



**Mayor
Nathan See**

**City Clerk
Sandy Button**

Notice is hereby given that pursuant to Section of the City of Pea Ridge Code that, Sycamore Holdings LLC is applying to the Pea Ridge Planning Commission to rezone certain real property on 505 Emery BLVD., Pea Ridge, Arkansas. A public hearing will be held before the Pea Ridge Planning Commission on the 7th day of January 2025, at 6:00 p.m., at the Pea Ridge City Hall, 975 Weston Street on the application of Sycamore Holdings LLC, to rezone the following described property for Parcel # 13-00314-010 and 13-00314-011.

LEGAL DESCRIPTION:

PARENT TRACTS

SURVEY DESCRIPTION - TRACT "A", HAMPTON HOLDINGS:

PART OF THE SW/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SECTION 36; THENCE ALONG THE NORTH LINE OF THE SW/4 OF SAID SECTION 36 N87°23'27"W 662.74 FEET TO A MAG NAIL AND WASHER AS THE POINT OF BEGINNING; THENCE S02°09'43"W 1318.15 FEET TO AN IRON PIN IN THE SOUTH LINE OF THE NE/4 OF THE SW/4 OF SAID SECTION 36; THENCE ALONG SAID SOUTH LINE N87°27'11"W 662.32 FEET; THENCE N87°27'11"W 327.07 FEET; THENCE LEAVING SAID SOUTH LINE N02°07'40"E 1319.23 FEET TO A MAG NAIL AND WASHER IN THE NORTH LINE OF THE SW/4 OF SAID SECTION 36; THENCE ALONG SAID NORTH LINE S87°23'27"E 327.08 FEET; THENCE S87°23'27"E 663.11 FEET TO THE POINT OF BEGINNING, CONTAINING 29.963 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF HAZELTON ROAD ALONG THE NORTH SIDE, AND SUBJECT ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT "B", SYCAMORE HOLDINGS:

PART OF THE NW/4 OF THE SW/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SECTION 36; THENCE ALONG THE NORTH LINE OF THE SW/4 OF SAID SECTION 36 N87°23'27"W 1325.85 FEET; THENCE N87°23'27"W 327.08 FEET TO A MAG NAIL AND WASHER AS THE POINT OF BEGINNING; THENCE S02°07'40"W 1319.23 FEET TO THE SOUTH LINE OF THE SAID NW/4 OF THE SW/4; THENCE ALONG SAID SOUTH LINE N87°27'11"W 998.74 FEET TO AN IRON PIN AT THE SW CORNER OF SAID NW/4 OF THE SW/4; THENCE ALONG THE WEST LINE OF THE SAID NW/4 OF THE SW/4 N02°28'27"E 1320.28 FEET TO A MAG NAIL AND WASHER AT THE NW CORNER OF THE SAID NW/4 OF THE SW/4; THENCE ALONG THE NORTH LINE OF THE SAID NW/4 OF THE SW/4 S87°23'27"E 990.77 FEET TO THE POINT OF BEGINNING, CONTAINING 30.138 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF HAZELTON ROAD ALONG THE NORTH SIDE, AND SUBJECT ALL EASEMENTS OF RECORD.

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SURVEY DESCRIPTION:

PART OF THE NW/4 OF THE SW/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SECTION 36; THENCE ALONG THE NORTH LINE OF THE SW/4 OF SAID SECTION 36 N87°23'27"W 1325.85 FEET; THENCE N87°23'27"W 327.08 FEET TO A MAG NAIL AND WASHER, THENCE ALONG THE NORTH LINE OF THE SW/4 OF SAID SECTION 36 N87°23'27"W 809.16 FEET AS THE POINT OF BEGINNING; THENCE S02°30'45"W 163.59 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 245.46 FEET, AND A CHORD BEARING OF S11°33'05"W, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 805.27 FEET, AN ARC LENGTH OF 290.65 FEET, AND CHORD BEARING OF S15°16'31"E, THENCE N87°37'12"W 152.15 FEET, THENCE S02°32'49"W 99.99 FEET, THENCE N87°37'12"W 176.41 FEET, THENCE N02°28'27"E 176.41 FEET 775.64 FEET, THENCE S87°23'27"E 181.61 FEET TO THE POINT OF BEGINNING, CONTAINING 4.03 ACRES MORE OR LESS.

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SURVEY DESCRIPTION:

PART OF THE NW/4 OF THE SW/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SECTION 36; THENCE ALONG THE NORTH LINE OF THE SW/4 OF SAID SECTION 36 N87°23'27"W 1325.85 FEET; THENCE N87°23'27"W 327.08 FEET TO A MAG NAIL AND WASHER; THENCE S02°07'40"W 1319.23 FEET TO THE SOUTH LINE OF THE SAID NW/4 OF THE SW/4; THENCE ALONG SAID SOUTH LINE N87°27'11"W 768.17 FEET AS THE POINT OF BEGINNING; THENCE N02°33'40"E 30.35 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 200.80 FEET, AND A CHORD BEARING OF N14°03'58"W, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 805.27 FEET, AN ARC LENGTH OF 428.76 FEET, AND A CHORD BEARING OF N10°19'05"E, THENCE N87°37'12"W 152.15 FEET, THENCE S02°32'49"W 99.99 FEET, THENCE N87°37'12"W 176.41 FEET, THENCE S02°28'27"W 544.64 FEET, THENCE S87°27'11"W 230.57 FEET TO THE POINT OF BEGINNING, CONTAINING 3.92 ACRES MORE OR LESS.

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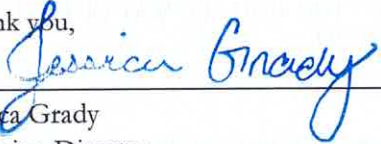
SURVEY DESCRIPTION:

PART OF THE SW/4 OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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Layman's Description: Parcel #13-00314-010 and 13-00314-011; located at 505 Emery BLVD.; Please see the vicinity map marked "Exhibit A".

You are being notified as a requirement of the City of Pea Ridge Municipal Code. This notification will allow you an opportunity to express your views or concerns regarding the above petition. If you have any questions or comments concerning this application, please forward your comments in writing to the Planning Department; 975 Weston Street, Pea Ridge, Arkansas 72751, or email the Planning Director at jessica.grady@cityofpearidge.com, or please call the Planning Department at 479-451-1122 Monday thru Friday 8 am to 5 pm.

Thank you,



Jessica Grady
Planning Director
City of Pea Ridge
975 Weston Street
Pea Ridge, AR 72751
479-451-1122 ex. 107

“Exhibit A”

