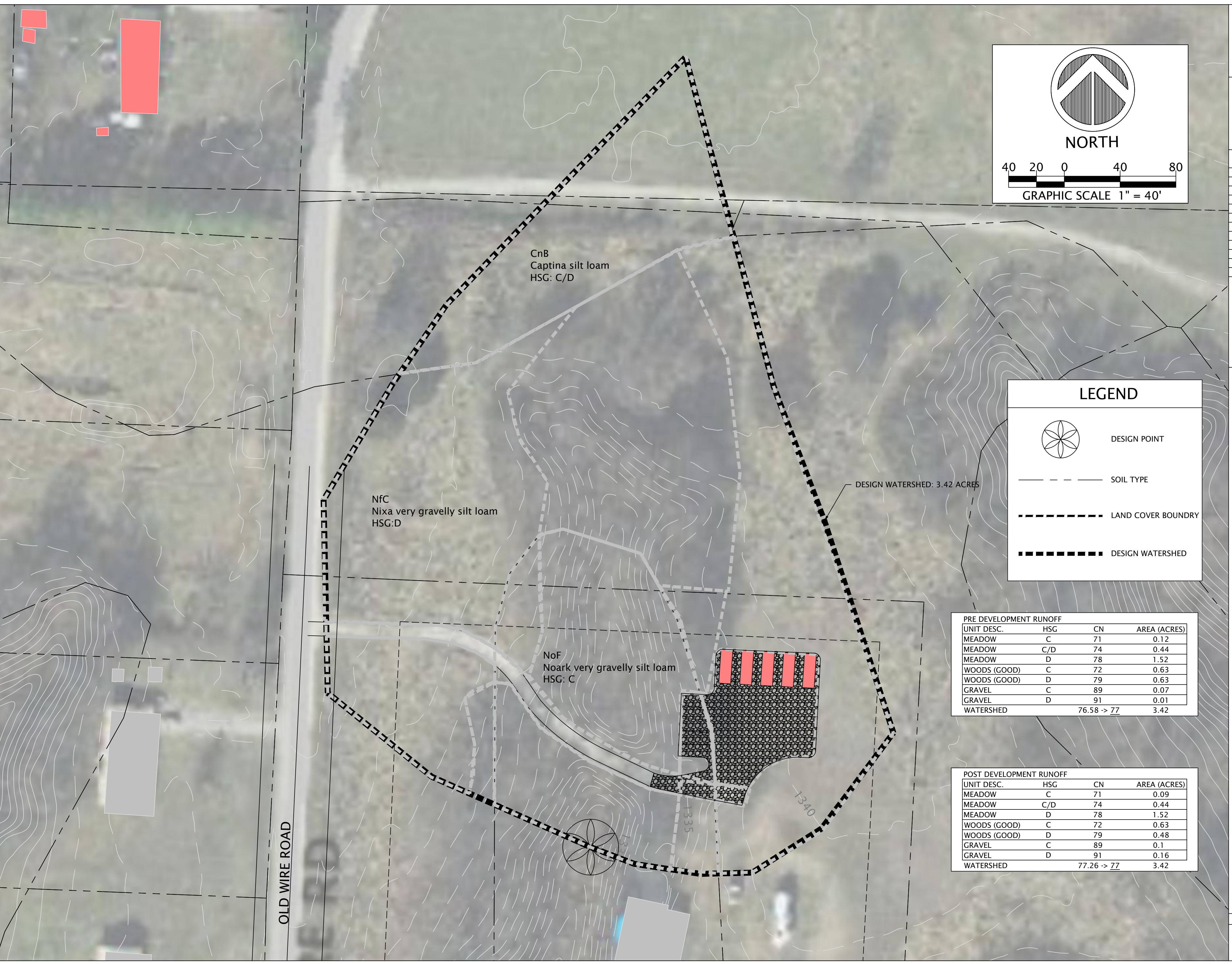
- DESIGN POINT
- SOIL TYPE
- LAND COVER BOUNDRY
- DESIGN WATERSHED

PRE DEVELOPMENT RUNOFF

UNIT DESC.	HSG	CN	AREA (ACRES)
MEADOW	C	71	0.12
MEADOW	C/D	74	0.44
MEADOW	D	78	1.52
WOODS (GOOD)	C	72	0.63
WOODS (GOOD)	D	79	0.63
GRAVEL	C	89	0.07
GRAVEL	D	91	0.01
WATERSHED		76.58 -> 77	3.42

POST DEVELOPMENT RUNOFF

UNIT DESC.	HSG	CN	AREA (ACRES)
MEADOW	C	71	0.09
MEADOW	C/D	74	0.44
MEADOW	D	78	1.52
WOODS (GOOD)	C	72	0.63
WOODS (GOOD)	D	79	0.48
GRAVEL	C	89	0.1
GRAVEL	D	91	0.16
WATERSHED		77.26 -> 77	3.42



DRAINAGE EXHIBIT

Maria C Torres Trucking
Benton County Arkansas

**Benton County
Planning Board**

Bob Bracy, Chair
Stephen Torrez, Vice Chair
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Rick Williams, Member
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**Benton County
Planning Department**

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**PLANNER'S TECHNICAL ADVISORY COMMITTEE REPORT
Marts Major Subdivision and Preliminary Plat Waiver
E Hwy 72, Garfield**

EXECUTIVE SUMMARY

1. The applicant has filed an application to divide the 22.07-acres parcel into 13.51-acres and 8.56-acres. Based on the cumulative number of tracts split from the parent parcel, the tract split requires review by the County Planning Board. This is a tract split that cannot be administratively reviewed.
2. 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 scale improvements are required by the Planning and Development Regulations. The subject subdivision would create the following:
 - *Tract 1: 13.51-acres*
 - *Tract 2: 8.56-acres*

*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).

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

Owner: Jeffrey & Erica Marts
Applicant: Jeffrey Marts
Address of subject property: E Hwy 72 Garfield
Parcel IDs: 18-05643-000, 18-05643-002
Parcel Size: 22.07 – acres

Current Land Use: Residential Single Family

Proposed Land Use: 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
-

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is located south of East AR 72 Hwy

The current land use is unimproved and surrounding land uses include:

- North: Residential
- South: Agricultural
- East: Residential
- West: Agricultural

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 82.53 +/- acre parent tract has been successively subdivided as follows:

- The first tract creations occurred in 2019 (Co. Record: L201968712) creating the following tracts:
 - Tract 1: 10.00 – acres
- Tract 2,3,4, & 5 were created in 2021 (Co. Record: L202137809) creating the following tracts:
 - Tract 1: 30.13-acres
 - Tract 2: 5.00-acres
 - Tract 3: 5.00-acres
 - Tract 4: 27.83-acres
 - Tract 2A: 22.07 – acres
- The current proposal is to subdivide 22.07 of Tract 2A into:
 - Tract 1: 13.51 – acres
 - Tract 2: 8.56 – acres

An interdepartmental review form was sent on July 21, 2021 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 has 22.07 – acres. There are four (4) residentially assessed structures onsite including a single-family residential home, and three accessory structures.

Noticing Requirements

On or before August 4, 2021 the applicant shall submit USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the August 18, 2021 Public Hearing.

On or before August 4, 2021 the applicant shall submit photographs verifying that the required Public Hearing notice signage along the street has been conspicuously posted on site.

Building Setback

Required: A fifty (50) 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:

1. On or before August 4, 2021, the applicant shall submit photographs verifying that the required Public Hearing notice signage along the street has been conspicuously posted on site.

Prepared by: Madison Kienzle – Senior County Planner

Reviewed by: Taylor Reamer – Planning Director

Marts Major Subdivison

Vicinity Graphic



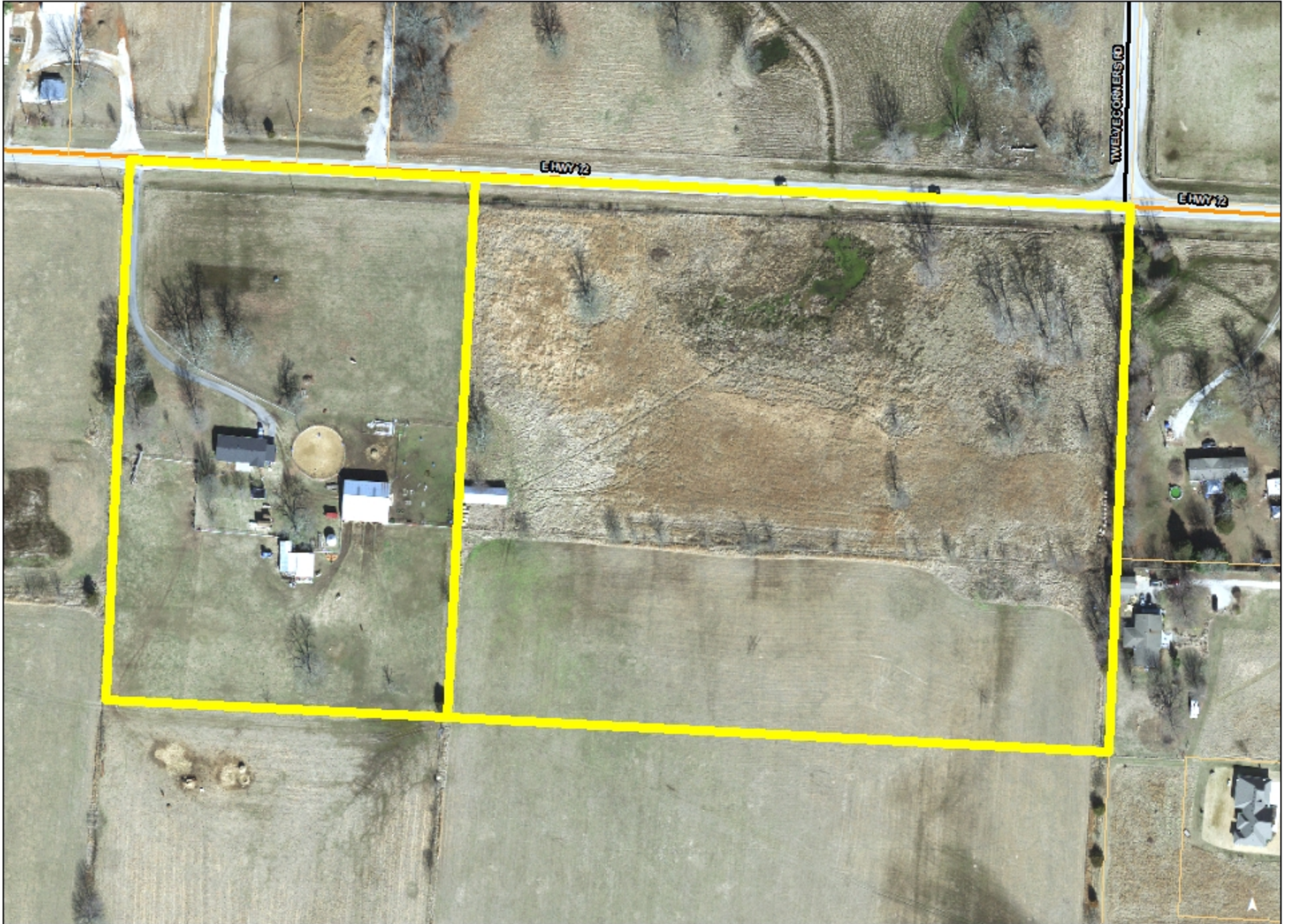
Marts Major Subdivision

Vicinity Graphic



Marts Major Subdivison

Vicinity Graphic





Vicinity Map
N.T.S.

PARENT TRACT 2A DESCRIPTION:
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 87°15'43" EAST A DISTANCE OF 1329.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°15'43" EAST A DISTANCE OF 1320.05 FEET; THENCE SOUTH 02°56'54" WEST A DISTANCE OF 731.77 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 87°02'58" WEST A DISTANCE OF 1316.58 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE NORTH 02°40'30" EAST A DISTANCE OF 726.88 FEET TO THE POINT OF BEGINNING CONTAINING 22.07 ACRES OR 961,472 SQUARE FEET MORE OR LESS, SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, RIGHT OF WAYS AND COVENANTS THAT MAY OR MAY NOT BE OF RECORD.

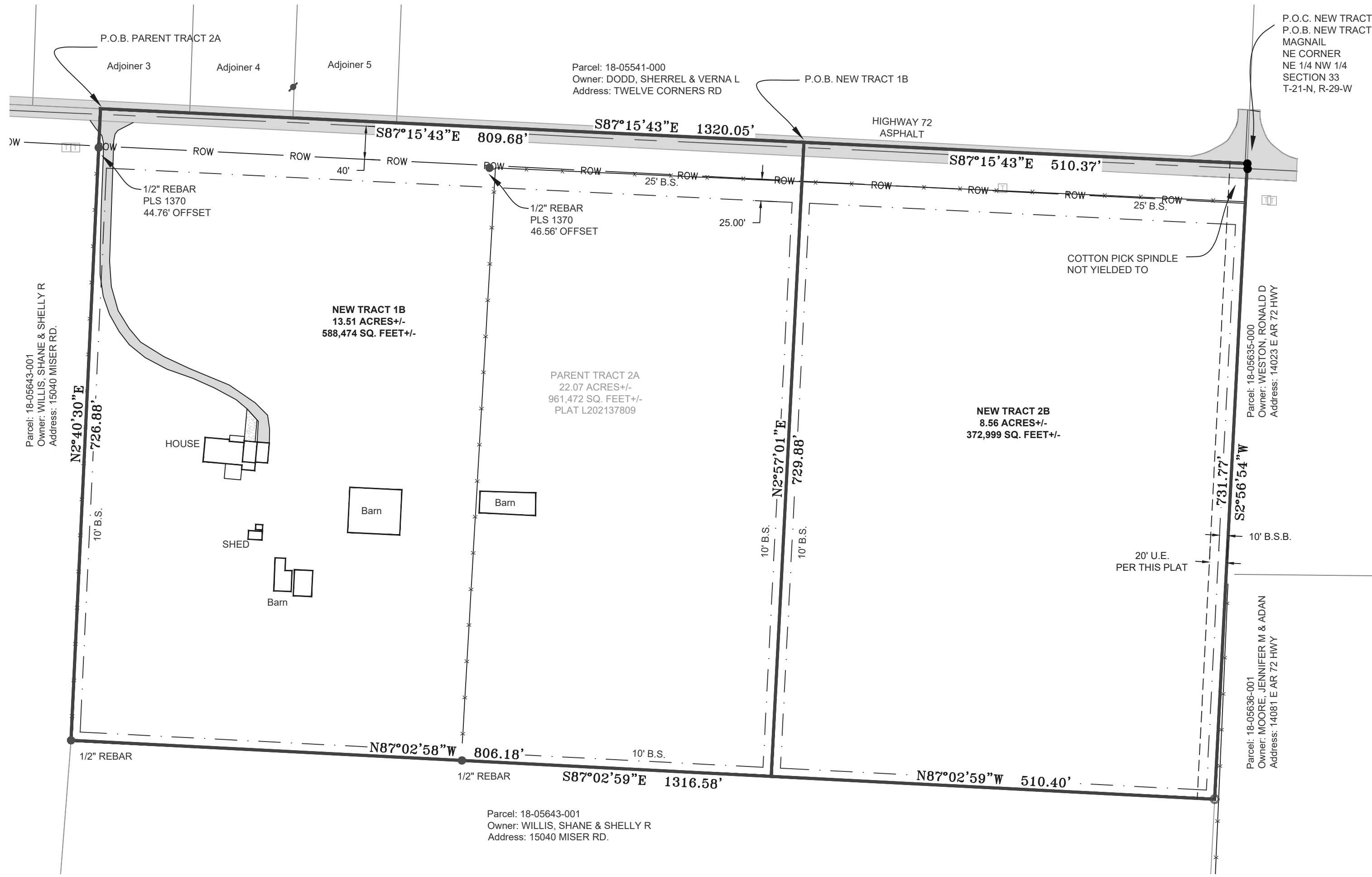
NEW TRACT 1B DESCRIPTION:
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL BEING THE NORTHEAST (NE) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 33; THENCE NORTH 87°15'43" WEST A DISTANCE OF 510.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°57'01" WEST A DISTANCE OF 729.88 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 87°02'58" WEST A DISTANCE OF 806.18 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 02°40'30" EAST A DISTANCE OF 726.88 FEET; THENCE SOUTH 87°15'43" EAST A DISTANCE OF 809.68 FEET TO THE POINT OF BEGINNING CONTAINING 13.51 ACRES OR 588,474 SQUARE FEET MORE OR LESS, SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, RIGHT OF WAYS AND COVENANTS THAT MAY OR MAY NOT BE OF RECORD.

NEW TRACT 2B DESCRIPTION:
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL BEING THE NORTHEAST (NE) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 33; THENCE SOUTH 02°56'54" WEST A DISTANCE OF 731.77 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 87°02'59" WEST A DISTANCE OF 510.40 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 02°57'01" EAST A DISTANCE OF 729.88 FEET; THENCE SOUTH 87°15'43" EAST A DISTANCE OF 510.37 FEET TO THE POINT OF BEGINNING CONTAINING 8.56 ACRES OR 372,999 SQUARE FEET MORE OR LESS, SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, RIGHT OF WAYS AND COVENANTS THAT MAY OR MAY NOT BE OF RECORD.

SCALE: 1" = 100'



P.O.C. NEW TRACT
P.O.B. NEW TRACT
MAGNAIL
NE CORNER
NE 1/4 NW 1/4
SECTION 33
T-21-N, R-29-W

OWNER'S CERTIFICATE
HEREBY CERTIFY THAT I HAVE CAUSED
THE LAND DESCRIBED TO BE
SURVEYED, COMBINED, PLATTED,
DEDICATED, AND ACCESS RIGHTS
RESERVED AS REPRESENTED ON THIS
PLAT.

JEFFREY MARTS _____ DATE _____

ERICA MARTS _____ DATE _____

ACKNOWLEDGMENT
STATE OF ARKANSAS

COUNTY OF _____

BE IT REMEMBERED, THAT ON THIS
DATE, BEFORE THE UNDERSIGNED, A
DULY COMMISSIONED AND ACTING
NOTARY PUBLIC WITHIN AND FOR SAID
COUNTY AND STATE, PERSONALLY
APPEARED TO ME WELL KNOWN AS THE
PERSON WHO EXECUTED THE
FOREGOING DOCUMENT AND DULY
AUTHORIZED TO EXECUTE THE TRACT
SPLIT SHOWN HEREON FOR AND IN THE
NAME AND BEHALF OF ABOVE PARTIES.

WITNESS MY HAND AND SEAL ON
THIS _____ DAY OF _____

MY COMMISSION
EXPIRES: _____

Notes:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcel recorded in Plat Records, L202137809 at the Office of the Circuit Clerk, Benton County, Arkansas.
- Basis of Bearings: Arkansas State Plane Coordinate System North Zone (NAD83).
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
- No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
- Building setbacks for Benton County are as follows:

Front 25 Feet
Side (Interior) 10 Feet
Side (R.O.W) 25 Feet
Rear 10 Feet
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- (BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0105J. Effective date 9/28/07.

Parcel: 18-05643-001
Owner: WILLIS, SHANE & SHELLY R
Address: 15040 MISER RD.

Parcel: 18-05541-000
Owner: DODD, SHERRIL & VERNA L
Address: TWELVE CORNERS RD

Parcel: 18-05635-000
Owner: WESTON, RONALD D
Address: 14023 E AR 72 HWY

Parcel: 18-05636-001
Owner: MOORE, JENNIFER M & ADAN
Address: 14081 E AR 72 HWY

Parcel: 18-05643-001
Owner: WILLIS, SHANE & SHELLY R
Address: 15040 MISER RD.

PARENT TRACT 2A
22.07 ACRES+/-
961,472 SQ. FEET+/-
PLAT L202137809

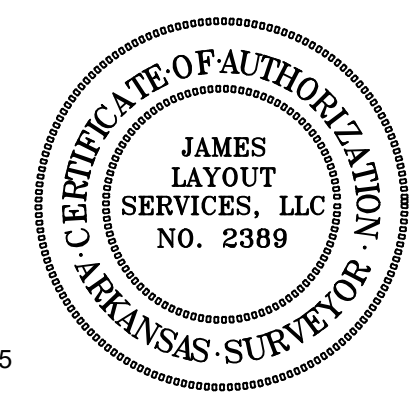
NEW TRACT 2B
8.56 ACRES+/-
372,999 SQ. FEET+/-

NEW TRACT 1B
13.51 ACRES+/-
588,474 SQ. FEET+/-

ADJOINER TABLE

No.	PARCEL	OWNER	ADDRESS
3	18-05546-004	VILLINES, ADAM	13866 E AR 72 HWY
4	18-05546-006	FRANKEN, PAUL & KAREN	13868 E AR 72 HWY
5	18-05546-005	WILSON, VJ & BRITTANY	13870 E AR 72 HWY

APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.
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



Tract Split/Property Line Adjustment for:
Jeffrey & Erica Marts

JLS

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com



Recording Information

Job Number: 21-057 Northeast Split
Field Work: W.A.
Drawn By: M.J.N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 07/16/2021
Scale: 1"=100'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

LEGEND

MONUMENT FOUND (AS NOTED)	RECORD DISTANCE	GAS LINE
MONUMENT SET (AS NOTED)	RECORD BEARING	TELEVISION CABLE
AHTD R-O-W MONUMENT	SANITARY SEWER MANHOLE	PROPERTY LINES
BENCHMARK	DECIDUOUS TREE	CHAIN LINK FENCE
GUARD POST	EVERGREEN TREE	WIRE FENCE
UTILITY POLE	WATER VALVE	PAINTED STRIPE
UTILITY POLE	FIRE HYDRANT	TELEPHONE LINE
TELEPHONE RISER	GAS METER	EXISTING WATER LINE
FIBER OPTIC TELEPHONE RISER	WATER SPIGOT	OVERHEAD ELECTRIC LINE
ELECTRICAL RISER	DRAINAGE MANHOLE	UNDERGROUND ELECTRIC LINE