



Planning Commission & Board of Adjustment

Pea Ridge City Hall

975 Weston Street

September 1, 2026 | 6:00 p.m.

- I. Call to Order**
- II. Roll Call**
- III. Review Minutes**
 - 1. August 4, 2026, Planning Commission Meeting
- IV. Announcements**
- V. Public Hearings**
 - 1. **Monarch Builders, LLC - Rezoning**
1911 & 1933 Hazelton Road
RE, Residential Estate & R-1, Low Density Residential to R-2, Medium Density Residential
- VI. Old Business**
 - 1. **Coincidental Lots - Text Amendment**
- VII. New Business**
 - 1. **Monarch Builders, LLC - Rezoning**
1911 & 1933 Hazelton Road
RE, Residential Estate & R-1, Low Density Residential to R-2, Medium Density Residential
- VIII. Other Business**
- IX. Board of Adjustments**
- X. Adjourn**

Agenda subject to change up to 24 hours prior to the meeting.



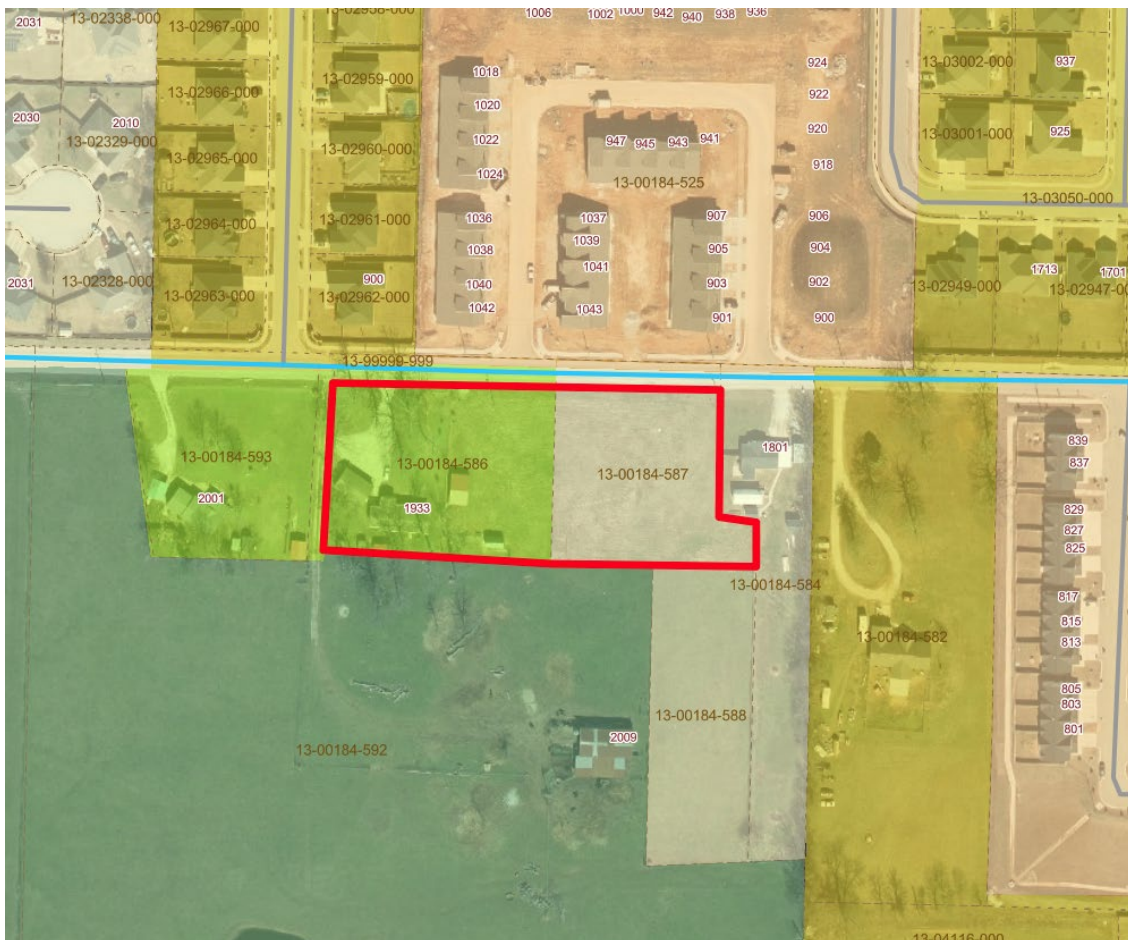
STAFF REPORT

Monarch Builders, LLC - Rezone

Location:	1911 & 1933 Hazelton Road
Current Zoning:	RE, Residential Estate & R-1, Low Density Residential
Land Use Designation:	MUN, Mixed Use Neighborhood
Proposed Zone:	R-2, Medium Density Residential
Owner/Applicant:	Monarch Builders, LLC
Property size:	+/- 2.27 acres

Request: Monarch Builders, LLC is requesting to rezone property at 1911 & 1933 Hazelton Road from RE, Residential Estate & R-1, Low Density Residential to R-2, Medium Density Residential

Vicinity Map (illustrative only):



Property Description

The subject property is located at 1911 & 1933 Hazelton Road, parcel number(s) 13-00184-586 and 13-00184-587. The property is presently zoned RE, Residential Estate & R-1, Low Density Residential with a future land use designation of MUN, Mixed Use Neighborhood. Adjacent zoning districts include R-2, Medium Density Residential to the Northwest; R-3, High Density Residential to the North; R-1, Low Density Residential to the East; RE, Residential Estate to the West; and A, Agriculture to the South. Adjacent land use designations include MUN, Mixed Use Neighborhood to the North, East, West, and South; and RS, Residential Subdivision to the Northwest. The property is presently developed with two residences. This property has direct access to Hazelton Road.

Relationship to the Comprehensive Land Use Plan

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

1. Providing a safe living environment that offers quietness and privacy
2. Protecting residential areas from adjacent incompatible land uses
3. Providing housing at low and medium densities
4. Providing housing accessible by an adequate street system

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

Analysis & Recommendation

This request meets many of the recommendations of the Comprehensive Land Use Plan. The property is located within an area that is already developing as a Mixed Use Neighborhood, with higher density townhomes located directly across the street, and within a few hundred feet to the east.

The properties' shape and in particular depth (~195'), do not offer the same relative likelihood to be able to accommodate higher density residential as would be seen in R-3, or a neighborhood commercial use that could be seen in C-1. With that, the R-2 designation would increase the density for the properties as envisioned by the MUN land use type.

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

Supplemental Information

Ch. 14.04.05 District Regulations

RE, Residential Estate. The purpose of this district is to accommodate single-family residential development on very low density, large estate type lots of at least 1 acre. This zone is intended to help establish and preserve rural/estate character in certain areas.

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.

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.

Future Land Use Categories:

MIXED USE NEIGHBORHOOD (MUN) Mixed Use Neighborhood areas include a mix of single and context appropriate multi unit housing types and neighborhood commercial uses that provide services for residents. Design standards are utilized to ensure compatibility between uses.

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



STAFF REPORT

Coincidental Lots Text Amendment

Request:

Approval of an ordinance amending the Zoning Code of the City of Pea Ridge to create Coincidental Lots.

History:

A gap exists in the space between traditional single-family subdivisions and condo-style development. The American mortgage system is skewed heavily towards financing fee simple land/home purchases, meaning the underlying property is owned by the borrower. In a condo situation, codified in Arkansas as a Horizontal Property Regime, the borrower finances the purchase of the structure, with no land accompanying the sale. While banks do have financing set up for these types of purchases, it is not nearly as robust, and not all financial institutions offer financing for condos.

Secondary to coincidental lots, this ordinance would also allow government uses in all zones, permitted by-right.

Purpose of Amendment:

The proposed amendment addresses 3 main parts:

1. Creation of a coincidental lot scheme that allows for legally platted lots to coincide, or very closely match, the footprint of the structure to be built. This allows the structure to be sold with the land, but in a similar size and scale as that of a condo.
2. Sets guardrails up to protect property owners, the city, utilities, and other stakeholders involved in the creation and ownership of coincidental lots.
3. Amending the table of uses to allow coincidental lots in all residential zones, and amending the table of uses to allow government services in all residential zones.

This amendment may further the cause of affordable housing by detaching the large areas of traditional lots and allowing these units to be sold at a lower price point.

Recommendation

Staff recommends adopting the proposed text amendment.

DRAFT - Proposed Amendment to Pea Ridge Zoning Regulations

14.04.02 Rules of Construction and Definitions

2. Lot, subordinate coincidental: a platted lot designed such that one or more of its lot lines coincide with an exterior or separating wall of a dwelling, or are located within five (5) feet of such exterior or separating wall. Such lots shall be surrounded by a superior coincidental lot on no less than 75% of its perimeter.

Lot, superior coincidental: a platted lot containing one or more subordinate coincidental lots, intended to provide common open space, access, and other shared facilities serving such subordinate lots, including, but not limited to, utilities, access points, and other easements.

14.04.05 District Regulations

1.b. Uses Permitted

RESIDENTIAL USES	A	RE	R-1	R-2	R-3	R-4
Single-family detached	P	P	P	P		
Single-family attached					P	
Single-family, zero lot line				C	P	
Duplex, triplex, 4-plex					P	C
Townhouse/Rowhouse					P	C
Live-work units	C				C	C
Loft apartment					P	P
Multi-family					P	P
Residential facility – assisted living	C	C			P	P
Emergency housing unit	C	C	C	C	C	C
Manufactured housing					C	P
Group residential					P	P
Coincidental Lots	P	P	P	P	P	P
CIVIC AND COMMERCIAL USES	A	RE	R-1	R-2	R-3	R-4
Airport or airstrip	C	C				
Alcoholic Beverages & Controlled Substances						
Animal care, general	C					
Animal care, limited	C					
Auditorium or stadium						
Automated teller machine					P	P
Bank or financial institution						C
Bakery						C

Bed and breakfast	C	C				
Car wash						
Cemetery	P	C	C	C	C	C
Church	P	C	C	C	C	C
College or university	C					
Communication tower	C	C	C	C	C	C
Construction sales and service						
Convenience store					C	C
Cultural Studio						C
Day care, limited (family home)	C	C	C	C	C	C
Day care, general					C	P
Entertainment, adult						
Funeral home						
Gas Station						
Golf course	C	C	C	C	C	C
Government service	P	P	P	P	P	P
Hospital					C	C
Hotel or motel						C
Library	P	P	P	P	P	P
Medical service/office					C	C
Museum					C	C
Nursing home	C				C	P
Office, general						P
Parking lot, commercial						
Parks and recreation	P	P	P	P	P	P
Pawn shops						
Plant Nursery	P					
Post office					C	P
Recreation/entertainment, indoor	C					C
Recreation/entertainment, outdoor	C					C
Recreational vehicle park	C					
Restaurant, fast-food						
Restaurant, general						C
Retail/service <10,000 sqft						C
Retail/service >10,000 sqft						C
Safety services	P	P	P	P	P	P
School, elementary/middle & high	C	C	C	C	C	C
Utility, major	C	C	C	C	C	C
Utility, minor	P	P	P	P	P	P

Vehicle and equipment sales						
Vehicle repair, general						
Vehicle repair, limited						
Vocational school	C					C
Warehouse, residential (mini) storage						
INDUSTRIAL, MANUFACTURING	A	RE	R-1	R-2	R-3	R-4
Asphalt or concrete plant	C					
Auto wrecking or salvage yard						
Basic industry						
Freight terminal						
Manufacturing, general						
Manufacturing, limited						
Mining or quarrying	C					
Research services						
Warehousing						
Welding or machine shop						
AGRICULTURAL USES	A	RE	R-1	R-2	R-3	R-4
Agriculture, animal	P	C	C	C	C	C
Agriculture, crop	P	P	P	P	P	P
Agriculture, farmers market	P	C				C
Agriculture, product sales	P	C	C	C	C	C

1.c. Lot, yard, and height regulations.

1.c.1.

Maximum lot coverage (all buildings) in all residential districts shall not exceed thirty-five percent (35%), except in subordinate coincidental lots where there shall be no maximum lot coverage, and a minimum lot coverage of seventy-five percent (75%).

1.c.5.

Certain architectural features may project into required yards, but not cross any property boundary or platted lot line, as follows:

1.c.11

(11) Subordinate Coincidental Lots. Coincidental lots shall be exempt from minimum lot area and dimension requirements of this section and be regulated per the following:

Minimum Lot Width: 15 feet
Minimum Lot Depth: 15 feet

Minimum Lot Area:	405 square feet
Minimum Lot Coverage:	75%
Minimum Front Setback	0 feet
Minimum Side Setback	0 feet
Minimum Rear Setback	0 feet
Maximum Height at eave	28 feet

1.c.12

(12) Superior Coincidental Lots. Superior coincidental lots shall be exempt from the minimum lot area and dimension requirements of this section and be regulated per the following:

Minimum Lot Width	30 feet
Minimum Lot Depth	30 feet
Minimum Lot Area	Equal to the total lot area of subordinate coincidental lots within.
Minimum Lot Coverage	0%
Minimum Front Setback	25'
Minimum Side Setback	8'
Minimum Rear Setback	20'
Maximum Height at eave	28 feet

14.04.08 Special Conditions Applicable to Certain Uses

10. Coincidental Lots

a. Subordinate Coincidental Lots

1. There shall be no minimum setback from any lot line, provided that no portion of any dwelling unit or structure shall cross any property boundary or platted lot line.

2. All lot lines of a subordinate coincidental lot shall be surrounded by a superior coincidental lot on no less than 75% of its perimeter.

3. The minimum distance between the nearest exterior walls, roofs, or eaves of structures located on any two subordinate coincidental lots shall be no less than ten (10) feet, provided such walls, roofs, or eaves do not meet the minimum fire-rating required by the most recently adopted fire code. This lot-to-lot separation is separate and distinct from the wall-to-lot-line relationship set out in the definition of "Lot, subordinate coincidental," and in no case shall the separation be less than the fire-separation distance required by the most recently adopted building code.

4. All subordinate coincidental lots shall be provided legal and permanent access to a public street, alley, green, trail, or other public way through a superior coincidental lot by means of a platted easement no less than ten (10) feet in width, or as required by applicable fire code.

5. Coincidental lots shall only be replatted with the consent of the governing body of the superior coincidental lot or consent of more than fifty percent (50%) of the property owners having rights to the superior coincidental lot should the governing body be defunct.

6. All dwellings or structures located on subordinate coincidental lots shall maintain minimum separation distances as required by the most recently adopted building code and/or fire

code, or shall provide fire-rated protection as permitted by such most recently adopted building and/or fire code.

7. No subordinate coincidental lot shall be created in a manner that would allow the erection of a structure within the corner visibility (sight triangle) area required under the Corner Visibility standard of this Title (Section [14.04.09]) or the intersection sight-distance required under the Intersections standard of Title 15 (Section [15.04.____]), or would in any other manner create a visibility or safety issue to motorists and non-motorists.

8. No subordinate coincidental lot shall be created in a manner that prevents the provision, maintenance, or operation of approved stormwater and drainage facilities.

9. Any lot line that coincides with, or is located within five (5) feet of, an exterior wall shall be resurveyed prior to final plat submission to confirm its location relative to such wall.

10. Each subordinate coincidental lot shall be served by public or approved private utilities through recorded easements as required by the utility provider.

b. Superior Coincidental Lots

1. The superior coincidental lot shall be owned and maintained jointly or governed and maintained by association or other legal entity and shall be responsible for maintenance of common facilities and common properties.

2. Easements necessary to service subordinate coincidental lots may overlap one another.

3. A superior coincidental lot shall not be further subdivided in a manner that causes any subordinate coincidental lot to violate the provisions of this Title.

4. A superior coincidental lot shall not be dissolved, conveyed, or otherwise separated from the subordinate coincidental lots except through a replat approved by the city.

5. Prior to final plat approval, the owner shall record a declaration of covenants, conditions, and restrictions that references the recorded plat and that: (i) establishes the association or other legal entity responsible for the superior coincidental lot, which entity shall be legally formed prior to final plat approval; (ii) obligates that entity to maintain all common facilities, common properties, access easements, utilities, and stormwater and drainage facilities serving the subordinate coincidental lots; and (iii) provides that the owners of the subordinate and superior coincidental lots shall be jointly and severally liable for the obligations of the governing entity in the event it is dissolved, becomes defunct, or otherwise ceases to function. The declaration is a private agreement enforceable solely by the association and the property owners; the city shall not be a party to or beneficiary of the declaration and shall have no obligation to enforce any covenant contained therein. The declaration shall constitute a covenant running with the land and shall be binding upon all successors in title.

6. Every conveyance of a subordinate or superior coincidental lot shall be made subject to the recorded plat and to the declaration required by subsection (b)(5), referenced by recording information, so that all obligations set forth therein run with the land and bind all successors in title. All easements and common-area designations serving the subordinate coincidental lots shall be shown on the recorded plat.

7. The Final Plat for the establishment of any coincidental lots shall include the following statement: “All superior coincidental lots shall allow for the dedication of easements as necessary for the conveyance of access, utilities, drainage, and other rights as necessary or required by the city, county, state, utility provider, or owner of a subordinate coincidental lot.”

8. No permanent structure or object shall be moved, constructed, or otherwise located in a superior coincidental lot that will impede, block, or otherwise disrupt access, utilities, drainage, or other rights

14.04.09 General Standards

1.4.a Onsite.

Except as otherwise specifically provided, required off-street parking, and loading spaces shall be located on the same lot as the principal use. Required parking for dwellings located on subordinate coincidental lots may be located wholly or partially on the superior coincidental lot, provided such parking is located within a platted easement dedicated only to the subordinate coincidental lot, and only for parking, ingress, and egress.

1.4.c.1.

In RE, R-1, and R-2 districts, required off-street parking shall not be located within a street (front or street side) setback. Parking in excess of the required number of spaces is allowed in the street setback, but not off the driveway, and not in a manner that obstructs sidewalks or that obstructs the corner visibility (sight triangle) required under the Corner Visibility standard of this Title (Section [14.04.__]) or the intersection sight-distance required under the Intersections standard of Title 15 (Section [15.04.__]), at any street intersection, driveway, or alley. Required parking for dwellings located on subordinate coincidental lots may be located wholly or partially within a required setback, provided such parking is located within a platted easement dedicated only to the subordinate coincidental lot, and only for parking, ingress, and egress.

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER HOMES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, A WHOLLY OWNED SUBSIDIARY OF AND SUCCESSOR IN INTEREST TO COOPER COMMUNITIES, INC., (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THIS PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 10:00 O'CLOCK A.M. ON THE 18TH DAY OF MAY, 1965, COOPER COMMUNITIES, INC., JOINED BY BELLA VISTA COUNTRY CLUB (NOW BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION) A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION OF COVENANTS AND RESTRICTIONS WHICH IS THERE RECORDED IN BOOK 373, PAGE 08, ET SEQ., AND AT 1:44 O'CLOCK P.M. ON THE 25TH DAY OF MAY, 2001, COOPER HOMES, INC. JOINED BY HIGHLAND PARK VILLAS OWNERS ASSOCIATION, INC., A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, AN AMENDED AND RESTATED SUPPLEMENTAL DECLARATION (THE FIRST SUPPLEMENTAL DECLARATION), WHICH IS THERE RECORDED IN RECORD-BOOK 01, PAGE 073002CV ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED HEREON WITHIN THE PROVISIONS OF THE AFORESAID DECLARATION AND WITHIN THE PROVISIONS OF THE AFORESAID FIRST SUPPLEMENTAL DECLARATION, WHICH ARE BY REFERENCE BOTH MADE A PART OF THIS PLAT, IN THEIR ENTIRETY, AND LIKEWISE THE SUPPLEMENTAL DECLARATION CONTEMPORANEOUSLY FILED HERewith, IN ITS ENTIRETY, IS BY REFERENCE MADE A PART OF THIS PLAT.

2. THE LIMITED COMMON PROPERTIES REFLECTED HEREON ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED HEREON AS WELL AS OWNERS OF ALL THE VILLAS PROPERTIES AS SO DEFINED IN THE AFORESAID FIRST SUPPLEMENTAL DECLARATION AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR THE USE OF ANY OTHER PERSONS. THE USE OF THE LIMITED COMMON PROPERTY IS SUBJECT, HOWEVER, TO ARTICLE IV OF THE SAID FIRST SUPPLEMENTAL DECLARATION PROVIDING FOR PROPERTY RIGHTS AND ARTICLE IX THEREOF PROVIDING FOR PARTY WALLS, ROOF OVERHANG EASEMENTS AND CHIMNEY ENCROACHMENT EASEMENTS.

3. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THIS PLAT, INCLUDING THE LIMITED COMMON PROPERTY PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID.

4. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE LIMITED COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

5. IN THE EVENT IT BECOMES NECESSARY TO AMEND THIS PLAT SUBSEQUENT TO THE RECORDATION HEREOF FOR CORRECTION OF ERRORS HEREON, THE DEVELOPER HEREBY RESERVES THE RIGHT SO TO DO, PROVIDED, HOWEVER, THAT ANY SUCH AMENDMENT SHALL NOT IN ANY MATERIAL MANNER AFFECT ANY THEN OWNER OF THE LANDS REFLECTED HEREON WITHOUT THE JOINDER THEREOF.

DATED THIS 21 DAY OF Oct, 2004.

COOPER HOMES, INC.

BY *Thomas F. Costello*
TITLE *DIRECTOR OF ENGINEERING*

LOT 21, BLOCK 2

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND IRON PIN AT THE SE CORNER OF SAID SECTION 29; THENCE WEST 431.35 FEET; THENCE NORTH 766.29 FEET TO THE POINT OF BEGINNING; THENCE N06°18'09"E 78.15 FEET; THENCE S78°35'48"E 109.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF GLENBROOK LANE; THENCE S00°52'06"W ALONG SAID RIGHT-OF-WAY LINE 45.66 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 32.16 FEET AND A CHORD BEARING AND DISTANCE OF S04°09'33"W 32.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE N79°07'32"W 114.51 FEET TO THE POINT OF BEGINNING. CONTAINING 0.20 ACRES, MORE OR LESS.

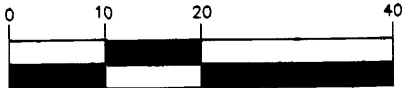
FLOOD NOTE.

THE HEREON DESCRIBED SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0035 E. MAP EFFECTIVE DATE: SEPTEMBER 19, 1991.

ACREAGE	
LOT 21	= 0.08 ACRES
LCP	= 0.12 ACRES
TOTAL	= 0.20 ACRES

LEGEND

- SET 5/8" REBAR WITH CAP
- PROPERTY LINE
- LCP LIMITED COMMON PROPERTY



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
BASIS OF BEARING: PLAT P3-388

2004 1224
Recorded in the Above
Plat Book & Page
10-21-2004 01:27:44 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

PREPARED FOR:
COOPER HOMES, INC.

STATE CODING NO. 500-21N-31W-0-29-220-04-1286

RECORD PLAT
LOT 21, BLOCK 2
HIGHLAND PARK VILLAS
BELLA VISTA VILLAGE, ARKANSAS

 **Costello Land Surveying**
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

JOB NO. 4014	DATE: 10-20-04
SHEET 1 OF 1	DRAWING: LOT21PLAT

FOUND 1/2" REBAR
SE CORNER
SECTION 29
T-21-N, R-31-W

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

10/20/04
DATE

