

## Notice of Public Hearing

Notice is hereby given that a public hearing will be had before the Pea Ridge Planning Commission on the day of April 4, 2023, at 6:00p.m. at the Pea Ridge City Hall, 975 Weston St. on the application of S. Michael & Melissa Young to rezone the following described property to R-1 from Agricultural.

Parcel ID:

13-01200-020

Legal Description:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVEN (7), TOWNSHIP TWENTY (20) NORTH, RANGE TWENTY-NINE (29) WEST DESCRIBED AS FOLLOW, TO-WIT: COMMENCING AT A FOUND IRON PIN FOR THE NORTHWEST (NW) CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION SEVEN (7); THENCE SOUTH 02°38'38" WEST A DISTANCE OF 2,194.68 FEET; THENCE NORTH 81°25'56" EAST A DISTANCE OF 486.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69°54'24" EAST A DISTANCE OF 78.81 FEET; THENCE SOUTH 70°51'19" EAST A DISTANCE OF 93.75 FEET; THENCE SOUTH 72°21'36" EAST A DISTANCE OF 314.76 FEET TO A SET IRON PIN; THENCE SOUTH 17°43'10" WEST A DISTANCE OF 464.31 FEET; THENCE NORTH 41°45'03" WEST A DISTANCE OF 134.26 FEET TO A SET IRON PIN; THENCE NORTH 59°19'45" WEST A DISTANCE OF 330.55 FEET TO A SET IRON PIN; THENCE NORTH 17°19'58" WEST A DISTANCE OF 29.86 FEET TO A SET IRON PIN; THENCE NORTH 53°58'30" EAST A DISTANCE OF 27.04 FEET TO A SET IRON PIN; THENCE NORTH 34°20'22" EAST A DISTANCE OF 16.90 FEET TO A SET IRON PIN; THENCE NORTH 19°00'12" EAST A DISTANCE OF 11.16 FEET TO A SET IRON PIN; THENCE NORTH 13°38'25" EAST A DISTANCE OF 14.52 FEET TO A SET IRON PIN; THENCE NORTH 09°18'04" EAST A DISTANCE OF 11.49 FEET TO A SET IRON PIN; THENCE NORTH 04°30'58" EAST A DISTANCE OF 37.54 FEET TO A SET IRON PIN; THENCE NORTH 01°40'41" WEST A DISTANCE OF 13.70 FEET TO A SET IRON PIN; THENCE NORTH 14°07'08" WEST A DISTANCE OF 12.59 FEET TO A SET IRON PIN; THENCE NORTH 19°07'44" WEST A DISTANCE OF 12.55 FEET TO A SET IRON PIN; THENCE NORTH 21°53'42" WEST A DISTANCE OF 11.23 FEET TO A SET IRON PIN; THENCE NORTH 23°28'13" WEST A DISTANCE OF 17.11 FEET TO A SET IRON PIN; THENCE NORTH 31°34'30" WEST A DISTANCE OF 17.54 FEET TO A SET IRON PIN; THENCE NORTH 21°34'00" EAST A DISTANCE OF 124.84 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 4.00 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS, LIENS, AND ENCUMBRANCES WHICH MAY OR MAY NOT BE OF RECORD. SURVEYS: 8/19/2022 L202254620

Layman's Description:

Sugar Creek Road Pea Ridge, Ar. 72751