

ORDINANCE NO. 44 OF 2025

**AN ORDINANCE PERMITTING CERTAIN EMPLOYEES
AND/OR THEIR RELATIVES TO CONDUCT BUSINESS WITH
THE CITY OF BENTON, ARKANSAS, AND PRESCRIBING THE
EXTENT OF SUCH AUTHORITY; AND FOR OTHER PURPOSES**

WHEREAS, it has been recommended by the Bureau of Legislative Audit that the City of Benton, Arkansas, adopt an ordinance that allows employees who also provide other services that are beyond the scope of their employment, and/or the employee's relative to conduct business with the City; and

WHEREAS, but for the adoption of this Ordinance, Arkansas Code §14-42-107 would prohibit the City from purchasing or otherwise obtaining these part-time services from the employees and/or their relatives named herein; and

WHEREAS, the City Council finds it is in the best interest of the City to do business with the employees and/or their relatives named herein, and the services provided.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF BENTON, ARKANSAS:**

SECTION 1: The employees listed in the attached Exhibit 1 shall be permitted to conduct business and to furnish such services to the City to the full extent that he or she could have conducted business with the City of Benton, but for the effect of Arkansas Code § 14-42-107 prior to the adoption of this Ordinance.

PASSED AND APPROVED this _____ day of August 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

Exhibit 1

<u>Employee Name</u>	<u>Additional Services Allowed</u>
Anthony Branch	Miscellaneous Services
Karlee Backus	Miscellaneous Services
Dustin Hamm	Miscellaneous Services
Estrella Gonzales (relative of Joanna Sanchez)	Miscellaneous Services
Remington Bailey (relative of Matthew Lutz)	Miscellaneous Services
Georgia Geren (relative of Samatha Geren)	Miscellaneous Services
Marty Stauber	Repair Services
Tyler Henderson	Electrical Services
Justin Gregory	Plumbing Services
Nathaniell Sky-Eagle	Big Bear's Meat House & Catering

Additional Services Allowed - Security for Park Department Special Events

Scotty Hodges	James Burchfield	Malachi McCluggage
Jeff Besancon	Laura Chandler	Joseph McKinley
Patrick Baker	Shelby-Lynn Chavers	Marco Medina
Ronald Davidson	Joe Chism	Cory Mize
Kevin Russell	Michael Collins	Joshua Mungle
Larry Applegarth	Kenneth Condrey	Edward Niemczyk
Jamar Bennett	Annabelle Cupps	Angel Oliver
Brian Bigelow	Allen Daschke	Katherine Parker
Dustin Hamm	Gryphon Davidson	Christian Raymick
Seth Hopkins	Elizabeth Dearyan	Blake Reynolds
Quinton Jackson	Matthew Denman	David Richey
Michael Payton	Dustin Derrick	Ryan Roush
Don Robertson	Mikhail Dukes	Joanna Sanchez
Andrew Talbot	Tristan Everett	Jeffery Smith
Chris Benham	Brian Franklin	Franklin Snodgrass
Mason Curtis	Tyler Freshour	Logan Stachey
Brett Davidson	David Gatlin	Sean Stroud
Miles French	Jacob Griffith	Cameron Tipton
Corey Green	Dakota Grizzle	Victor Torres Vergara
Jarred McCauley	Madysen Hayes	Abdias Valdez
Jason Moore	Justin Helm	Jesse Valdez
John Spadaro	Joshua Henderson	Dustin Ward
Eddie Tullos	Ryan Houdek	Bryan Wilfong
Charles Anderson	Brandus Howard	Evan Williams
Nicholas Anderson	Zion Hunter	Konrad Williams
Ryne Besancon	Peter Iaboni	Zachary Wisenor
Brandon Brangaccio	Matthew Kuntz	
Walker Brown	Timothy Luper	
Michael Buckley	Traevion Maxwell	

Additional Services Allowed - Security for Park Department Special Events

ORDINANCE NO. 45 OF 2025

AN ORDINANCE REZONING 709 YUMA STREET IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R2 SINGLE FAMILY DISTRICT DETACHED HOUSING TO C3 SERVICE COMMERCIAL AND FOR OTHER PURPOSES

WHEREAS, an application for rezoning was filed with the Planning Commission of the City of Benton, Arkansas, requesting that the property located at 709 Yuma Street in the City of Benton be rezoned from R2 to C3; and

WHEREAS, the Planning Commission ordered a public hearing be held on August 5, 2025, at 6:00 p.m., for the purpose of hearing said application; the notice of such hearing having been published in a newspaper having a bona fide circulation in Saline County, Arkansas, with evidence having been submitted that all property owners or lessees within 300 feet of the property having been notified of said hearing; and at said hearing, the Planning Commission recommended to the City Council that such request be granted; and

WHEREAS, the City Council of the City of Benton, Arkansas, desires to rezone the following property from R2 to C3.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:

SECTION 1: The following described property is hereby rezoned from R2 Single Family District Detached Housing to C3 Service Commercial

Address: 709 Yuma Street Benton, AR 72015
Parcel Number: 805-19735-000

PASSED AND APPROVED this _____ day of August 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

08.05.2025				
709 Yuma [Rezone from R2 to C3]				
	Voter		YES	NO
1	Member	Carl West	<input checked="" type="checkbox"/>	
2	Member	Brett Chumley	<input checked="" type="checkbox"/>	
3	Member	Lois Burks	<input checked="" type="checkbox"/>	
4	Member	Darrell Wood	<input checked="" type="checkbox"/>	
5	Member	John Clements	<input checked="" type="checkbox"/>	
6	Member	Pamela Gibson	<input checked="" type="checkbox"/>	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton	<input checked="" type="checkbox"/>	
9	Member	Andy Warford		

Nomination
Motion WEST
Second Chilton

Nomination
Motion
Second

NICK DYER
PLUMBING CO. in favor

wants to maintain
R2

LEAN HENDERSON
SPEAKS AGAINST R2

FORCE FOR SCREENING
NO TRAFFIC; 10-15
EMPLOYEES

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Matthews
Planner
Phone: (501) 776-5938
Email: Chelsea.Matthews@bentonar.org



114 South East Street
Benton, Arkansas 72015
Fax: (501) 776-5922
Web: www.bentonar.org

MEMORANDUM

TO: James Stilwell
Planning Commission

FROM: Chelsea Matthews
Community Development

DATE: 08.05.2025

RE: 709 Yuma Street [Rezone from R2 to C3]

Dyer & Murray Properties LLC [property owner] is requesting approval of a rezone at 709 Yuma St. This property is currently zoned R2 [Single Family District Detached Housing] and he is requesting this property be rezoned to C3 [Service Commercial]. All questions and comments from Benton Utilities and the City of Benton have been approved.

Please contact the Community Development Office if we may be of further assistance.

709 YUMA ST.
#005-19735-000

Rezone Check List

Cover Memo	YES ATTACHED
Application	YES ATTACHED
\$40 Fee	YES ATTACHED
Vicinity Map 8.5 x 11" size [12 Copies]	YES ATTACHED
Scale Drawing w Information of Owners within 300 feet [12 Copies]	YES ATTACHED
Proof of Ownership OR Notorized Letter	YES ATTACHED
Address	709 YUMA ST.
Parcel Number	#005-19735-000
Approved DRC Comments	YES ATTACHED
Current Zone	R2
Proposed Zone	C3
Surrounding Zones	R2
Proof of Publication [15 Days Prior to Meeting]	YES ATTACHED
"Subject to Rezone" Sign [15 Days Prior to Meeting]	YES ATTACHED
Mail Notification to all Leasee or Owners within 300 Feet of Property [15 Days Prior to Meeting] *Certified Mail Receipts	YES ATTACHED
Applied for in the Last 12 Months?	NO
City Council Meeting	08.25.25

Chelsea Matthews

Subject:

DRC Comments for 709 Yuma St [Rezone]

Good Afternoon,

Below are comments I have received regarding the Rezone @ 709 Yuma St. If project was denied, please address all comments and corrections and resubmit revised plans to the Community Development Office.

Community Development:

- This rezone request has been approved @ DRC. This item has been added to the Planning Commission agenda for 08.05.2025 @ 6:00PM. Please make sure that you or a representative is present to answer any questions.

Electric Department:

- Benton Electric approves this rezone

Fire Marshal:

- Fire has no comments.

Street Department:

- Streets and drainage apporves

Wastewater Conveyance Department:

- Wastewater approves rezone only

Water Department:

- Water department approves this request.

Please let me know if you need anything else!



Chelsea Matthews

City Planner

City of Benton

Ph: 501.776.5938



City of Benton, AR
The heart of Arkansas...

REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name DYER + MURRAY PROPERTIES LLC

Address of subject property 709 YUMA ST, BENTON, AR 72015

Legal description of subject property 2 ACRE VACANT LOT

Parcel Number 805-19735-000

It is requested that the above described property, currently in a B2 Zone District, be changed to a C3 Zone District. Attached hereto as a part of this application is an accurate scale drawing of the site and the surrounding area for a minimum distance of three hundred (300) feet from each boundary of the site showing locations of existing streets, property lines and the name and last known address of the recorded legal owners of all properties shown on the drawing. I hereby certify that I am the owner of the property identified in this application and to the best of my knowledge and belief, is true and correct.

Signed _____

Email DRANRIGHT67600@gmail.com

Address PO Box 1857, Benton, AR 72018

Phone 501-249-9497

Subscribed and certified to me this _____ day of _____, 20____

Receipt Number _____

Planning Department Representative _____

NOTE: THIS APPLICATION NEED NOT BE FILED IN PERSON AT THE OFFICE OF THE PLANNING COMMISSION; HOWEVER, WHEN FILING BY MAIL OR SECOND PARTY, THE SIGNATURE MUST BE NOTARIZED.

DYER & MURRAY PROPERTIES LLC

PO BOX 1857

BENTON, AR 72018

501-249-9497

June 23, 2025

To the Benton City Planning Commission:

It is my intent to re-zone 709 Yuma St, Benton, AR 72015 for the purpose of an office space with shop connected and a fence around perimeter. Therefore, I am requesting that the above named property be re-zoned for C3 Zone District.

A hearing will be held by the Planning Commission of the City of Benton on August 5, 2025, at 6pm at 410 River St.

Sincerely,



Dyer & Murray Properties LLC

Nicholas Murray

PO Box 1857, Benton, AR 72018

501-249-9497

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Maumelle, AR 72113

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Total Postage and Fees \$9.68
Sent To: Brian DENNIS Benton
Street and Apt. No., or PO Box No. 38 NINTH HAWKWAY LP
City, State, ZIP+4® Maumelle, AR 72113
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage \$0.73
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Sent To: CANDY GATLIN
Street and Apt. No., or PO Box No. 616 ADAMS VINEYARD
City, State, ZIP+4® Benton, AR 72015
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☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.73
Total Postage and Fees \$9.68
Sent To: TINA THOMAS
Street and Apt. No., or PO Box No. 608 ADAMS VINEYARD RD
City, State, ZIP+4® Benton, AR 72015
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☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.73
Total Postage and Fees \$9.68
Sent To: SHANNON BOSTON
Street and Apt. No., or PO Box No. 616 ADAMS VINEYARD RD
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☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.73
Total Postage and Fees \$9.68
Sent To: DORE DAVID, Marietta, Phillip & Paula AZHAR
Street and Apt. No., or PO Box No. 2503 Nelson Circle
City, State, ZIP+4® Benton, AR 72015
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Postage \$0.73
Total Postage and Fees \$9.68
Sent To: LEATH & YERIK HENDERSON
Street and Apt. No., or PO Box No. 615 Yuma St
City, State, ZIP+4® Benton, AR 72015
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Sent To: JUDY GEURIN LIVINGSTON
Street and Apt. No., or PO Box No. 620 YUMA ST
City, State, ZIP+4® Benton, AR 72015

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Sent To: CHESTER & VICKIE HARRIS
Street and Apt. No., or PO Box No. 6116 W. CHERRY ST
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Sent To: DANNIE DEE SNEYLEY
Street and Apt. No., or PO Box No. 1402 RICHMOND HILLS DR
City, State, ZIP+4® Benton, AR 72015

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Sent To: DEBORAH MCEAULEY
Street and Apt. No., or PO Box No. 621 YUMA ST
City, State, ZIP+4® Benton, AR 72015

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Sent To: CITY OF BENTON - FIRE DEPT #3
Street and Apt. No., or PO Box No. PO BOX 607
City, State, ZIP+4® Benton, AR 72015

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Sent To: East Ferguson Benton Richmond Hills Ar
Street and Apt. No., or PO Box No. 1100 FERGUSON DR
City, State, ZIP+4® Benton, AR 72015

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Buckley, WA 98321

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Sent To: SANDRA LEE + ROBERT ENGLEBERT
 Street and Apt. No., or PO Box No. 355 N CASCADE ST
 City, State, ZIP+4® BUCKLEY, WA 98321

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Total Postage and Fees \$9.68

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Sent To: HUDSON + MOLLY TRUSTY + SHARON STEVEN
 Street and Apt. No., or PO Box No. 121 ADAMS VINEYARD Rd
 City, State, ZIP+4® BENTON, AR 72015

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

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Sent To: GUERRERO Construction
 Street and Apt. No., or PO Box No. 2128 Mount Vista Dr
 City, State, ZIP+4® Benton, AR 72019

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Benton, AR 72015

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Postmark Here 06/24/2025

Sent To: EMMANUEL CERENO QUINONES
 Street and Apt. No., or PO Box No. 121 ADAMS VINEYARD Rd
 City, State, ZIP+4® Benton, AR 72015

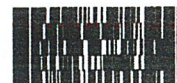
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 23-90772-LE

Grantee: DYER & MURRAY PROPERTIES LLC, AN ARKANSAS LIMITED
Mailing Address: LIABILITY COMPANY
11633 HIGHWAY 67
BENTON AR 720157418

Grantor: CALEB DAVIS REAL ESTATE, LLC, AN ARKANSAS LIMITED LIABILITY
Mailing Address: COMPANY
2018 MILITARY RD
BENTON AR 720152712

Property Purchase Price: \$140,000.00
Tax Amount: \$462.00

County: SALINE
Date Issued: 05/22/2025
Stamp ID: 974750720

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or **Agent** Name (printed): Sarah Vance as agent for Pro Land Title

Grantee or Agent Name (signature): Sarah Vance Date: 05/23/2025

Address: 1025 Ferguson Dr

City/State/Zip: Benton, AR 72015

This deed form prepared under the supervision of:
Berry Legal Services, PLLC
Mitch Berry, Attorney at Law
11610 Pleasant Ridge Road, Suite 103
Box 104
Little Rock, AR 72223

Return to:
East Arkansas Title Company
675 Oakland Ave
Helena-West Helena, AR 72342

Transactional data was completed by East
Arkansas Title Company based upon information
provided by others.

2025-009337

I certify this instrument
was filed on:

05/27/2025 02:56:15 PM

**Myka Bono Sample
Saline County Circuit Clerk**

Pages: 3
ER

WARRANTY DEED **(Limited Liability Company)**

KNOW ALL BY THESE PRESENTS:

That, **Caleb Davis Real Estate, LLC, an Arkansas Limited Liability Company** (hereinafter referred to as "**Grantor**," whether one or more), a Limited Liability Company organized under and by virtue of the laws of the State of Arkansas, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **Dyer & Murray Properties LLC, an Arkansas Limited Liability Company** (hereinafter referred to as "**Grantee**," whether one or more), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the said Grantee, and unto Grantee's heirs, successors, and assigns forever, the following lands lying in the County of **Saline**, State of Arkansas, to-wit:

TRACT "A":

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 15 WEST, SALINE COUNTY ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID NE 1/4 NE 1/4 AND RUN THENCE SOUTH 87 DEG. 28 MIN. 08 SEC. EAST ALONG THE NORTH LINE OF SAID NE 1/4 NE 1/4, WHICH IS ALSO THE SOUTH RIGHT OF WAY OF EDISON AVENUE AND THE NORTH RIGHT OF WAY OF AN OLD ABANDON RAILROAD, 332.00 FEET; THENCE SOUTH 00 DEG. 24 MIN. 45 SEC. EAST, PARALLEL WITH THE WEST LINE OF SAID NE 1/4 NE 1/4, 258.05 FEET; THENCE NORTH 89 DEG. 59 MIN. 52 SEC. WEST, 331.57 FEET TO THE WEST LINE OF SAID NE 1/4 NE 1/4; THENCE NORTH 00 DEG, 24 MIN. 45 SEC. WEST, ALONG THE LINE OF SAID NE 1/4 NE 1/4, 272.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD the same unto the said Grantee and unto Grantee's heirs, successors, and assigns forever, with all appurtenances thereunto belonging.

And, **Caleb Davis Real Estate, LLC, an Arkansas Limited Liability Company, Grantor**, hereby covenant with said Grantee that we will forever warrant and defend the title to the said lands against all claims whatsoever, except easements and restrictions existing and/or of record, if any.

WITNESS our hand and seal on this 20 day of May, 2025.

Caleb Davis Real Estate, LLC, an Arkansas Limited Liability Company

By: Caleb Davis
Caleb Davis, Manager

ACKNOWLEDGMENT

State of Arkansas

County of Phillip

On this 20 day of May, 2025, before me, Lela Engelbrecht, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments,) duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named **Caleb Davis, Manager**, (being the person or persons authorized by said Limited Liability Company to execute such instrument, stating their respective capacities in that behalf,) to me personally well known (or satisfactorily proven to be such person), who stated that he was the **Manager of Caleb Davis Real Estate, LLC**, a Limited Liability Company, and was duly authorized in his respective capacity to execute the foregoing instrument(s) for and in the name and behalf of said Limited Liability Company, and further stated and acknowledged that he had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 20 day of May, 2025.

Lela Engelbrecht
Notary Public (or Title of Officer)

My Commission Expires: April 26, 2032

(SEAL)



AFFP

NOTICE Notice is hereby given

Affidavit of Publication

STATE OF ARKANSAS }
COUNTY OF SALINE } SS

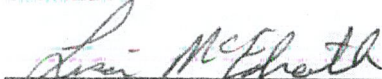
, being duly sworn, says:

That she is Lisa McElrath of the The Saline Courier, a daily newspaper of general circulation, printed and published in Benton, Saline County, Arkansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

June 25, 2025

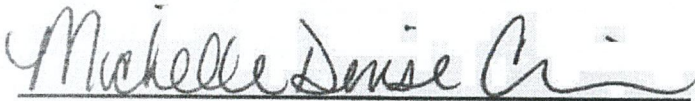
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Lisa McElrath

Subscribed to and sworn to me this 25th day of June 2025.



Michelle Denise Cummins, General Manager, Saline County, Arkansas

My commission expires: November 25, 2032

NOTICE

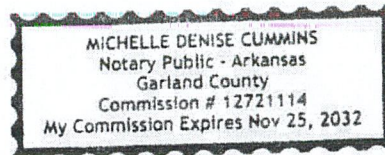
Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on 5th day of August, 2025 at 6 pm at 410 River St, on the petition of Dyer & Murray Properties for rezoning

To a C3 on the property of
709 Yuma St, Benton, AR 72015

On the following:

TRACT "A":

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 15 WEST, SALINE COUNTY ARKANSAS, DESCRIBE D AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SAID NE 1/4 NE 1/4 AND RUN THENCE SOUTH 87 DEG. 28 MIN. 08 SEC. EAST ALONG THE NORTH LINE OF SAID NE 1/4 NE 1/4, WHICH IS ALSO THE SOUTH RIGHT OF WAY OF EDISON AVENUE AND THE NORTH RIGHT OF WAY OF AN OLD ABANDON RAILROAD, 332.00 FEET; THENCE SOUTH 00 DEG. 24 MIN. 45 SEC. EAST, PARALLEL WITH THE WEST LINE OF SAID NE 1/4 NE 1/4, 258.05 FEET; THENCE NORTH 89 DEG. 59 MIN. 52 SEC. WEST, 331.57 FEET TO THE WEST LINE OF SAID NE 1/4 NE 1/4; THENCE NORTH 00 DEG. 24 MIN. 45 SEC. WEST, ALONG THE LINE OF SAID NE 1/4 NE 1/4, 272.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES, MORE OR LESS in the City Of Benton, Saline County, Arkansas



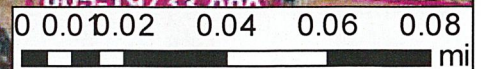
01126076 00189229

Jennifer Kent
Drain Right Plumbing (28)
PO Box 2008
Benton, AR 72018

Title



County Disclaimer: This map was created by the Saline County Assessor's office and in accordance with Arkansas Code 15-21-502 (2) (B), which states, The digital cadastre manages and provides access to cadastral information. The digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastre' means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The Assessor's office is in no way responsible for or liable for any misrepresentation or re-use of this map.





No. 49065

DATE 07/22 2020

CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF Dyer & Murray Prop. \$ 30.-

FOR Rezone Fee

709 Yuma Ct.

#1076

M. Wadde

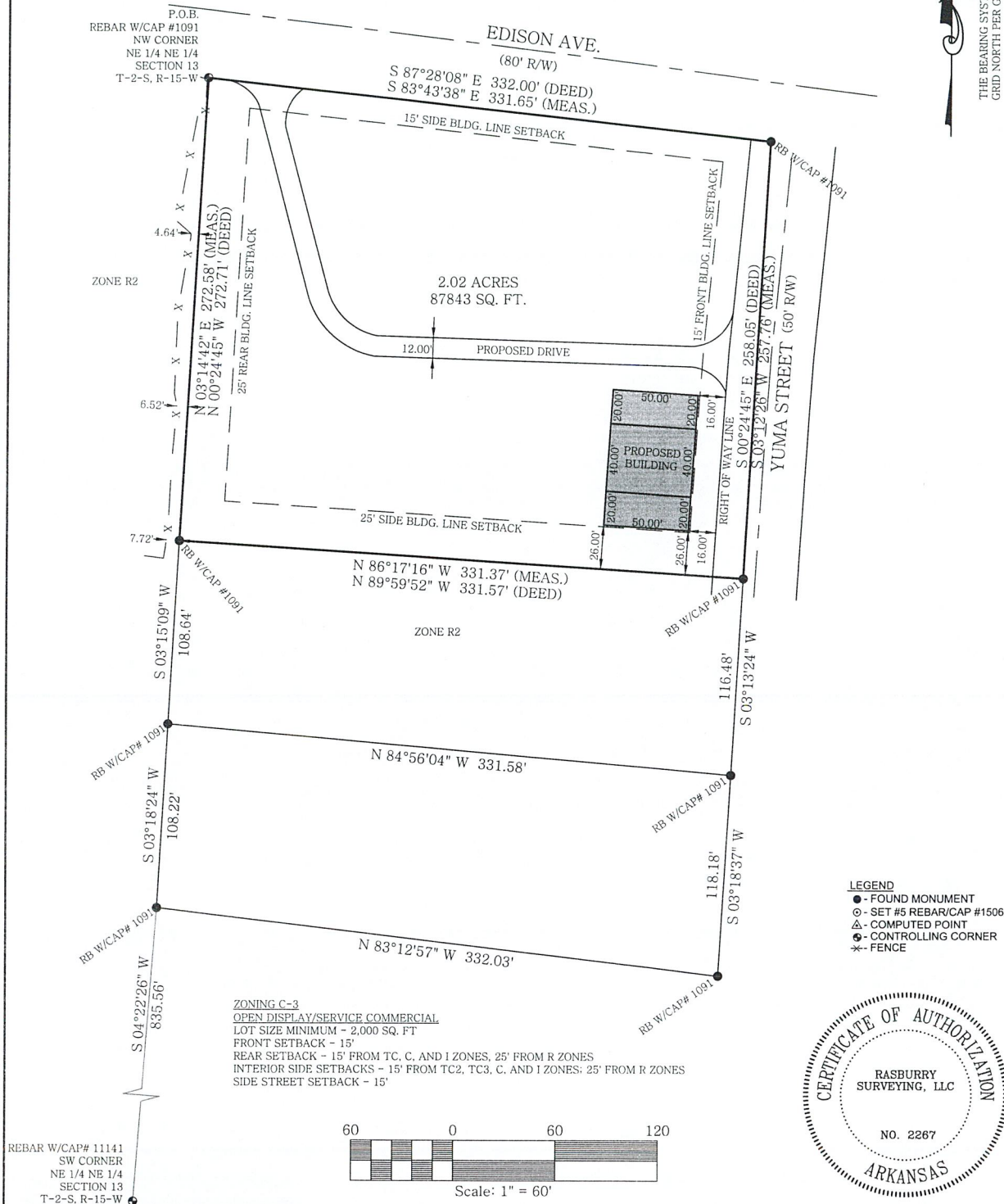
RECEIVED BY:



A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND RUN THENCE SOUTH 87°28'08" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, WHICH IS ALSO THE SOUTH RIGHT OF WAY OF EDISON AVENUE AND THE NORTH RIGHT OF WAY OF AN OLD ABANDON RAILROAD, 332.00 FEET; THENCE SOUTH 00°24'45" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 258.05 FEET; THENCE NORTH 89°59'52" WEST, 331.57 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°24'45" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 272.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES, MORE OR LESS.

THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION



 308 W. South Street Benton, AR 72015 Office/Fax: (501) 860-6893 E-Mail: aaron@razsurvey.com	I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.		FOR USE AND BENEFIT OF: NIC MURRAY PROPERTY ADDRESS: 709 YUMA STREET BENTON, AR. 72015		
	FILE: C:\DRAWINGS\2S-15WS 13\NIC MURRAY	FIELDWORK DATE: 5-21-25 PLAT DATE: 5-27-25	DRAWN BY: DCR CHECKED BY: JAR		
STATE CODE: 500-02S-15W-0-13-110-62-1506		JOB#: 24-066			

ORDINANCE NO. 46 OF 2025

AN ORDINANCE PROVIDING CONDITIONAL USE FOR MULTI FAMILY LOCATED AT PARCEL NUMBER 805-17717-001; AND FOR OTHER PURPOSES

WHEREAS, an application for a Conditional Use Permit was filed with the Planning Commission of the City of Benton, Arkansas, by Schrader Homes, LLC, requesting the property at Parcel #805-17717-001 be issued a Conditional Use Permit for the purpose of having multi-family dwellings in a TC1 Town Center Zone; and

WHEREAS, the Planning Commission ordered a public hearing be held on August 5, 2025, at 6:00 p.m. for the purpose of hearing said application; the notice of such hearing having been published in a newspaper having a bona fide circulation in Saline County, Arkansas, with evidence submitted that all adjacent property owners or lessees having been notified of said hearing; and at said hearing, the Planning Commission resolved to approve the application for a Conditional Use Permit; and

WHEREAS, the City Council of the City of Benton, Arkansas, desires to grant a Conditional Use Permit to Schrader Homes, LLC, for having multi-family dwellings situated on the property in a TC1 Zone. Said conditional use shall be in effect for multi-family buildings and shall run through the life of said building. The conditional use shall expire when or if said building is no longer useable, is no longer used as multi-family, or no longer exists.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:

SECTION 1: Schrader Homes, LLC is hereby granted a Conditional Use Permit for having multi-family dwellings at the following location:

Address: N/A

Parcel Number: 805-17717-001

SECTION 2: Said conditional use shall be in effect for multi-family dwellings and shall run through the life of said buildings. The conditional use shall expire when or if said building is no longer useable, is no longer used as multi-family, or no longer exists.

PASSED AND APPROVED this _____ day of August 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

T. Phillips w/
Richardson

08.05.2025				
#805-17717-001 [Conditional Use for Multi Family]				
	Voter		YES	NO
1	Member	Carl West	X	
2	Member	Brett Chumley	X	
3	Member	Lois Burks	X	
4	Member	Darrell Wood	X	
5	Member	John Clements	X	
6	Member	Pamela Gibson	X	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton	X	
9	Member	Andy Warford		

Nomination
Motion <i>West</i>
Second <i>Gibson</i>

Nomination
Motion
Second

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Matthews
Planner
Phone: (501) 776-5938
Email: Chelsea.Matthews@bentonar.org



114 South East Street
Benton, Arkansas 72015
Fax: (501) 776-5922
Web: www.bentonar.org

MEMORANDUM

TO: James Stilwell
Planning Commission

FROM: Chelsea Matthews
City Planner

DATE: 08.05.2025

RE: #805-17717-001 [Conditional Use for Multi-Family]

Schrader Homes, LLC is requesting approval of a Conditional Use permit for a property located at parcel #805-17717-001 [address not assigned]. This property are currently zoned TC1 [Town Center Zone] and Multi Family is allowed by conditional use approval per Ordinance 14 of 2017. All rules and regulations have been followed and approved at DRC and a copy of the comments have been provided in your packet for your review.

Please contact the Community Development Office if we may be of further assistance.

#805-17717-001

Conditional Use Check List

Cover Memo	YES ATTACHED
Application	YES ATTACHED
\$30.00 Fee	YES ATTACHED
Vicinity Map [12 Copies, 8.5 x 11" size]	YES ATTACHED
Site Plan [12 Copies]	YES ATTACHED
Address	N/A
Parcel Number	#805-17717-001
Approved DRC Comments	YES ATTACHED
Current Zoning	T01
Proposed Use	MULTI FAMILY
Allowed by Conditional Use?	YES
Surrounding Zoning	T01, T02
Pertinent Sign [15 Days Prior to Meeting]	YES ATTACHED
Notification to all Adjacent Property Owners [15 Days Prior to Meeting] Signed Certified Mail Slips	YES ATTACHED
Proof of Publication [15 Days Prior to Meeting]	YES ATTACHED
City Council Meeting	08.25.25

Chelsea Matthews

From: Chelsea Matthews
Sent: Monday, July 21, 2025 9:10 AM
To: charlotte
Cc: 'Richardson, Eric'
Subject: DRC Comments for #805-17717-001 [Conditional Use]

Good Afternoon,

Below are comments I have received regarding the Conditional Use for parcel #805-17717-001. If project was denied, please address all comments and corrections and resubmit revised plans to the Community Development Office.

Community Development:

-This conditional use request has been approved @ DRC. Please make note of all comments below. This item has been added to the Planning Commission agenda for 08.05.2025 @ 6:00PM. Please make sure that you or a representative is present to answer any questions. Please have all remaining required documents to me no later than 07.28.2025 or this item will be taken off of the agenda.

Electric Department:

- Benton Electric approves this request

Fire Marshal:

-No comment.

Street Department:

-Approved

Wastewater Conveyance Department:

-Wastewater approves Conditional Use only. Preliminary Site Plan will need further review.
WWC cannot approve sewer main under catch basin.

Water Department:

- Water department approves the conditional use permit.

Please let me know if you need anything else!



Chelsea Matthews

City Planner
City of Benton



City of Benton, AR
The heart of Arkansas...

Conditional Use

Application & Procedural Requirements

All below requirements must be met and submitted to Community development within (7) days before the scheduled Planning Commission meeting.

Applicant's Name Schrader Homes, LLC

Address of Subject Property Rasburry Street & Sevier Street

Legal Description of Subject Property (may be attached on separate sheet)

See attached

Assessor's Parcel Number of Subject Property 805-17717-001

Zoning District of Subject Property TC-1

Proposed Use Multi-Family

Please attach vicinity map of the property, 8.5" x 11" size. Additional required information is detailed on p. 2.

I hereby certify that I am the owner of the property identified in this application; or, that I am the authorized agent of Middlebrooks Residential Properties, LLC, who is the owner of said property; or that I am the employee or agent of _____, which is a public utility company or other agency with the powers of eminent domain, and that I am authorized to act in their behalf, and that this application, to the best of my knowledge and belief, is true and correct.

Signed Charlotte Crone

Address 325 West South Street

City Benton

Phone Number 501-315-7225

Subscribed and certified to me this ____ day of _____, 20 ____





July 1, 2025

City of Benton
Community Development Department
Attn: Mr. Bruce Thomas
Community Development Interim Director

RE: Letter of Request for Conditional Use Permit for Multi-Family, Saline County, Arkansas

Dear Mr. Thomas:

Please accept this letter as a request to approve the Conditional Use Permit for Multi-Family. This property is zoned TC-1 and is located at Rasburry St. and Sevier St. Attached is a vicinity map to show the exact location.

Developer's Information:

Alan Schrader
Schrader Homes, LLC
123 N. East Street
Benton, AR 72015
Clientservices@schraderhomes.net
(501) 847-1940

Engineer's Information:

Tristin Phillips, PE
Richardson Engineering, PLLC
P.O. Box 192
Benton, AR 72018
Tristin@Richardson-Engrs.com
(501) 315-7225

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tristin Phillips'.

Tristin Phillips, PE
Encl.

805-17706-000
RAYMOND MOORE
913 LEIGH ST
BENTON, AR 72019

805-17705-000
CYNTHIA HOLLAND
816 LEIGH ST
BENTON, AR 72019

805-17704-000
CYNTHIA HOLLAND
816 LEIGH ST
BENTON, AR 72019

805-17701-000
LARSEN'S RENTAL LLC
7001 WORTH AVE
BENTON AR 72019

805-17717-000
LINDA SHAW
1116 W SEVIER ST
BENTON, AR 72015

805-17718-000
ANNA SROCCZYNSKI
1106 W SEVIER ST
BENTON, AR 72015

805-17716-000
TRACY GAY
115 RASBURY ST
BENTON, AR 72015

805-17717-001
MIDDLEBROOKS RESIDENTIAL PROPERTIES LLC
718 S EAST ST
BENTON AR 72015

805-17719-000
CASTLE INVESTMENTS LLC
PO BOX 2159
BENTON, AR 72018

805-17720-000
CASTLE INVESTMENTS
LLC
PO BOX 2159
BENTON, AR 72018

805-17721-000
SAUNDRA FLEMING
1018 W SEVIER ST
BENTON AR 72015

805-17724-000
KENNETH & ROSE BRAND
208 N CONRAD ST
BENTON, AR 72015

805-17723-000
PETER BEAUDIN
200 N CONRAD STREET
BENTON, AR 72015

805-17709-000
JACOB & AMBER SHARP
4716 ALLUVIAL CIRCLE
ALVIN, TX 77511

805-17681-000
CYNTHIA FULLER
15 MUNSTER DR
BELLA VISTA, AR 72715

805-07718-002
TITAN GENERAL CONTRACTORS LLC
204 WOODLAND DR
BENTON, AR 72019

805-17711-00
ROBERT MITCHELL
135 MITCHELL DR
BENTON, AR 72015

805-17712-000
SHELTER INSURANCE POLK
1017 W. SOUTH ST
BENTON, AR 72015

805-17815-000
SOUTH POPS PROPERTIES
5559 AMBER CIR N
BENTON, AR 72015

805-17713-000
SOUTH POPS PROPERTIES
5559 AMBER CIR N
BENTON, AR 72015

805-17715-000
TLG & TMO ENTERPRISES INC
1113 W SOUTH ST
BENTON, AR 72015

July 1, 2025

To whom it may concern:

Schrader Homes, LLC will be requesting a Conditional Use Permit in order to build a Multi-Family on Rasburry Rd & Sevier Rd (see enclosed vicinity map.) This lot is zoned TC-1.

A public hearing to this effect will be held on August 5th, 2025, at 6 p.m. at the Benton Municipal Complex, 410 River Street.

Please let me know if you have any questions/concerns in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alan Schrader', with a long horizontal flourish extending to the right.

Alan Schrader

(501) 847-1940

9589 0710 5270 2795 9778 23

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Benton, AR 72019

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.10
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$7.68

Sent To
Street and Apt. No., or P.O. Box
City, State, ZIP+4®

LARSEN'S RENTAL LLC
7001 WORTH AVE
BENTON AR 72019

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

OFFICIAL USE
BENTON POST OFFICE 72015
JUL 02 2025
Postmark Here
07/02/2025

9589 0710 5270 2795 9783 63

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Total Postage and Fees \$7.68

Sent To
Street and
City, State, ZIP+4®

TRACY GAY
115 RASBURY ST
BENTON AR 72015

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

OFFICIAL USE
BENTON POST OFFICE 72015
JUL 02 2025
Postmark Here
07/02/2025

9589 0710 5270 2795 9783 32

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Total Postage and Fees \$7.68

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City, State, ZIP+4®

SHELTER INSURANCE CO
@POLK
1017 W SOUTH ST
BENTON AR 72015

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

OFFICIAL USE
BENTON POST OFFICE 72015
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Postage \$0.73

Total Postage and Fees \$7.68

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Street and
City, State, ZIP+4®

TLG & TMG ENTERPRISES
INC
1113 W SOUTH ST
BENTON AR 72015

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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JUL 02 2025
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07/02/2025

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Postage \$0.73

Total Postage and Fees \$7.68

Sent To
Street and Apt. No., or P.O. Box
City, State, ZIP+4®

SOUTH POPS PROPERTIES
LLC
5559 AMBER CIR N
BENTON AR 72015

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

OFFICIAL USE
BENTON POST OFFICE 72015
JUL 02 2025
Postmark Here
07/02/2025

9589 0710 5270 2795 9783 25

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$7.68

Sent To
Street and
City, State, ZIP+4®

ROBERT MITCHELL
135 MITCHELL DR
BENTON AR 72015

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

OFFICIAL USE
BENTON POST OFFICE 72015
JUL 02 2025
Postmark Here
07/02/2025

9589 0710 5270 2795 9783 18

U.S. Postal Service™
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Benton, AR 72019

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$7.58

Sent To
TITAN GENERAL
CONTRACTORS LLC
204 WOODLAND DR
BENTON AR 72019

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Bella Vista, AR 72715

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$7.58

Sent To
CYNTHIA FULLER
15 MUNSTER DR
BELLA VISTA AR 72715

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2795 9782 95

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For delivery information, visit our website at www.usps.com®.

Alvin, TX 77511

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$7.58

Sent To
JACOB & AMBER SHARP
4716 ALLUVIAL CIRCLE
ALVIN TX 77511

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com®.

Benton, AR 72015

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$7.58

Sent To
PETER BEAUDIN
200 N CONRAD STREET
BENTON AR 72015

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2795 9782 71

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Benton, AR 72015

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$7.58

Sent To
KENNETH & ROSE BRAND
208 N CONRAD ST
BENTON AR 72015

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Benton, AR 72015

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$7.58

Sent To
SAUNDRA FLEMING
1018 W SEVIER ST
BENTON AR 72015

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Benton, AR 72018

Certified Mail Fee \$4.85 0315

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$7.88

Sent To
Street/PO BOX
City, State
BENTON AR 72018

Postmark Here
JUL 02 2025

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Benton, AR 72015

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$7.88

Sent To
Street/PO BOX
City, State
LINDA SHAW
1116 W SEVIER ST
BENTON, AR 72015

Postmark Here
JUL 02 2025

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Benton, AR 72019

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$7.88

Sent To
Street/PO BOX
City, State
RAYMOND MOORE
913 LEIGH ST
BENTON, AR 72019

Postmark Here
JUL 02 2025

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Benton, AR 72015

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$7.88

Sent To
Street/PO BOX
City, State
ANNA SROCZYNSKI
1106 W SEVIER ST
BENTON, AR 72015

Postmark Here
JUL 02 2025

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Benton, AR 72019

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$7.88

Sent To
Street/PO BOX
City, State
CYNTHIA HOLLAND
816 LEIGH ST
BENTON, AR 72019

Postmark Here
JUL 02 2025

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

AFFP

Notice is hereby given that a

Affidavit of Publication

STATE OF ARKANSAS }
COUNTY OF SALINE } SS

, being duly sworn, says:

That she is Kathy Pappas of the The Saline Courier, a daily newspaper of general circulation, printed and published in Benton, Saline County, Arkansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 03, 2025

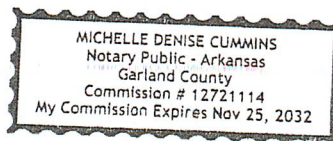
Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 5th day of August 2025 at 6 p.m. at 410 River Street on the petition of Schrader Homes LLC for seeking a Conditional Use to operate a Multi-Family with a TC-1 zone at corner of Rasburry St & Sevier St on the following lands to wit: A part of the Northeast Quarter of the Southwest Quarter of Section 10, Township 2 South, Range 15 West, Saline County, Arkansas, being more particularly described as follows: Commencing at a found 1 1/4 inch shaft being used as the Northeast corner of the NE 1/4 of the SW 1/4 of Section 10, thence South 89 deg. 58 min. 49 sec. West 704.71 feet to a found 5/8 inch rebar on the East right of way line of Rasburry Street; thence South 01 deg. 16 min. 55 sec. East along the East right of way line of Rasburry Street, 149.65 feet to a found 5/8 inch rebar for the point of beginning, also being on the South line of property described in Saline County Document No. 2011 46226; thence leaving said East right of way line and along the South line of property described in Saline County Document No. 2011 46226, 2011 36861, 2005 28906 and 1997 46296, North 89 deg. 59 min. 19 sec. East 371.14 feet to a found 1/2 inch square iron; thence South 00 deg. 46 min. 47 sec. East 265.62 feet to a found 1/2 inch rebar; thence North 89 deg. 51 min. 47 sec. West 218.83 feet to a set 1/2 inch rebar; thence North 01 deg. 16 min. 55 sec. West 100.00 feet to a set 1/2 inch rebar; thence North 89 deg. 51 min. 47 sec. West 150.00 feet to a point on the East right of way line of Rasburry Street; thence North 01 deg. 16 min. 55 sec; West along said East right of way line, 164.71 feet, returning to the point of beginning. In the City of Benton, Saline County, Arkansas.

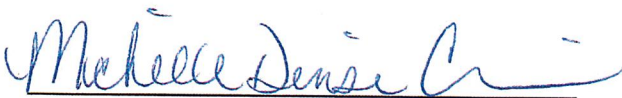
That said newspaper was regularly issued and circulated on those dates.

SIGNED:


Kathy Pappas

Subscribed to and sworn to me this 3rd day of July 2025.






Michelle Denise Cummins, General Manager, Saline County, Arkansas

My commission expires: November 25, 2032

01119213 00189469

Eric Richardson
Richardson Engineering (28)
325 W South
Benton, AR 72015



**This Property is Subject To
Conditional Use Consideration by
the Planning & Zoning Commission
On _____ At _____
City of Benton**

No. 49048

DATE _____

20.

**CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT**

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FOR

RECEIVED BY:

No. 49049

DATE _____

20

**CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT**

RECEIVED OF

FOR

RECEIVED BY:

No. 49050

DATE _____

20 25

CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF

FOR

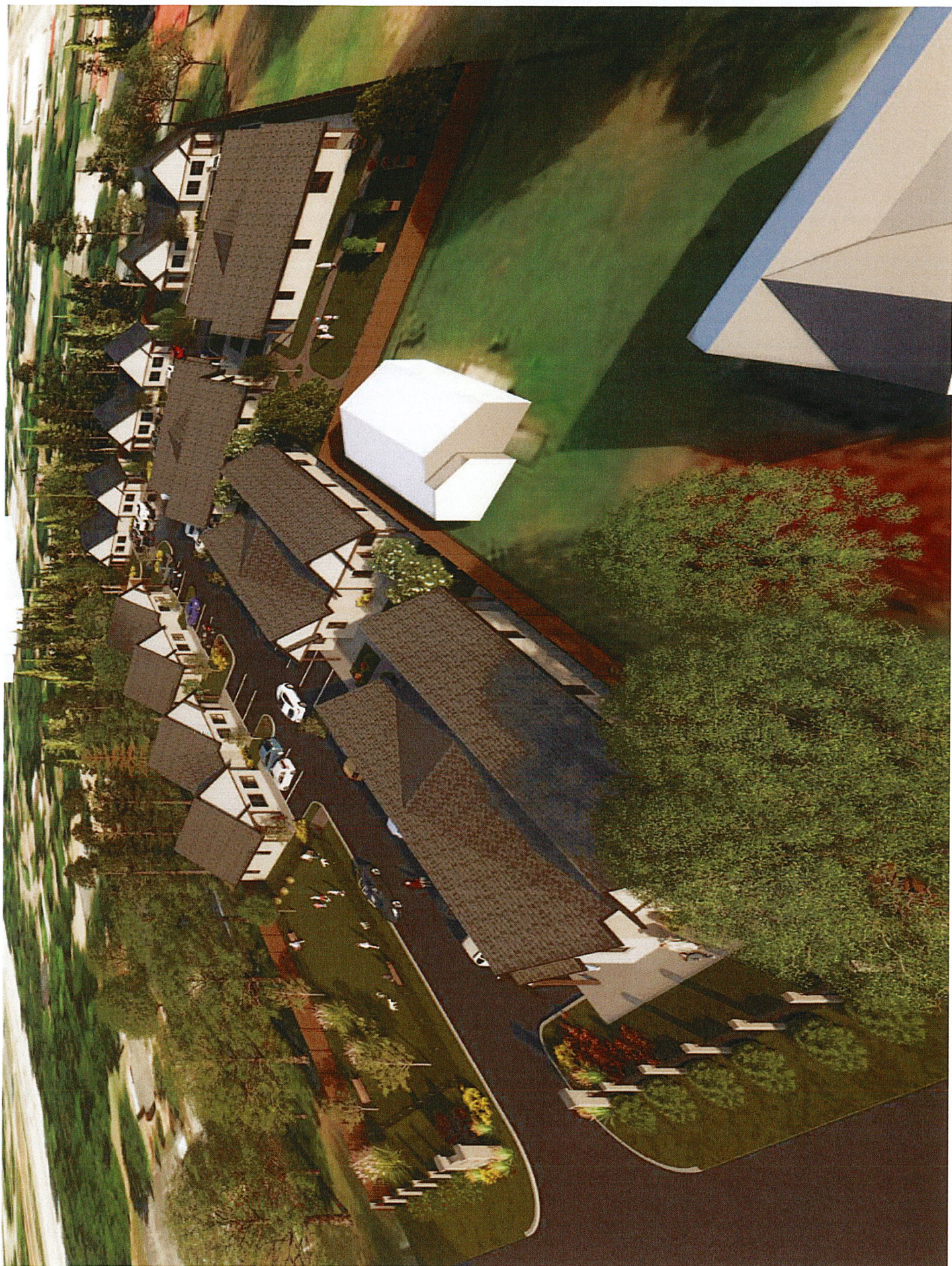
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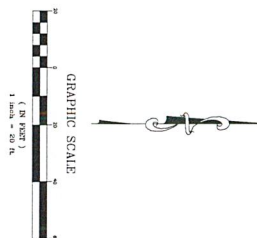
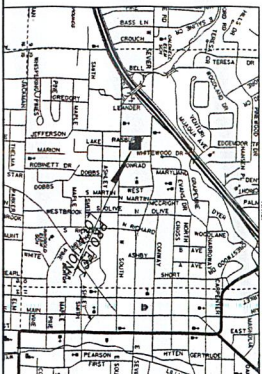
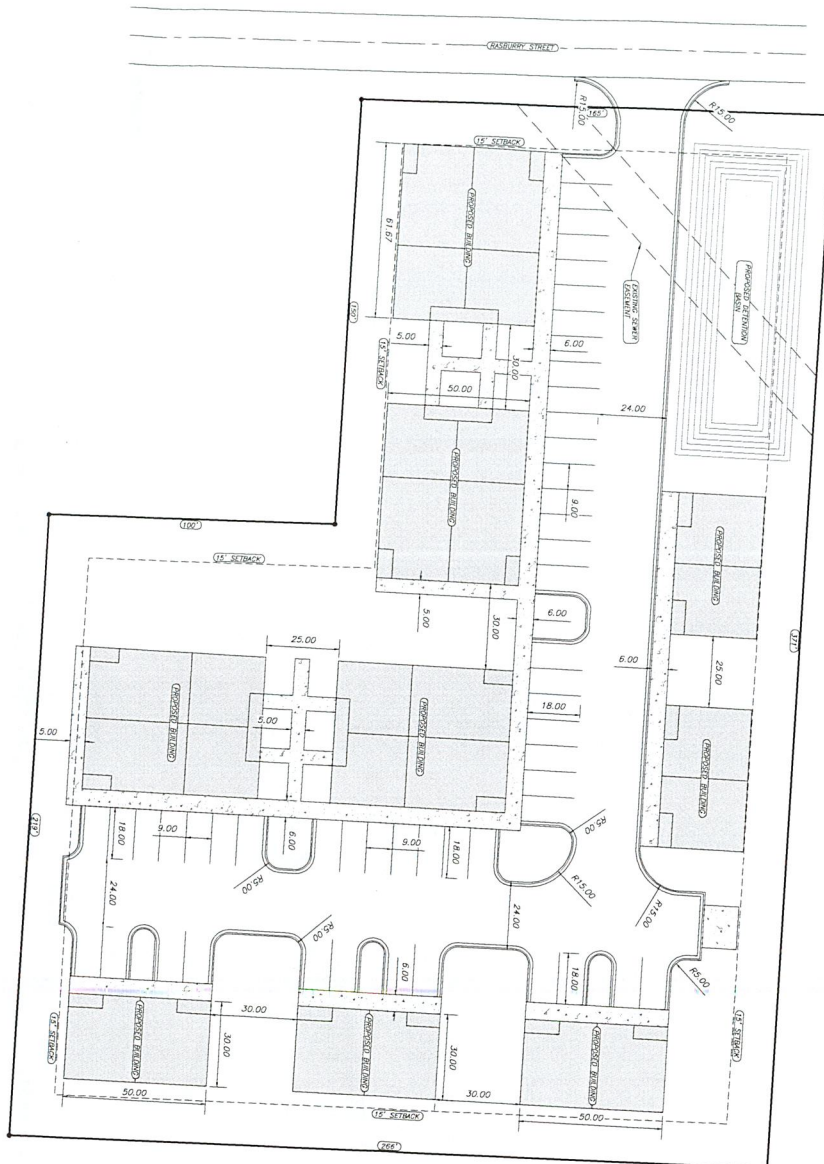
RECEIVED BY:











PROJECT NO.: 025-041	Revised	Date	Prepared For:
Scale: 1" = 20'			ALAN SCHRADER
Sheet: 1 of 1			123 N. EAST STREET
			BENTON, AR 72015

PRELIMINARY SITE PLAN
RASBURY MULTI-FAMILY
DEVELOPMENT
PART OF THE NE 1/4 OF THE
SW 1/4, SECTION 10, T-2-S, R-15-W



RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225