

**Before the Planning Commission/Board of Adjustments  
of  
The City of Pea Ridge, Arkansas  
Notice of Public Hearing for a Variance Request**

Notice is hereby given pursuant to Section of the City of Pea Ridge Code that Jeff and Tina Hill is applying to the Pea Ridge Planning Commission/Board of Adjustments for a variance to certain real property at 12823 Sugar Creek Road. A public hearing will be had before the Pea Ridge Planning Commission/Board of Adjustments on the 3<sup>rd</sup> day of September 2024, at 6:00 p.m., at the Pea Ridge City Hall, 975 Weston St. on the application of Jeff and Tina Hill for a variance to the following described property.

Parcel ID: 13-01200-021, 13-01220-001, 13-01205-002, and 13-01221-002

Petitioner: Jeff and Tina Hill

**Legal Description:**

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION EIGHT (8), TOWNSHIP TWENTY (20) NORTH, RANGE TWENTY-NINE (29) WEST AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 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 SOUTH 81\*35'32" EAST A DISTANCE OF 1301.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72\*21'36" EAST A DISTANCE OF 72.84 FEET; THENCE SOUTH 73\*04'40" EAST A DISTANCE OF 119.98 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 300.49 FEET A CHORD BEARING OF SOUTH 54\*20'51" EAST A CHORD DISTANCE OF 137.59 FEET TO A POINT; THENCE SOUTH 48\*53'14" WEST A DISTANCE OF 50.86 FEET TO A SET IRON PIN; THENCE SOUTH 31\*33'12" WEST A DISTANCE OF 12.70 FEET TO A SET IRON PIN; THENCE SOUTH 21\*20'18" WEST A DISTANCE OF 18.68 FEET TO A SET IRON PIN; THENCE SOUTH 09\*04'29" WEST A DISTANCE OF 15.31 FEET TO A SET IRON PIN; THENCE SOUTH 05\*40'22" WEST A DISTANCE OF 19.66 FEET TO A SET IRON PIN; THENCE SOUTH 01\*45'00" WEST A DISTANCE OF 75.47 FEET TO A SET IRON PIN; THENCE SOUTH 08\*10'40" WEST A DISTANCE OF 24.81 FEET TO A SET IRON PIN; THENCE SOUTH 28\*28'48" WEST A DISTANCE OF 16.13 FEET TO A SET IRON PIN; THENCE SOUTH 33\*08'58" WEST A DISTANCE OF 16.22 FEET TO A SET IRON PIN; THENCE SOUTH 52\*09'11" WEST A DISTANCE OF 18.51 FEET TO A SET IRON PIN; THENCE SOUTH 57\*26'43" WEST A DISTANCE OF 61.70 FEET TO A SET IRON PIN; THENCE SOUTH 71\*56'28" WEST A DISTANCE OF 89.90 FEET TO A SET IRON PIN; THENCE SOUTH 81\*21'27" WEST A DISTANCE OF 60.03 FEET TO A SET IRON PIN; THENCE SOUTH 80\*57'03" WEST A DISTANCE OF 74.44 FEET TO A SET IRON PIN; THENCE SOUTH 65\*09'42" WEST A DISTANCE OF 16.71 FEET TO A SET IRON PIN; THENCE SOUTH 53\*23'08" WEST A DISTANCE OF 11.05 FEET TO A SET IRON PIN; THENCE SOUTH 04\*02'07" EAST A DISTANCE OF 12.65 FEET TO A SET IRON PIN; THENCE SOUTH 85\*57'53" WEST A DISTANCE OF 115.83 FEET TO A SET IRON PIN; THENCE NORTH 04\*02'07" WEST A DISTANCE OF 15.99 FEET TO A SET IRON PIN; THENCE NORTH 23\*40'13" EAST A DISTANCE OF 516.31 FEET TO THE POINT OF BEGINNING CONTAINING IN ALL 3.22 ACRES, MORE OR LESS AND BEING TRACT 4 ON SURVEY L202254620, AND BEING SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAYS, LIENS, AND ENCUMBRANCES WHICH MAY OR MAY NOT BE OF RECORD. LEGAL INCLUDES PARCELS: 13-01200-021, 13-01205-002, 13-01220-001 & 13-01221-002

Please see vicinity map Exhibit "A" for reference.

Layman's Description: 12823 Sugar Creek Road

Thank you,

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Planning Director  
City of Pea Ridge  
975 Weston Street  
Pea Ridge, Ar. 72751  
479-451-1122

Exhibit "A"

