



## Planning Commission & Board of Adjustment

Pea Ridge City Hall  
975 Weston Street  
May 5, 2026 | 6:00 p.m.

- I. **Call to Order**
- II. **Roll Call**
- III. **Review Minutes**
  1. March 3, 2026 Planning Commission
  2. April 7, 2026 Planning Commission
- IV. **Announcements**
- V. **Public Hearings**
  1. **Bone - Rezone**  
135 North Davis Street  
R-2, Medium Density Residential to C-2, General Commercial
  2. **Bone - Rezone**  
126 Frost Street  
R-1, Low Density Residential to C-2, General Commercial
  3. **Marta - Rezone**  
1403 South Curtis Avenue  
R-1, Low Density Residential to C-2, General Commercial
- VI. **Old Business**
- VII. **New Business**
  1. **Bone - Rezone**  
135 North Davis Street  
R-2, Medium Density Residential to C-2, General Commercial
  2. **Bone - Rezone**  
126 Frost Street  
R-1, Low Density Residential to C-2, General Commercial
  3. **Marta - Rezone**  
1403 South Curtis Avenue  
R-1, Low Density Residential to C-2, General Commercial
  4. **Sycamore Heights Phase 1 - Final Plat**  
Approximately 775 west of the intersection of Hazelton Road and Weston Street
  5. **Lexington Subdivision Phase 2 - Final Plat**  
Southeast Corner of the intersection of Weston Street and West Patton Street

- VIII. Other Business
- IX. Board of Adjustments
- X. Adjourn



# STAFF REPORT

## Bone Rezone

<b>Location:</b>	135 North Davis Street
<b>Current Zoning:</b>	R-2, Medium Density Residential
<b>Land Use Designation:</b>	SLC, Slack and Lee Town Corridor
<b>Proposed Zone:</b>	C-2, General Commercial
<b>Owner/Applicant:</b>	Diana Bone/Mike Adams
<b>Property size:</b>	+/- 0.43 acres

**Request:** Diana Bone/Mike Adams is requesting to rezone their property from R-2, Medium Density Residential to C-2, General Commercial.



**Vicinity Map (illustrative only):**

### Property Description

The subject property is located at 135 North Davis Street, parcel number(s) 13-00363-000. The property is presently zoned R-2, Medium Density Residential with a Future Land Use designation of SLC, Slack and Lee Town Corridor. Adjacent zoning districts include R-1, Low Density Residential to the North; C-2, General Commercial to the East, and C-3, General Commercial to the West and

South. Adjacent land use designations include SLC, Slack and Lee Town Corridor to the West, East, and South; and RS, Residential Subdivision to the North. The property presently consists of a residential use. This property has direct access to North Davis Street and Lee Town Road.

### **Relationship to the Comprehensive Land Use Plan**

The proposed rezoning would meet several of the recommendations out of Section II & III of the Comprehensive Land Use Plan, including:

1. Providing accessible, convenient, and attractive commercial locations
2. Efficient and effective use of available public utilities and services
3. Grouped commercial services should be located to provide economical operation of businesses

This request is consistent with the Future Land Use Map which designates this property as SLC, Slack and Lee Town Corridor.

### **Analysis & Recommendation**

This request meets several of the recommendations of the Comprehensive Land Use Plan in this proposed location.

The subject property has direct frontage and access to a collector and arterial street, an appropriate location for commercial uses and zoning. Additionally, the subject property is between two existing commercially-zoned districts, so the request is compatible with the existing framework of the corridor.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan, and consistency with the Future Land Use Map, staff recommends approval of this rezoning request.

### **Supplemental Information**

Use Definitions: Ch. 14.04.05 District Regulations

R-2, Medium Density Residential. This district is intended to accommodate single-family residential uses on moderately sized, medium density lots of at least 8000 square feet. This is the smallest lot size for areas that are exclusively for single-family purposes, and the availability of public sanitary sewer shall be a requirement for R-2 zoning.

C-2, General Commercial. This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. This district also provides locations for limited amounts of merchandise, equipment, and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are generally along heavily traveled arterial streets, where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial.

Future Land Use Categories:

SLACK AND LEE TOWN CORRIDOR (SC)

The largest commercial area within the City of Pea Ridge, this corridor will have the highest intensity of commercial and residential uses within the city. The mixed-use corridor encourages connected neighborhoods while acknowledging existing conventional, commercial development patterns. The buildings may be single or multi-storied structures accommodating a mixture of uses, including multi-unit residential, within individual structures. Residential uses shall be placed above or behind commercial uses, reserving the corridor frontage for commercial. Developments may have individual or shared parking areas and are supported by a well-connected grid of private and public access points.



# STAFF REPORT

## Bone Rezone

Location:	126 Frost Street
Current Zoning:	R-1, Low Density Residential
Land Use Designation:	RS, Residential Subdivision
Proposed Zone:	C-2, General Commercial
Owner/Applicant:	Diana Bone/Mike Adams
Property size:	+/- 0.31 acres

Request: Diana Bone/Mike Adams is requesting to rezone their property from R-1, Low Density Residential to C-2, General Commercial.



Vicinity Map (illustrative only):

## Property Description

The subject property is located at 126 Frost Street, parcel number(s) 13-00906-000. The property is presently zoned R-1, Low Density Residential with a Future Land Use designation of RS, Residential Subdivision. Adjacent zoning districts include R-1, Low Density Residential to the West and South; C-2, General Commercial to the East, and C-3, General Commercial to the North. Adjacent land use designations include SLC, Slack and Lee Town Corridor to the West and North; and RS, Residential Subdivision to the East and South. The property presently consists of a residential use. This property has direct access to Frost Street.

## Relationship to the Comprehensive Land Use Plan

The proposed rezoning would meet several of the recommendations out of Section II & III of the Comprehensive Land Use Plan, including:

1. Providing accessible, convenient, and attractive commercial locations
2. Efficient and effective use of available public utilities and services
3. Grouped commercial services should be located to provide economical operation of businesses

This request is inconsistent with the Future Land Use Map which designates this property as RS, Residential Subdivision.

## Analysis & Recommendation

This request meets several of the recommendations of the Comprehensive Land Use Plan in this proposed location.

As this property is contiguous to the existing carwash property with frontage on Curtis Avenue, this request would provide additional depth to the C-2 zoning along this block to allow for the economical operation of business. Alone, the carwash property is not conducive to modern commercial development due to the depth of the lot.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan, and despite the inconsistency with the Future Land Use Map, staff recommends approval of this rezoning request.

## Supplemental Information

Use Definitions: Ch. 14.04.05 District Regulations

R-1, Low Density Residential. The purpose of this district is to accommodate single-family residential uses on generously sized residential lots of at least 12,000 square feet. This zone is generally applied on the built-up areas of the city, where public sanitary sewer is available, and may act as a buffer to RE and R-2 zones.

C-2, General Commercial. This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. This district also provides locations for limited amounts of merchandise, equipment, and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are generally along heavily traveled arterial streets,

where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial.

Future Land Use Categories:

**SLACK AND LEE TOWN CORRIDOR (SC)**

The largest commercial area within the City of Pea Ridge, this corridor will have the highest intensity of commercial and residential uses within the city. The mixed-use corridor encourages connected neighborhoods while acknowledging existing conventional, commercial development patterns. The buildings may be single or multi-storied structures accommodating a mixture of uses, including multi-unit residential, within individual structures. Residential uses shall be placed above or behind commercial uses, reserving the corridor frontage for commercial. Developments may have individual or shared parking areas and are supported by a well-connected grid of private and public access points.

**RESIDENTIAL SUBDIVISION (RS)** These areas include low-medium density subdivisions; most have already been platted or are in development. These areas consist of primarily single-family detached homes with front loaded lots and attached garages.

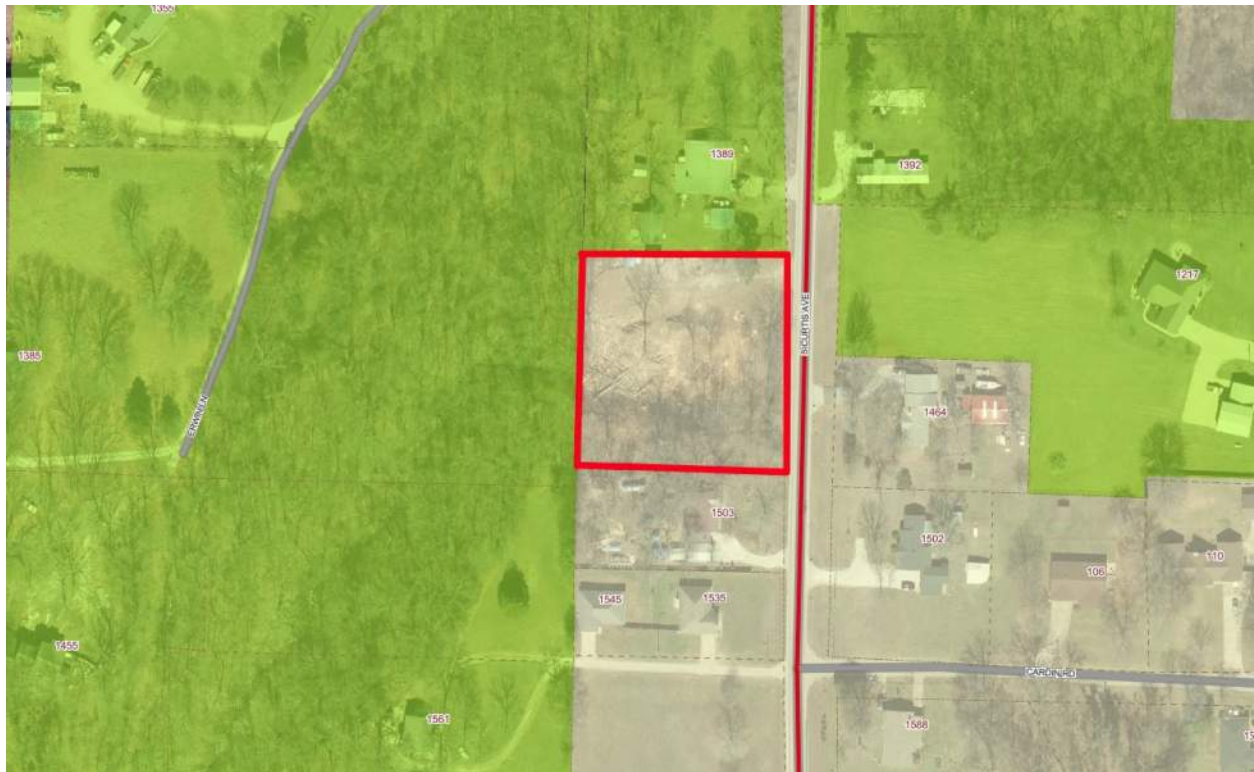


# STAFF REPORT

## Marta Rezone

<b>Location:</b>	1403 South Curtis Street
<b>Current Zoning:</b>	R-1, Low Density Residential
<b>Land Use Designation:</b>	NN, Neighborhood Node
<b>Proposed Zone:</b>	C-2, General Commercial
<b>Owner/Applicant:</b>	Timothy & Amber Marta
<b>Property size:</b>	+/- 1.2 acres

**Request:** Timothy & Amber Marta are requesting to rezone their property from R-1, Low Density Residential to C-2, General Commercial.



Vicinity Map (illustrative only):

### Property Description

The subject property is located at 1403 South Curtis Street, parcel number(s) 13-00120-000. The property is presently zoned R-1, Low Density Residential with a Future Land Use designation of NN, Neighborhood Node. Adjacent zoning districts include R-1, Low Density Residential to the East and South; and RE, Residential Estate to the East, North, and West. Adjacent land use designations

include NN, Neighborhood Node to the North and East; RS, Residential Subdivision to the East and South; and RE, Residential Estate to the West. The property is presently undeveloped. This property has direct access to South Curtis Avenue.

### **Relationship to the Comprehensive Land Use Plan**

The proposed rezoning would meet several of the recommendations out of Section II & III of the Comprehensive Land Use Plan, including:

1. Providing accessible, convenient, and attractive commercial locations
2. Efficient and effective use of available public utilities and services
3. Grouped commercial services should be located to provide economical operation of businesses

This request is consistent with the Future Land Use Map which designates this property as NN, Neighborhood Node.

### **Analysis & Recommendation**

This request meets several of the recommendations of the Comprehensive Land Use Plan in this proposed location.

The subject property has direct frontage and access to an arterial street, an appropriate location for commercial uses and zoning. The subject property would be the first within this area designated as a neighborhood node and extend the commercial reach of Pea Ridge further south towards Rogers which may have the added tax revenue benefit of attracting dollars from the south.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan, and consistency with the Future Land Use Map, staff recommends approval of this rezoning request.

### **Supplemental Information**

Use Definitions: Ch. 14.04.05 District Regulations

R-1, Low Density Residential. The purpose of this district is to accommodate single-family residential uses on generously sized residential lots of at least 12,000 square feet. This zone is generally applied on the built-up areas of the city, where public sanitary sewer is available, and may act as a buffer to RE and R-2 zones

C-2, General Commercial. This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. This district also provides locations for limited amounts of merchandise, equipment, and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are generally along heavily traveled arterial streets, where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial.

Future Land Use Categories:

NEIGHBORHOOD NODES (NN) Neighborhood Nodes are areas with mixed use and small scale commercial uses that are centered at important intersections to provide areas of services and retail

for multiple neighborhoods, connected with pedestrian access. The buildings are situated near the street and have limited parking in the front of the structure.

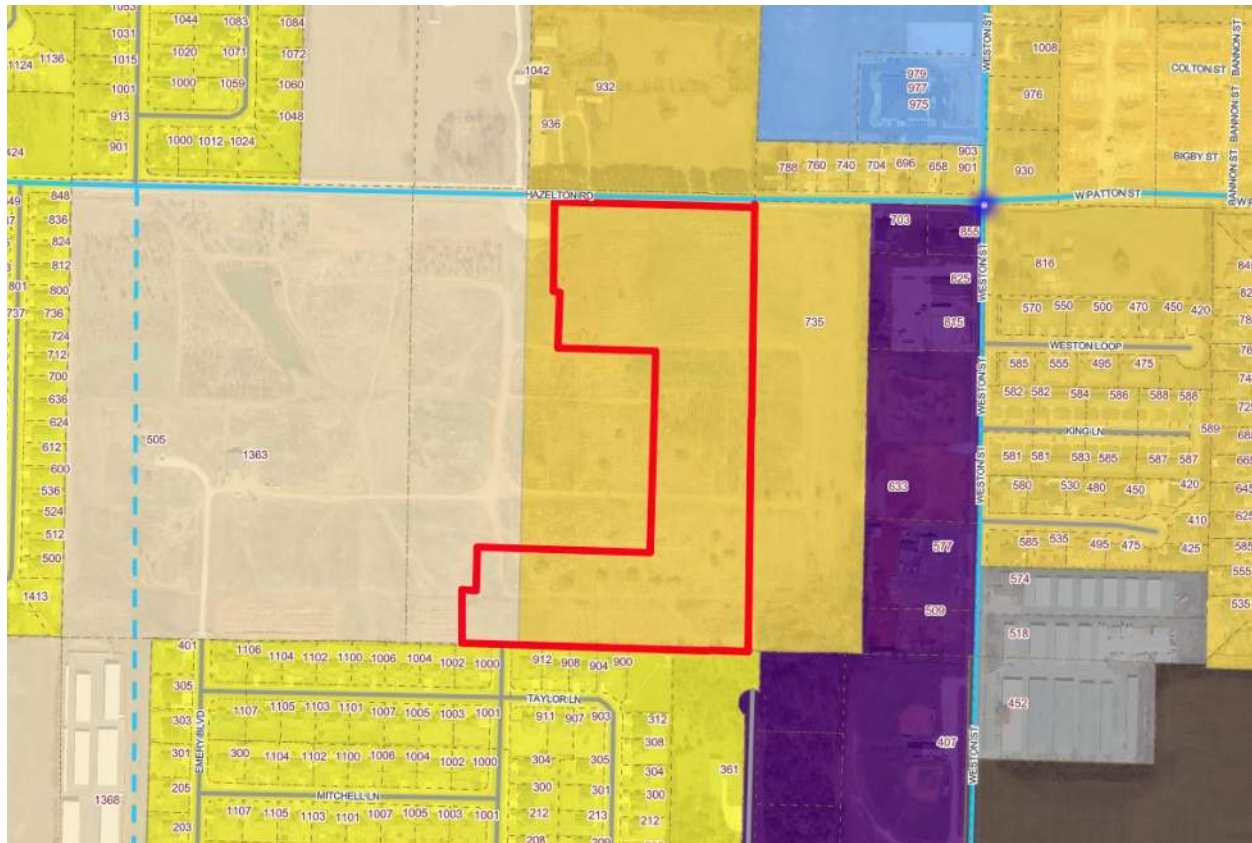


# STAFF REPORT

## Sycamore Park Phase 1 - Final Plat

<b>Location:</b>	Hazelton Road and Wilson Boulevard
<b>Current Zoning:</b>	R-2, Medium Density Residential
<b>Land Use Designation:</b>	MUN, Mixed Use Neighborhood; WN, Walkable Neighborhood
<b>Owner/Applicant:</b>	Benco Sycamore, LLC

Vicinity Map (illustrative only):



### Property Description

The subject property is located along Hazelton Road and the current northern terminus of Wilson Boulevard, being a part of parcel number(s) 13-00314-011. The property is presently zoned R-2, Medium Density Residential, with a Future Land Use designation of MUN, Mixed Use Neighborhood and WN, Walkable Neighborhood. Adjacent zoning districts include R-2, Medium Density Residential to the West, East, and South; and A, Agriculture to the North. Adjacent land use designations include WN, Walkable Neighborhood to the North and East; MUN, Mixed Use Neighborhood to the West; and

RS, Residential Subdivision to the South. The property is presently under development as a single-family subdivision. This property has direct access to Hazelton Road and Wilson Boulevard.

**Project Description**

The applicant is proposing a Final Plat for Sycamore Park Phase 1 that consists of 57 lots. The subdivision establishes new public street to service the residential lots and dedicates sufficient right-of-way and easements for access and utility services. 1 lot is set aside for drainage, and two lots are platted for future phases but necessary to dedicate the easements for services.

**VariANCES**

There are no variances requested with this Final Plat.

**Analysis & Recommendation**

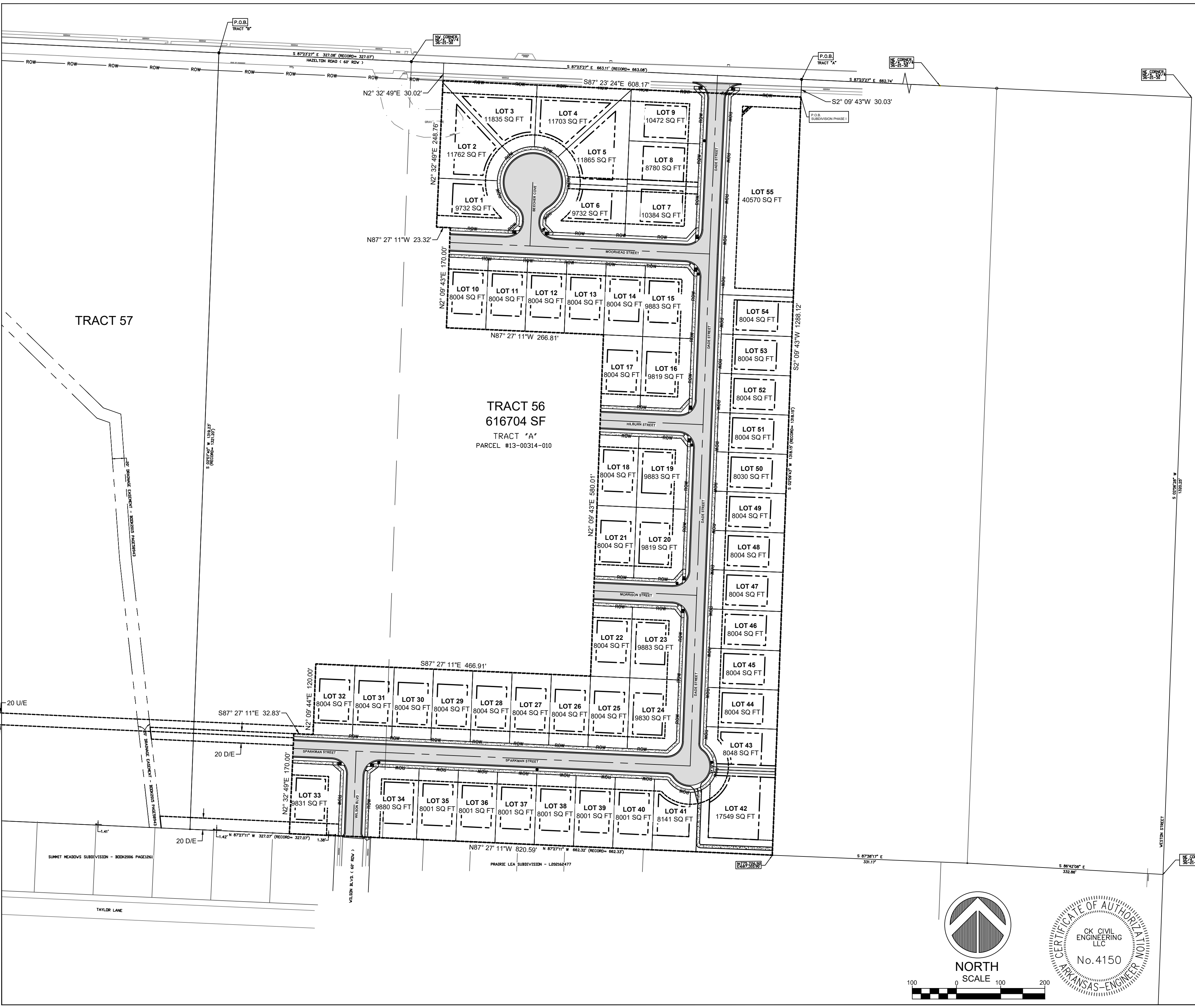
The proposed development meets the requirements of the Zoning Ordinance and Subdivision Regulations of the City of Pea Ridge; therefore, staff recommends approval of this Final Plat.

**Supplemental Information**

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
<b>Lot size</b>						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
<b>Front setback (all uses)</b>	30'	30'	25'	25'	25'	50'
<b>Side setback (all uses)</b>	15'	15'	8'	8'	8'	1 Story-20' 2 Story-20' 3 Story-25'
<b>Street side setback (all uses)</b>	25'	25'	25'	25'	25'	50'
<b>Rear setback (all uses)</b>	30'	30'	25'	25'	25'	45'
NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
C-2	General Commercial
I	Industrial





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 72762  
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**FOR FINAL REVIEW**

ISSUE DATE: 03/18/2026

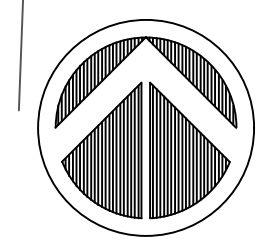
**SYCAMORE PARK SUBDIVISION -  
 PHASE 1  
 PARCELS 13-00314-011 AND 13-00314-010  
 PEA RIDGE, AR**

**PRE PLAT  
 PP24-0114**

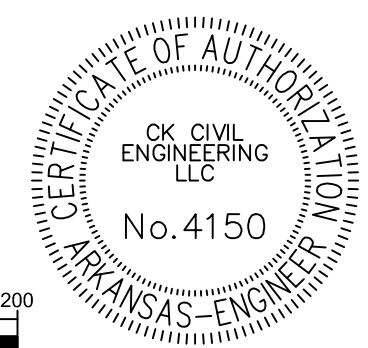
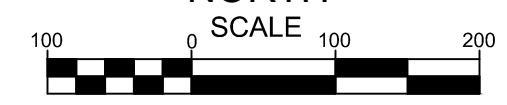
REVISION:

**OVERALL  
 PLAT  
 PROJ: 24-114**

**C001**



**NORTH  
 SCALE**





N.V. CORNER  
 37.2' x 39.7'  
 CORNER REFERENCES:  
 MAIL/WASHER DN HEADWALL =  
 N 43°56'55\" E 37.54'  
 MAIL/WASHER IN UTILITY  
 POLE = S 63°56'10\" W 57.15'  
 IRON PIN WITH #200 CAP =  
 S 02°28'27\" W 40.82'

P.O.B.  
TRACT 56



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 REVIEW**

ISSUE DATE: 03/18/2026

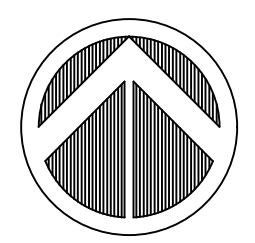
**SYCAMORE PARK SUBDIVISION -  
 PHASE 1**  
 PARCELS 13-00314-011 AND 13-00314-010  
 PEA RIDGE, AR

**PRE PLAT  
 PP24-0114**

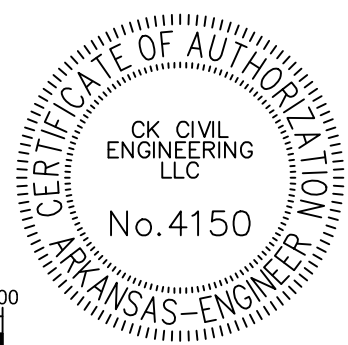
REVISION:

**OVERALL  
 PLAT**  
 PROJ: 24-114

**C002**



NORTH  
SCALE



NW CORNER  
NE 1/4 SW 1/4  
36-21-30

P.O.B.  
TRACT "A"

S2° 09' 43"W 30.03'

P.O.B.  
SUBDIVISION PHASE I



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REVIEW**

ISSUE DATE: 03/18/2026

**SYCAMORE PARK SUBDIVISION -  
PHASE 1**

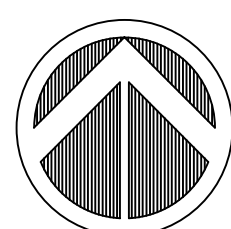
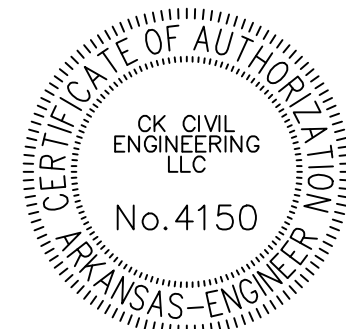
PARCELS 13-00314-011 AND 13-00314-010  
PEA RIDGE, AR

PRE PLAT  
PP24-0114

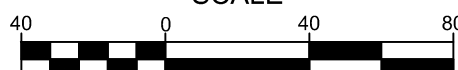
REVISION:

**FINAL  
PLAT**  
PROJ: 24-114

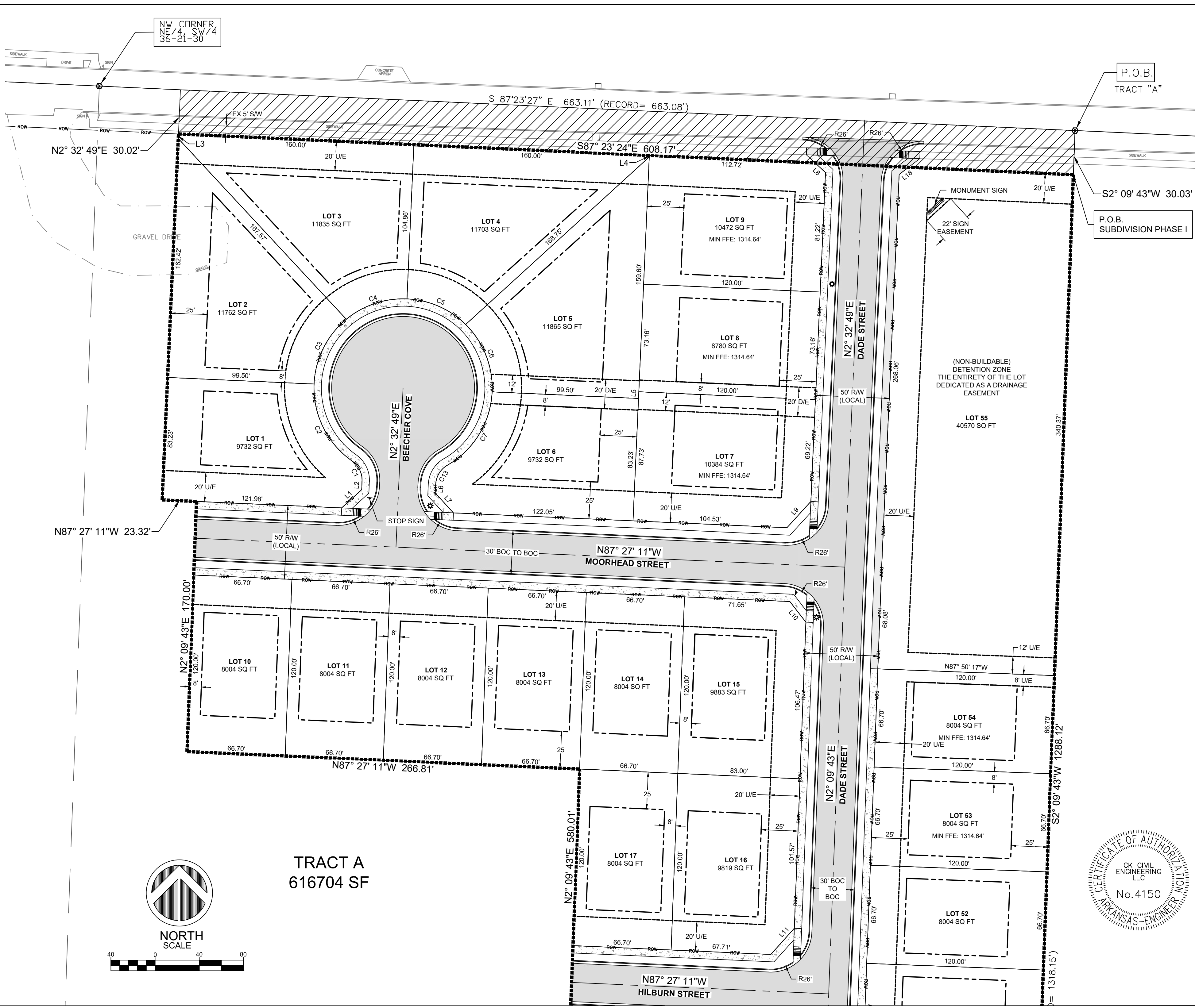
**C101**

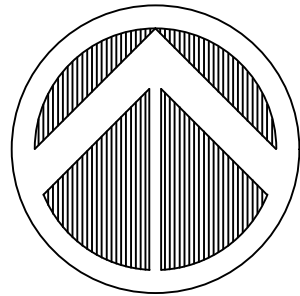


**NORTH  
SCALE**

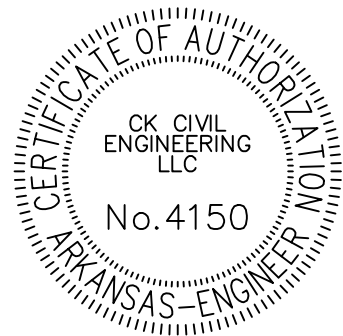


**TRACT A  
616704 SF**



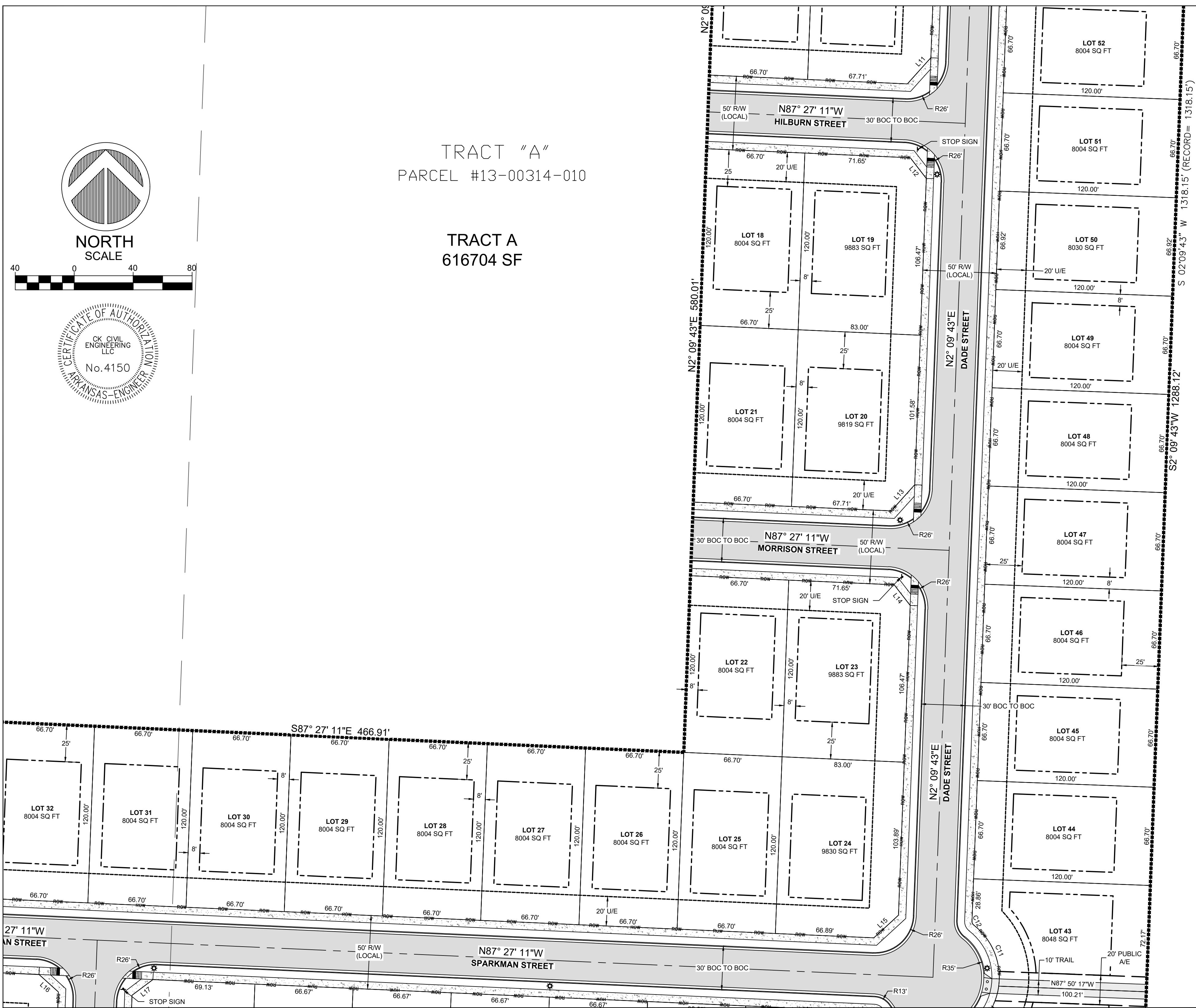


NORTH  
SCALE



TRACT "A"  
PARCEL #13-00314-010

TRACT A  
616704 SF



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FOR FINAL  
REVIEW

ISSUE DATE: 03/18/2026

**SYCAMORE PARK SUBDIVISION -  
PHASE 1**

PARCELS 13-00314-011 AND 13-00314-010  
PEA RIDGE, AR

PRE PLAT  
PP24-0114

REVISION:

FINAL  
PLAT  
PROJ: 24-114

**C102**



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**FOR FINAL REVIEW**

ISSUE DATE: 03/18/2026

**SYCAMORE PARK SUBDIVISION - PHASE 1**

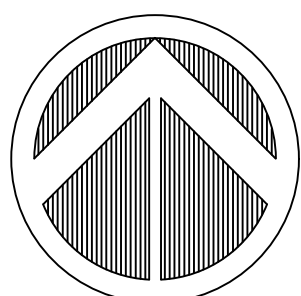
PARCELS 13-00314-011 AND 13-00314-010  
 PEA RIDGE, AR

PRE PLAT  
 PP24-0114

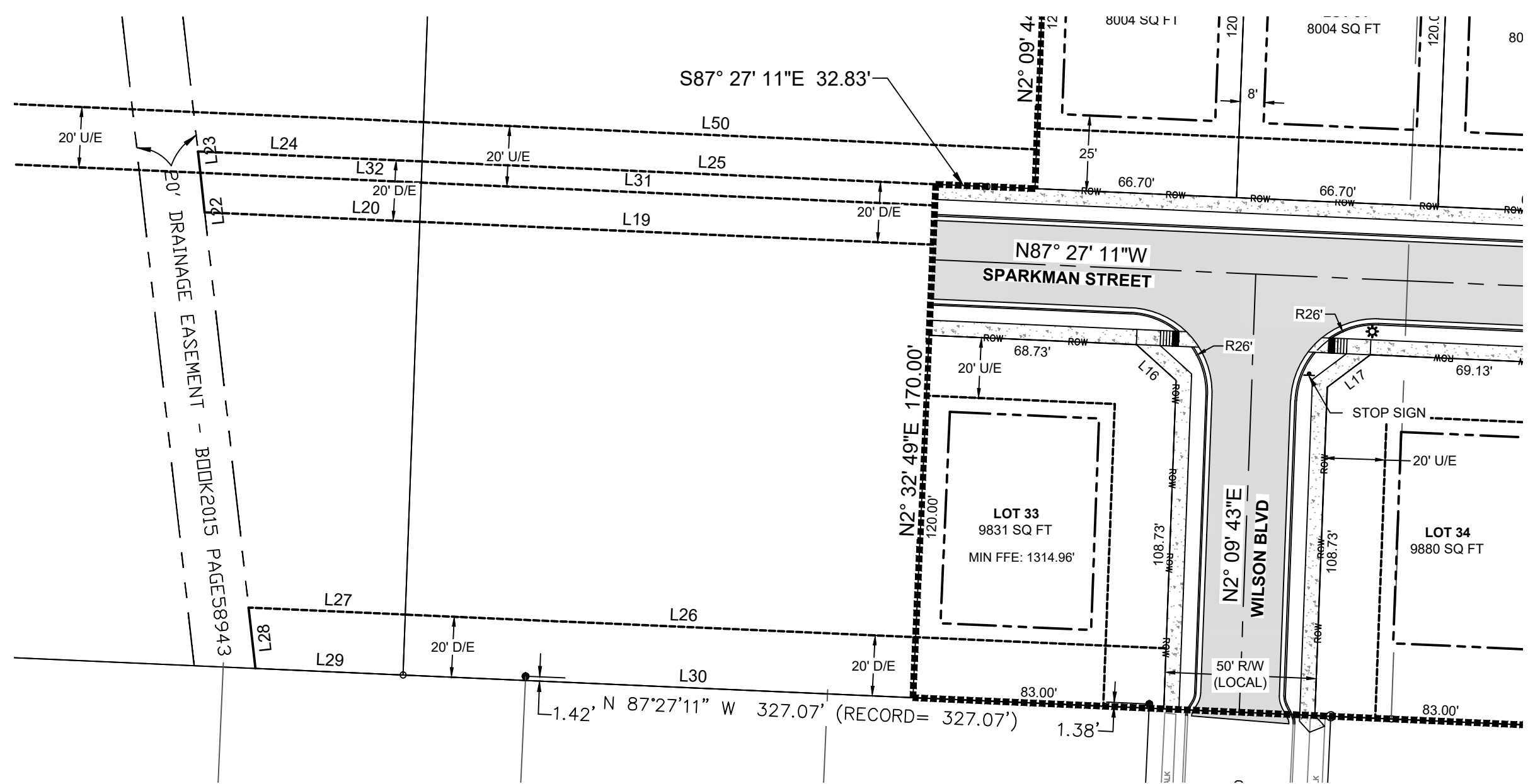
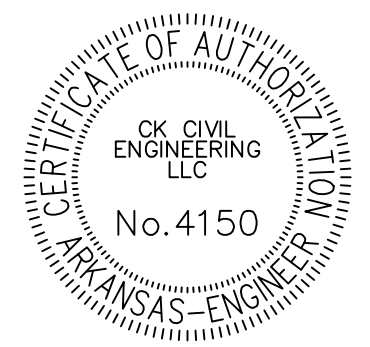
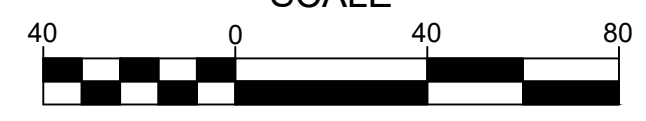
REVISION:

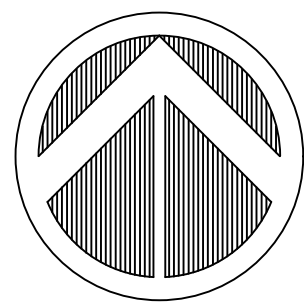
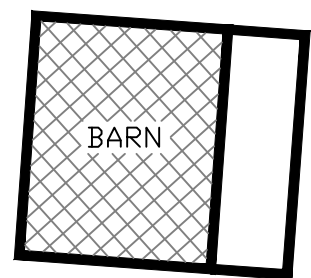
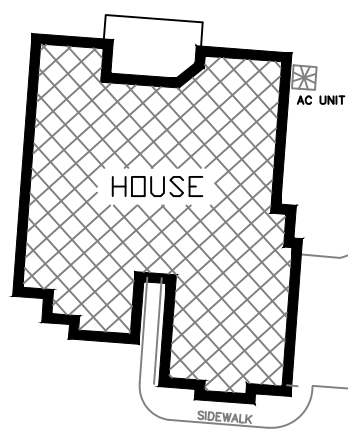
**FINAL PLAT**  
 PROJ: 24-114

**C103**

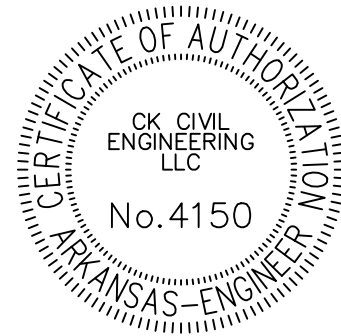


NORTH SCALE

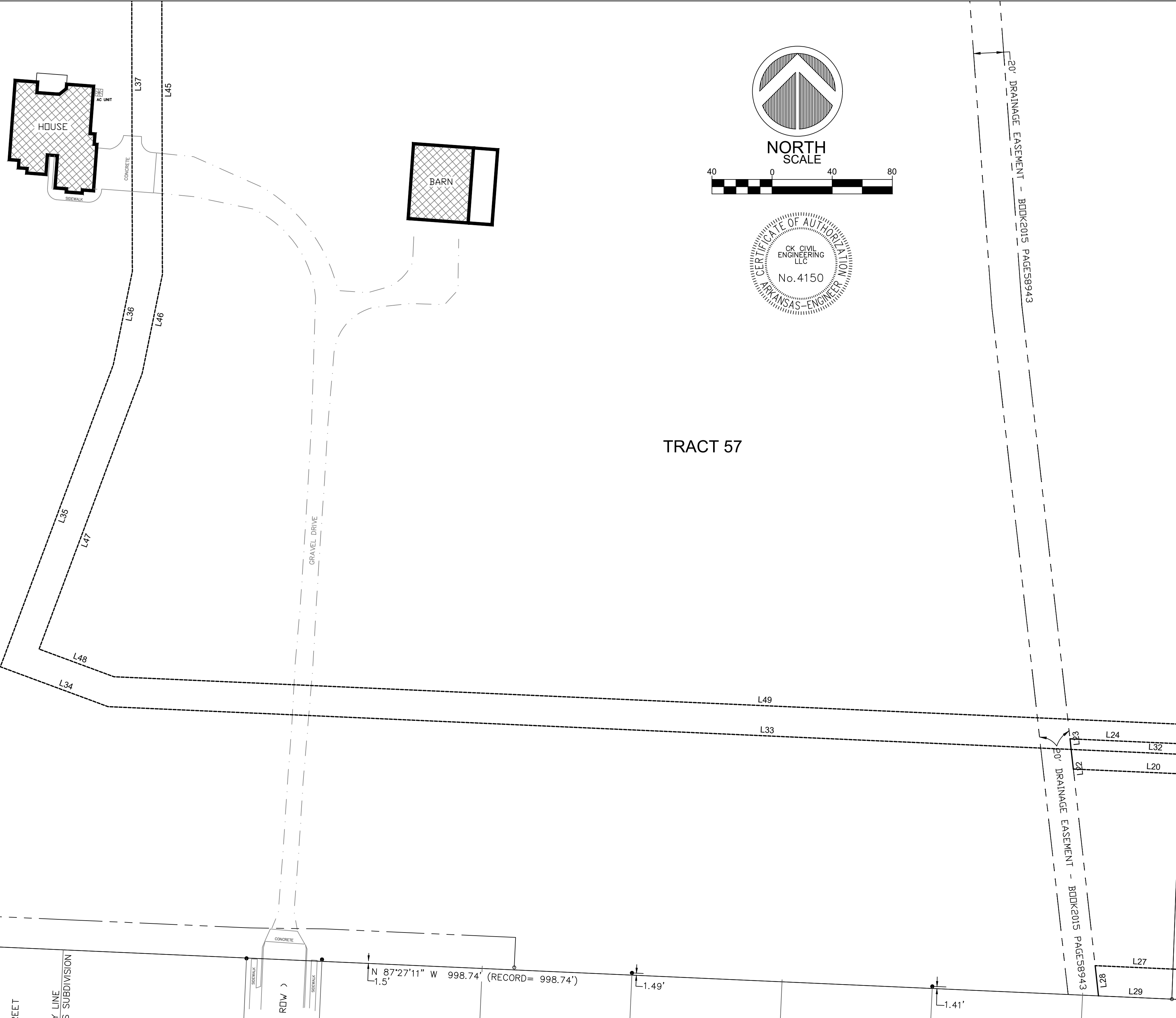




NORTH  
SCALE



20' DRAINAGE EASEMENT - BOOK2015 PAGE58943



TRACT 57



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(FORMERLY: CK CIVIL ENGINEERING, LLC)  
155 E. FANTINEL DR.  
SUITE D  
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FOR FINAL  
REVIEW

ISSUE DATE: 03/18/2026

**SYCAMORE PARK SUBDIVISION -  
PHASE 1**  
PARCELS 13-00314-011 AND 13-00314-010  
PEA RIDGE, AR

PRE PLAT  
PP24-0114

REVISION:

FINAL  
PLAT  
PROJ: 24-114

**C104**

43

REET  
TY LINE  
VS SUBDIVISION

CONCRETE  
SIDEWALK  
SIDEWALK  
ROW

N 87°27'11" W 998.74' (RECORD= 998.74')  
1.5'

1.49'

1.41'

20' DRAINAGE EASEMENT - BOOK2015 PAGE58943

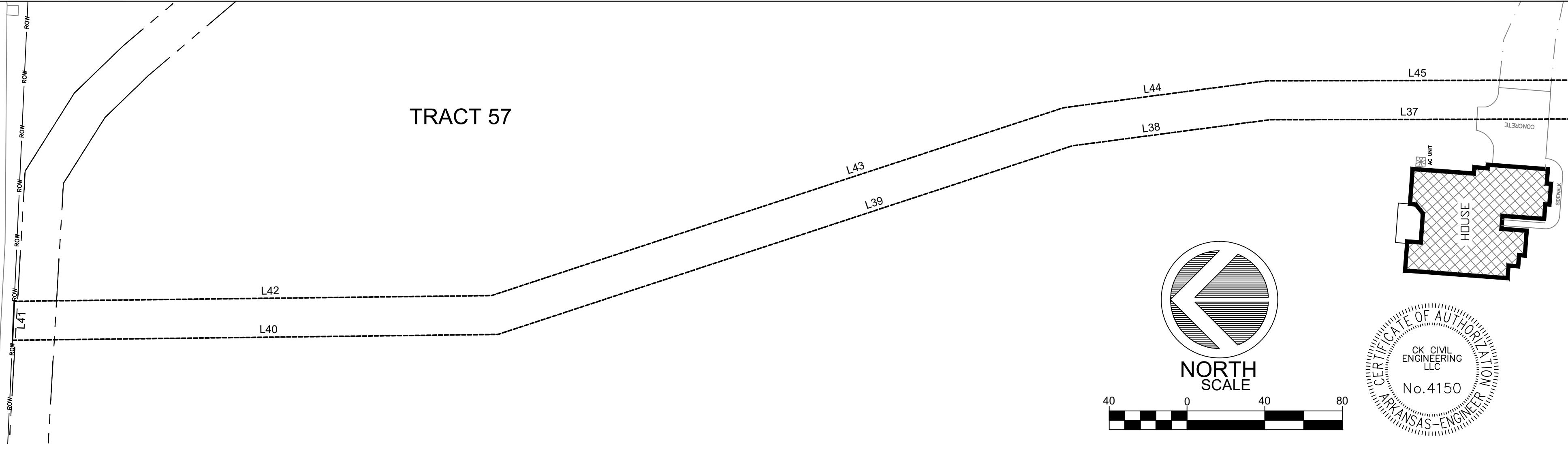
L24 L32  
L20  
L27  
L28 L29

L49  
L33

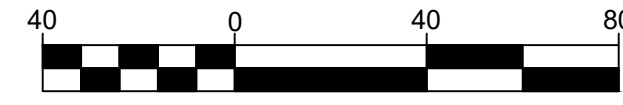
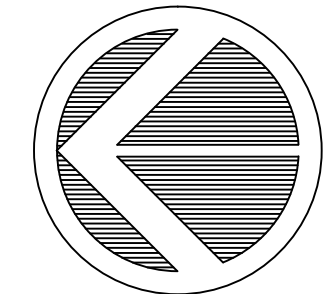
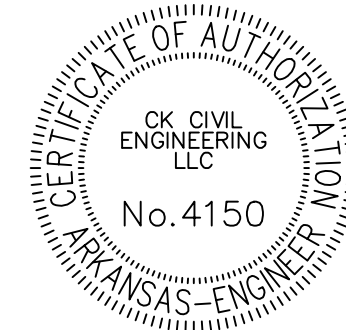
L35 L47  
L36 L46  
L37 L45  
L48  
L34

GRAVEL DRIVE

TRACT 57



**karstetter johnston**  
 (FORMERLY: CK CIVIL ENGINEERING, LLC)  
 155 E. FANTINEL DR.  
 SUITE D  
 TONTITOWN, AR  
 72762  
 479-485-1011



FOR FINAL REVIEW

ISSUE DATE: 03/18/2026

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.08	16.03	57.47	S26° 14' 57"E	15.41
C2	60.80	60.61	57.47	S26° 14' 57"E	58.28
C3	50.59	60.49	47.92	S26° 30' 11"W	49.13
C4	44.44	60.52	42.07	S71° 30' 11"W	43.45
C5	44.40	60.52	42.04	N66° 25' 39"W	43.41
C6	50.63	60.49	47.96	N21° 25' 39"W	49.17
C7	60.80	60.61	57.47	N31° 20' 34"E	58.28
C8	2.84	3.00	54.31	S60° 17' 45"E	2.74
C9	58.37	45.00	74.32	S70° 17' 58"E	54.36
C10	50.95	45.00	64.87	N40° 06' 14"E	48.27
C11	46.98	45.00	59.82	N22° 14' 32"W	44.88
C12	2.84	3.00	54.31	N24° 59' 43"W	2.74
C13	16.08	16.03	57.47	N31° 20' 34"E	15.41

Parcel Line Table

Line #	Length	Direction
L1	18.37	S47° 39' 27"W
L2	5.68	S2° 32' 49"W
L3	3.11	N2° 32' 49"E
L4	1.08	S2° 32' 49"W
L5	4.50	S2° 32' 49"W
L6	5.70	N2° 32' 49"E
L7	18.31	N42° 27' 11"W
L8	9.55	S47° 08' 06"E
L9	24.12	S42° 25' 29"W
L10	17.73	S37° 40' 34"E
L11	23.87	S42° 00' 00"W
L12	17.73	S37° 40' 27"E
L13	23.86	S42° 00' 00"W
L14	17.73	S37° 40' 34"E
L15	22.70	S47° 21' 16"W
L16	17.56	S47° 54' 19"E
L17	17.79	N53° 00' 00"E
L18	8.04	N52° 39' 27"E
L19	169.90	N87° 27' 11"W
L20	71.19	N87° 27' 11"W
L22	13.15	N6° 19' 47"W
L23	7.09	N6° 19' 47"W
L24	74.16	N87° 27' 11"W
L25	170.04	N87° 27' 11"W
L26	251.81	N87° 27' 38"W

Parcel Line Table

Line #	Length	Direction
L27	51.83	N87° 27' 38"W
L28	20.24	N6° 19' 47"W
L29	48.86	N87° 27' 11"W
L30	168.80	S87° 27' 11"E
L31	169.99	S87° 27' 13"E
L32	714.44	S87° 27' 13"E
L33	714.44	S87° 27' 13"E
L34	76.32	S69° 42' 00"E
L35	214.38	S20° 30' 11"W
L36	63.50	S11° 32' 36"W
L37	196.67	S0° 07' 47"E
L38	102.54	S7° 31' 09"E
L39	310.66	S18° 10' 21"E
L40	249.63	S0° 41' 23"E
L41	20.03	S87° 23' 24"E
L42	245.40	S0° 41' 23"E
L43	309.45	S18° 10' 21"E
L44	105.70	S7° 31' 09"E
L45	200.01	S0° 07' 47"E
L46	67.11	S11° 32' 36"W
L47	195.87	S20° 30' 11"W
L48	53.13	S69° 42' 00"E
L49	711.17	S87° 27' 13"E
L50	202.89	S87° 27' 13"E

SYCAMORE PARK SUBDIVISION -  
 PHASE 1

PARCELS 13-00314-011 AND 13-00314-010  
 PEA RIDGE, AR

PRE PLAT  
 PP24-0114

REVISION:

FINAL  
 PLAT

PROJ: 24-114

C105

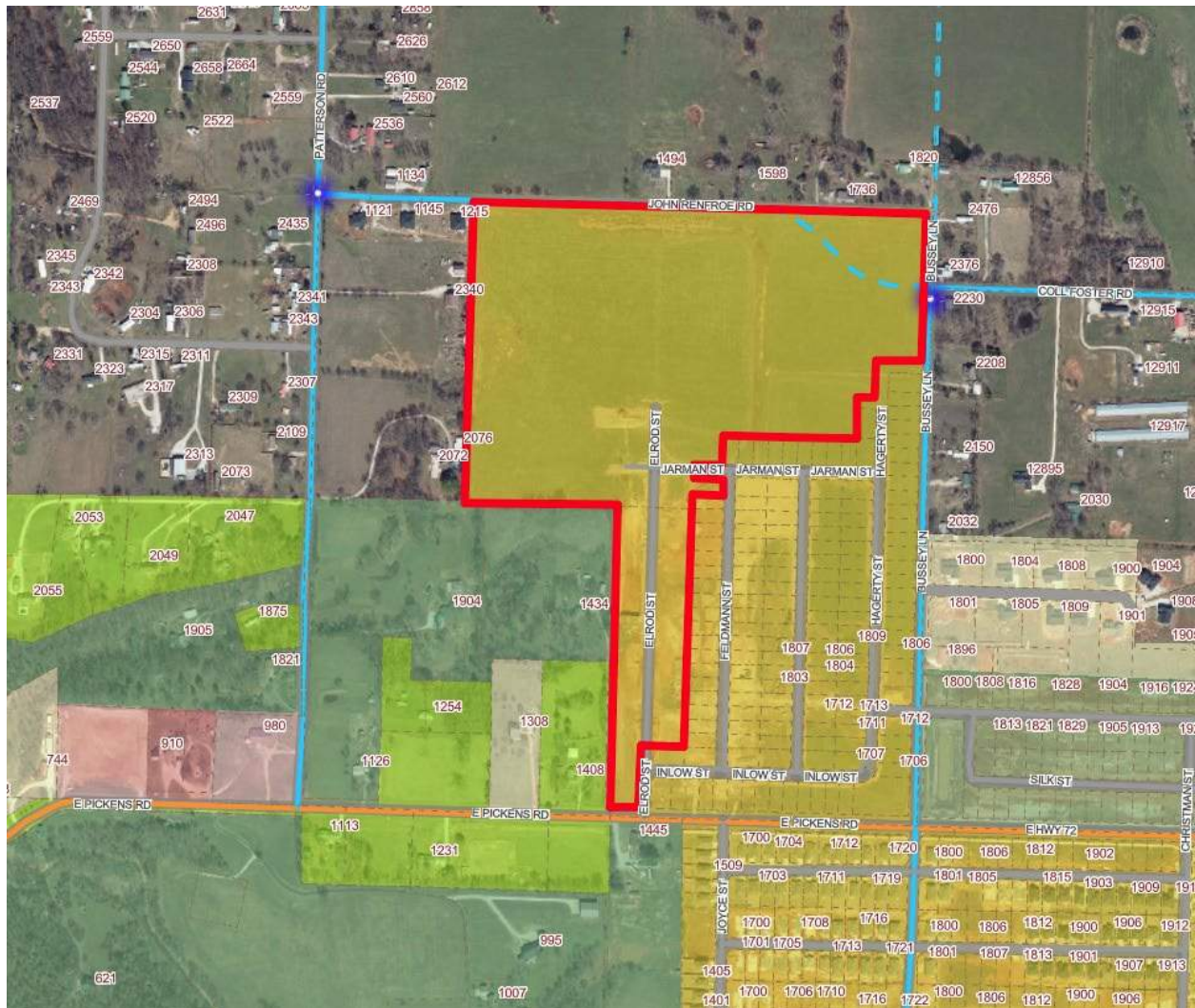


# STAFF REPORT

## Lexington Subdivision Phase 2 - Final Plat

<b>Location:</b>	East Pickens Road, Bussey Lane, Jon Renfro Road, Hagerty Street, Jarman Street, and Elrod Street
<b>Current Zoning:</b>	R-2, Medium Density Residential
<b>Land Use Designation:</b>	MUN, Mixed Use Neighborhood; WN, Walkable Neighborhood
<b>Owner/Applicant:</b>	Benco Sycamore, LLC

Vicinity Map (illustrative only):



**Property Description**

The subject property is located along East Pickens Road, Bussey Lane, Jon Renfroe Road, Hagerty Street, Jarman Street, and Elrod Street, being a part of parcel number(s) 13-00023-005 and 13-00028-000. The property is presently zoned R-2, Medium Density Residential, with a Future Land Use designation of RS, Residential Subdivision. Adjacent zoning districts include R-2, Medium Density Residential to the East and South; A, Agriculture to the West and South; RE, Residential Estate to the West, and unincorporated Benton County to the North and West. Adjacent land use designations include RS, Residential Subdivision in all directions, Neighborhood Node to the Northeast, and MUC, Mixed Use Commercial to the Southwest. The property is presently under development as a single-family subdivision. This property has direct access to Hazelton Road and Wilson Boulevard.

**Project Description**

The applicant is proposing a Final Plat for Lexington Subdivision Phase 2 that consists of 196 lots. The subdivision establishes new public street to service the residential lots and dedicates sufficient right-of-way and easements for access and utility services. 2 lots are set aside for drainage.

**VariANCES**

There are no variances requested with this Final Plat.

**Analysis & Recommendation**

The proposed development meets the requirements of the Zoning Ordinance and Subdivision Regulations of the City of Pea Ridge; therefore, staff recommends approval of this Final Plat.

**Supplemental Information**

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
Lot size						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
Front setback (all uses)	30'	30'	25'	25'	25'	50'
Side setback (all uses)	15'	15'	8'	8'	8'	1 Story-20' 2 Story-20' 3 Story-25'
Street side setback (all uses)	25'	25'	25'	25'	25'	50'
Rear setback (all uses)	30'	30'	25'	25'	25'	45'
NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
C-2	General Commercial
I	Industrial

# FINAL PLAT OF LEXINGTON SUBDIVISION PHASE 2 (PAGE 1 OF 4)

## CITY OF PEA RIDGE, BENTON COUNTY, ARKANSAS

RECORDING NUMBER/DATE

LAST SITE VISIT:  
MARCH 19, 2026

BASIS OF BEARING:  
GPS OBSERVATION - AR NORTH ZONE  
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:  
ON-SITE NETWORK GPS OBSERVATION  
NAVD88 VERTICAL DATUM

PROPERTY ZONED:  
R-2 - MEDIUM DENSITY RESIDENTIAL

BUILDING SETBACKS:  
FRONT 25ft  
SIDE 08ft (INTERIOR)  
SIDE 25ft (EXTERIOR)  
REAR 25ft  
\* ALL SETBACKS ARE ALSO UTILITY AND DRAINAGE EASEMENTS

REFERENCE DOCUMENTS:  
1) PLAT OF SURVEY FILED IN BOOK 2021 AT PAGE 9104065  
2) PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 73205  
3) PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 531  
4) PLAT OF SURVEY FILED IN BOOK 6 AT PAGE 180  
5) PLAT OF SURVEY FILED IN BOOK P4 AT PAGE 376  
7) COMMISSIONER'S DEED FILED IN BOOK 575 AT PAGE 862  
8) SPECIAL WARRANTY DEED FILED IN BOOK 2016 AT PAGE 76363  
9) TRUSTEE'S WARRANTY DEED FILED IN BOOK L2023 AT PAGE 48073  
10) CORPORATION WARRANTY DEED FILED IN BOOK L2023 AT PAGE 48074  
11) PLAT OF SURVEY FILED AS STATE SURVEY DOCUMENT #20109104065  
12) FINAL PLAT OF LEXINGTON SUBDIVISION PHASE 1 FILED IN BOOK L

SIDEWALK DIMENSIONS (ALL LOTS):  
SIDEWALK: 5' WIDE  
GREENSPACE: 5' BETWEEN BACK-OF-CURB & SIDEWALK

FLOOD CERTIFICATION:  
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0105J, DATED 09/28/2007)

GENERAL SURVEY NOTES:  
1) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.  
2) 5/8" REBAR WITH CAP #1642 SET AT ALL PROPERTY CORNERS.  
3) THIS PLAT FILED FOR THE PURPOSE OF PLACING LOTS 153-349 ON RECORD.

**SURVEY DESCRIPTIONS:**

**LEXINGTON SUBDIVISION PHASE 2 DESCRIPTION:**

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF SAID SECTION 30 AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF N87°00'39"W 1331.18' TO AN EXISTING MAG NAIL MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, THENCE ALONG THE WEST LINE THEREOF N03°09'33"E 38.94' TO THE NORTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #72, THENCE ALONG SAID RIGHT-OF-WAY S87°05'06"E 8.12' TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE LEAVING SAID RIGHT-OF-WAY N02°25'05"E 628.09', THENCE N03°09'33"E 650.03' TO AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, THENCE N87°03'15"W 655.68' TO AN EXISTING REBAR, THENCE N02°55'35"E 1275.19' TO THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF JOHN RENFROE ROAD, THENCE ALONG SAID RIGHT-OF-WAY S87°15'28"E 1927.38', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00' FOR A CHORD BEARING AND DISTANCE OF S42°17'16"E 28.29' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF BUSSEY LANE, THENCE ALONG SAID RIGHT-OF-WAY S02°43'08"W 578.62', THENCE LEAVING SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF S47°48'59"W 21.25', THENCE N87°05'09"W 172.99', THENCE S02°54'51"W 142.75', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF S47°54'51"W 21.21', THENCE N87°05'09"W 65.00', THENCE S02°54'51"W 180.00', THENCE N87°05'09"W 567.00', THENCE S02°54'51"W 130.00', THENCE N87°05'09"W 133.00', THENCE S02°54'51"W 50.00', THENCE S87°05'09"E 121.00', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF S42°05'09"E 21.21', THENCE S02°54'51"W 65.00', THENCE N87°05'09"W 136.00', THENCE S02°54'51"W 1080.00', THENCE N87°05'09"W 186.00', THENCE S02°54'51"W 268.07' TO THE NORTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #72, THENCE ALONG SAID RIGHT-OF-WAY N87°05'06"W 137.37' TO THE POINT OF BEGINNING, CONTAINING 57.17 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**RIGHT-OF-WAY DEDICATION DESCRIPTION FOR PHASE 2:**

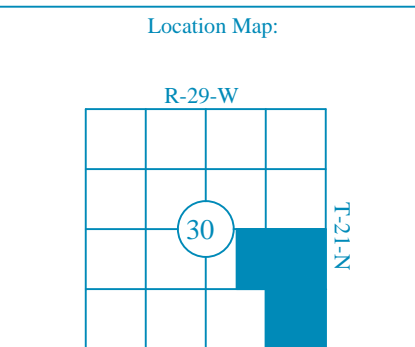
A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 21 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF N87°00'39"W 1331.18' TO AN EXISTING MAG NAIL MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF N03°09'33"E 1317.05' TO AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE LEAVING SAID WEST LINE N87°03'15"W 655.68' TO AN EXISTING REBAR, THENCE N02°55'35"E 1275.19' TO THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF JOHN RENFROE ROAD MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE N02°55'35"E 36.33', THENCE S87°10'06"E 661.06' TO AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, THENCE ALONG THE NORTH LINE THEREOF S87°18'08"E 1322.23' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF S02°44'38"W 376.90', THENCE LEAVING SAID EAST LINE N87°30'38"W 35.86' TO THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF BUSSEY LANE, THENCE ALONG SAID RIGHT-OF-WAY N02°43'08"E 319.02', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF B20.00' FOR A CHORD BEARING AND DISTANCE OF N42°17'16"W 28.29' TO THE SOUTH MASTER STREET PLAN RIGHT-OF-WAY OF JOHN RENFROE ROAD, THENCE ALONG SAID RIGHT-OF-WAY N87°15'28"W 1927.38' TO THE POINT OF BEGINNING, CONTAINING 1.98 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LINE BEARING	DISTANCE
N 87°05'06" W	30.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C01	20.00	131.42	28.29	S 42° 17' 16" E	89° 59' 28"	20.00
C02	50.00	78.54	70.71	S 47° 54' 51" W	90° 00' 00"	50.00
C03	50.00	78.54	70.71	S 47° 54' 51" W	90° 00' 00"	50.00
C04	50.00	78.54	70.71	S 42° 05' 09" E	90° 00' 00"	50.00
C05	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C06	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C07	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C08	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C09	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C10	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C11	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C12	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C13	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C14	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C15	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C16	25.00	39.27	35.36	S 47° 54' 51" W	90° 00' 00"	25.00
C17	75.00	66.70	64.52	N 67° 26' 13" E	50° 57' 15"	35.74
C18	75.00	51.11	50.13	N 23° 26' 13" E	39° 02' 45"	26.59
C19	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C20	15.00	23.56	21.21	S 41° 57' 01" E	90° 16' 17"	15.07
C21	15.00	23.49	21.16	S 48° 03' 00" W	89° 43' 41"	14.93
C22	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C23	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C24	15.00	23.51	21.18	S 42° 11' 01" E	89° 48' 17"	14.95
C25	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C26	15.00	23.56	21.21	S 47° 54' 51" E	90° 00' 00"	15.00
C27	15.00	23.56	21.21	N 42° 05' 09" W	90° 00' 00"	15.00
C28	15.00	23.56	21.21	N 42° 05' 09" W	90° 00' 00"	15.00
C29	15.00	23.56	21.21	N 47° 54' 51" E	90° 00' 00"	15.00
C30	15.00	23.56	21.21	N 42° 05' 09" W	90° 00' 00"	15.00
C31	15.00	23.56	21.21	N 42° 05' 09" W	90° 00' 00"	15.00
C32	15.00	23.56	21.21	S 42° 05' 09" E	90° 00' 00"	15.00
C33	15.00	23.56	21.21	S 47° 54' 51" W	90° 00' 00"	15.00
C34	25.00	39.27	35.36	N 42° 05' 09" W	90° 00' 00"	25.00
C35	15.00	23.56	21.21	N 47° 54' 51" E	90° 00' 00"	15.00
C36	15.00	23.56	21.21	S 42° 05' 09" E	90° 00' 00"	15.00
C37	15.00	23.56	21.21	S 47° 54' 51" E	90° 00' 00"	15.00
C38	15.00	23.56	21.21	N 42° 05' 09" W	90° 00' 00"	15.00
C39	15.00	23.56	21.21	N 42° 05' 09" W	90° 00' 00"	15.00
C40	15.00	23.56	21.21	S 42° 05' 09" E	90° 00' 00"	15.00
C41	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C42	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C43	25.00	39.27	35.36	S 42° 05' 09" E	90° 00' 00"	25.00
C44	15.00	23.56	21.21	S 47° 54' 51" W	90° 00' 00"	15.00
C45	15.00	23.61	21.27	S 47° 35' 57" W	90° 11' 42"	15.05
C46	15.00	23.56	21.21	N 42° 05' 09" W	90° 00' 00"	15.00
C47	75.00	112.82	117.80	N 01° 58' 53" W	89° 47' 26"	6.42
C48	75.00	66.09	45.37	N 42° 28' 51" W	135° 12' 44"	23.80
C49	75.00	58.90	57.40	N 64° 35' 09" W	45° 00' 00"	31.07
C50	15.00	23.56	21.21	N 42° 05' 09" W	90° 00' 00"	15.00
C51	15.00	23.53	21.18	N 42° 05' 09" W	89° 49' 15"	14.96
C52	15.00	23.61	21.24	S 42° 10' 18" E	90° 10' 18"	15.05
C53	75.00	24.84	14.15	N 02° 27' 01" E	118° 44' 43"	12.38
C54	75.00	57.16	56.78	S 30° 01' 31" E	128° 23' 19"	18.97
C55	75.00	56.11	54.81	S 65° 39' 10" E	42° 41' 59"	29.44
C56	15.00	23.56	21.21	N 42° 05' 09" E	90° 00' 00"	15.00
C57	15.00	23.56	21.21	N 47° 54' 51" E	90° 00' 00"	15.00

FOR USE AND BENEFIT OF:  
**KINNEY CREEK DEVELOPMENT LLC**  
ADDRESS: **PEA RIDGE, ARKANSAS**  
DATE: **03/23/26** SCALE: **1"=50'**  
LOCATOR: **R-29-W** SURVEYED: **RW**  
SECTION: **30** DRAFTED: **AH**  
TOWNSHIP: **21 NORTH** REVIEWED: **DT**  
RANGE: **29 WEST** COA #1335

**BATES**  
Engineers • Surveyors  
7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350  
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LEGEND:  
STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING

- FOUND ALUM. MONUMENT
- FOUND RAILROAD SPIKE
- FOUND P.K. NAIL
- SET P.K. NAIL
- COMPUTED POINT
- ELEVATION BENCHMARK
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MH
- STORM SEWER INLET
- BOUNDARY LINE (MEASURED)
- BOUNDARY LINE (EXISTING)
- FORTY LINE: THE LINE
- CENTRAL LINE OF ROAD
- R/W
- SEWER LINE
- SEWER SERVICE LINE
- FORCE MAIN
- WATER LINE
- WATER SERVICE LINE
- MATCH LINE
- UTILITY EASEMENT
- UTILITY EASEMENT
- PHASE LINE

PROJECT SITE ADDRESS: EAST PICKENS ROAD & BUSSEY LANE  
PEA RIDGE, AR 72751  
PREVIOUS PARCEL NUMBERS: 13-00028-000 & 13-00023-005  
TOTAL SITE AREA: 59.15 ACRES +/- (OVERALL)  
57.17 ACRES +/- (PHASE 2)  
1.98 ACRES +/- (R/W DEDICATION)  
OWNER/DEVELOPER: KINNEY CREEK DEVELOPMENT LLC  
130 W CENTRAL AVENUE  
BENTONVILLE, AR 72712  
ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.  
7230 S. PLEASANT RIDGE DR  
FAYETTEVILLE, AR 72704  
PHONE: (479) 442-9350

CERTIFICATE OF FINAL APPROVAL:  
PURSUANT TO THE PEA RIDGE LAND DOVE CROSSING SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.  
PLANNING BOARD CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
CERTIFICATE OF SURVEY AND ACCURACY:  
I, DERRICK L. THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE SHOWN CORRECTLY.  
DATE: \_\_\_\_\_ SURVEYOR: \_\_\_\_\_ PLS# 1642

STATE RECORDING NUMBER:  
500-21N-29W-0-30-200-04-1642  
I, HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 19TH DAY OF MARCH, 2026.

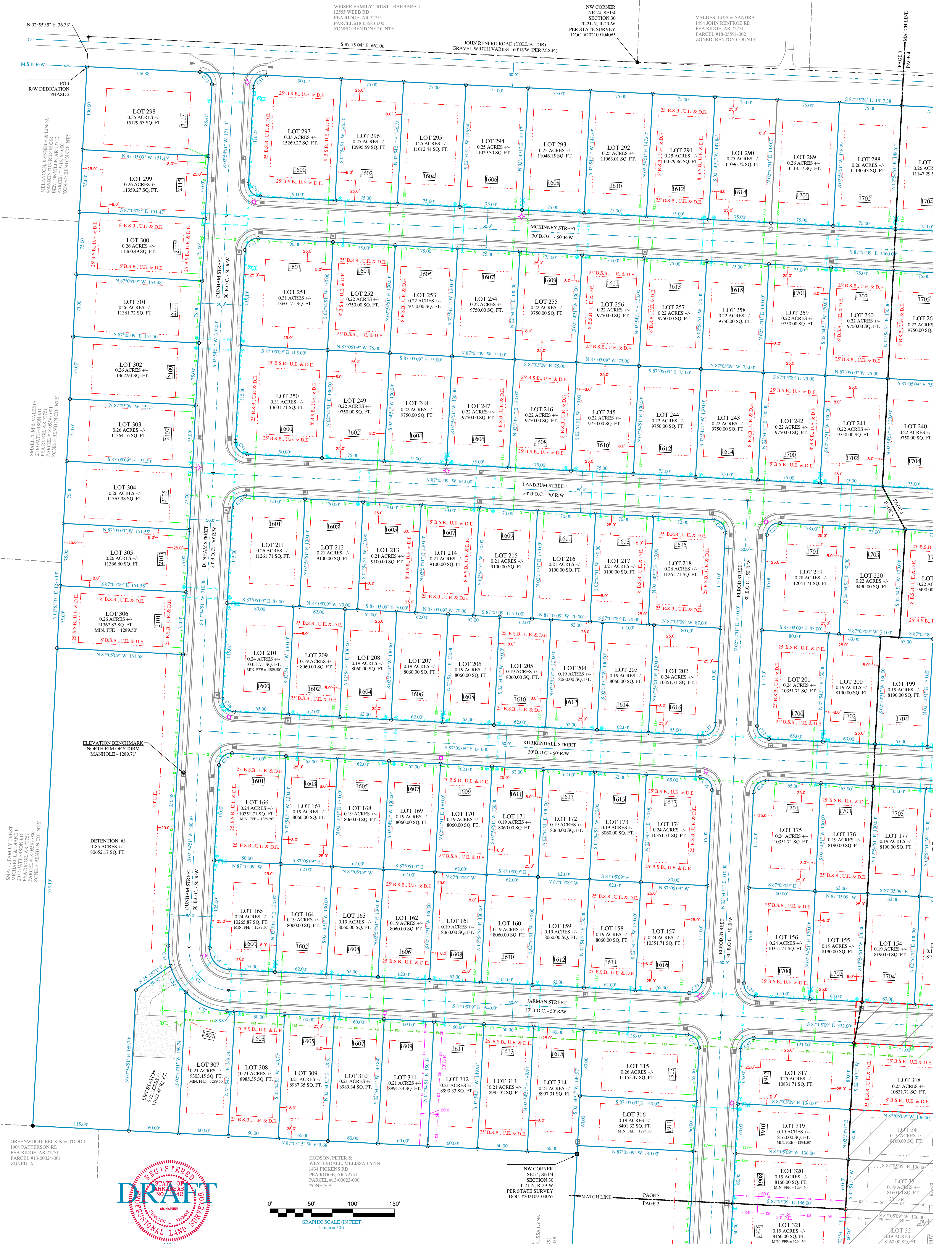
DATE: \_\_\_\_\_  
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR, THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

DRAWING #29-158  
PHASE 2 FINAL PLAT



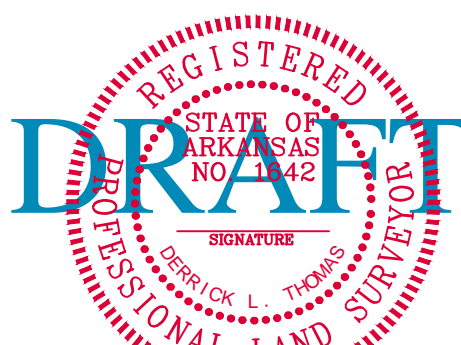
# FINAL PLAT OF LEXINGTON SUBDIVISION PHASE 2 (PAGE 3 OF 4)

RECORDING NUMBER DATE



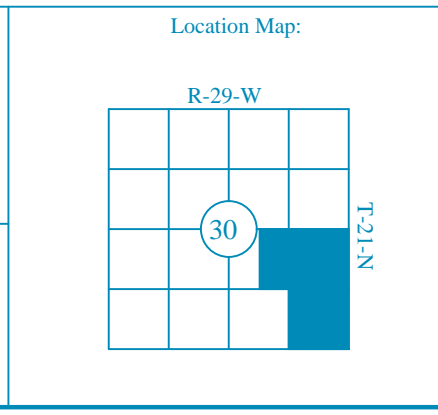
ELEVATION BENCHMARK  
NORTH RIM OF STORM  
MANHOLE - 1289.71'

DETENTION #3  
1.85 ACRES +/-  
11367.82 SQ. FT.  
MIN. FFE = 1289.50'



FOR USE AND BENEFIT OF:  
**KINNEY CREEK DEVELOPMENT LLC**  
ADDRESS: ARKANSAS HIGHWAY #72  
PEA RIDGE, ARKANSAS  
DATE: 03/23/26 SCALE: 1" = 50'  
SURVEYED: RW  
DRAFTED: AH  
REVIEWED: DT  
CGA #1335

**BATES**  
Engineers - Surveyors  
7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.3550  
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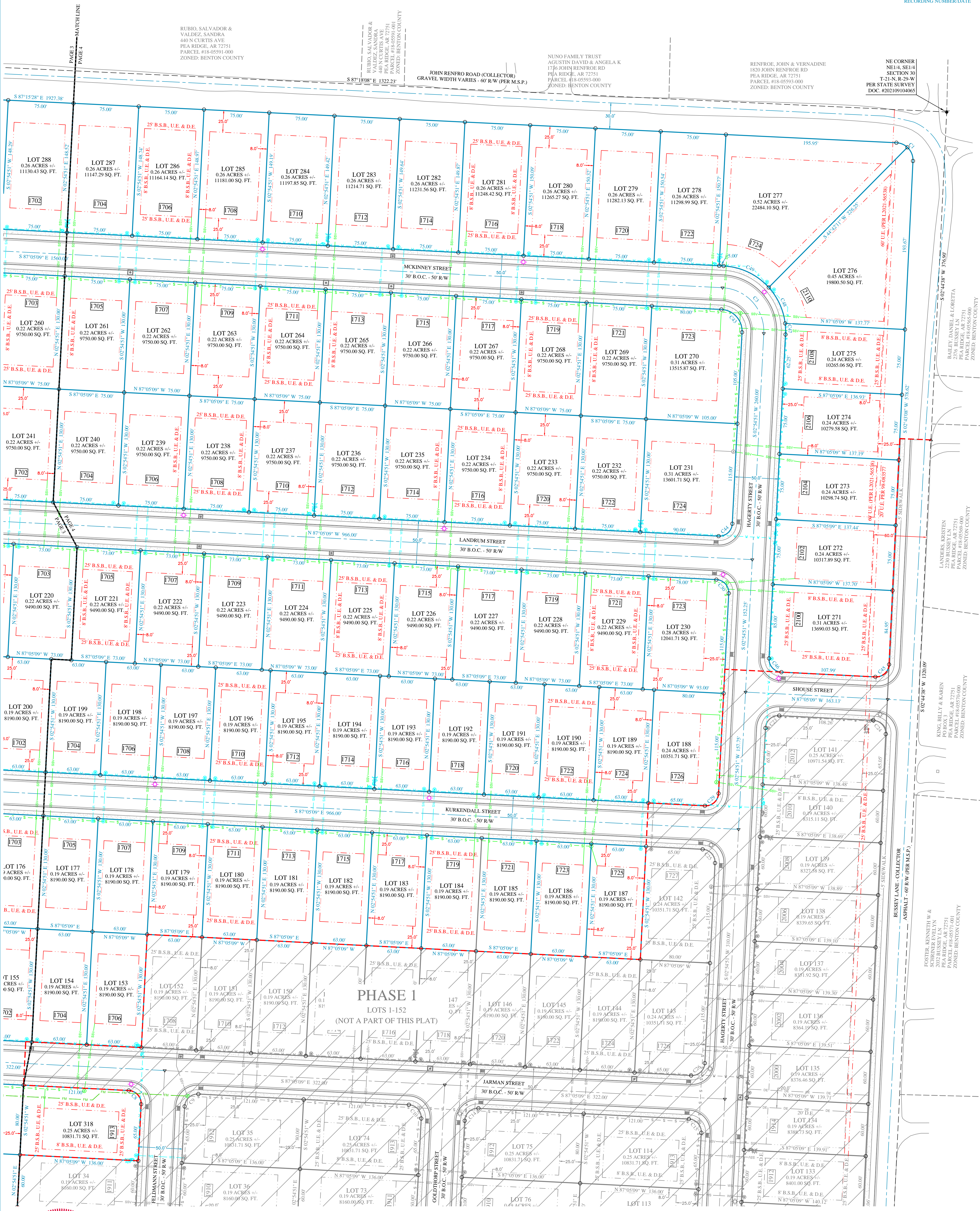


**LEGEND:**  
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING:  
FOUND ALLUM. MONUMENT  
FOUND RAILROAD SPIKE  
FOUND P.O. MARK  
SET P.K. NAIL  
COMPUTED POINT  
ELEVATION BENCHMARK  
WATER METER  
FIRE HYDRANT  
WATER VALVE  
SANITARY SEWER MH  
STORM SEWER INLET

BOUNDARY LINE (MEASURED)  
BOUNDARY LINE (EXISTING)  
FORTY LINE (EXISTING)  
CENTRAL LINE OF ROAD  
RIGHT-OF-WAY  
SEWER LINE  
SEWER SERVICE LINE  
FORCE MAIN  
WATER LINE  
WATER SERVICE LINE  
MATCH LINE  
UTILITY EASEMENT  
UTILITY EASEMENT  
PHASE LINE

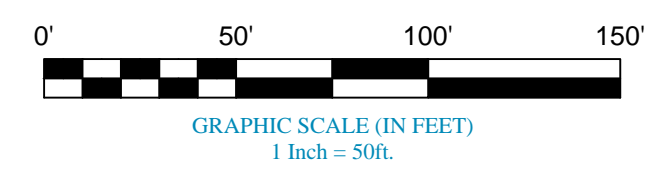
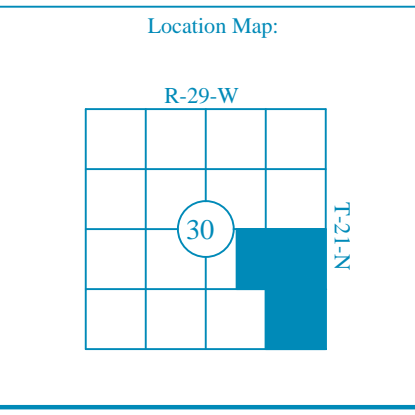
# FINAL PLAT OF LEXINGTON SUBDIVISION PHASE 2 (PAGE 4 OF 4)

RECORDING NUMBER DATE



FOR USE AND BENEFIT OF:  
**KINNEY CREEK DEVELOPMENT LLC**  
ADDRESS: ARKANSAS HIGHWAY #72  
PEA RIDGE, ARKANSAS  
DATE: 03/23/26  
SCALE: 1" = 50'  
SURVEYED: RW  
DRAFTED: AH  
REVIEWED: DT  
COA #1335

**BATES**  
Engineers - Surveyors  
7230 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.9350  
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- LEGEND:**
- FOUND ALLUM. MONUMENT
  - FOUND RAILROAD SPIKE
  - FOUND P.K. NAIL
  - SET P.K. NAIL
  - SET P.K. NAIL
  - COMPUTED POINT
  - ELEVATION BENCHMARK
  - WATER METER
  - FIRE HYDRANT
  - WATER VALVE
  - SANITARY SEWER MH
  - STORM SEWER INLET
  - BOUNDARY LINE (EXISTING)
  - BOUNDARY LINE (NEW)
  - PROPERTY LINE
  - CENTRELINE OF ROAD
  - UTILITY EASEMENT
  - UTILITY EASEMENT
  - SEWER LINE
  - SEWER SERVICE LINE
  - FORCE MAIN
  - WATER LINE
  - WATER SERVICE LINE
  - MATCH LINE
  - UTILITY EASEMENT
  - UTILITY EASEMENT

