ORDINANCE NO. 21-871

CITY OF GENTRY, ARKANSAS

AN ORDINANCE ACCEPTING THE FINAL PLAT OF RUSTIC FLATS SUBDIVISION, GENTRY, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, the Final Plat of Rustic Flats Subdivision, Gentry, Benton County, Arkansas, has been submitted to the Gentry Planning Commission for consideration, and the Planning Commission has recommended approval of the Final Plat, in accordance with the provisions of the City of Gentry's Municipal Code;

WHEREAS, the Final Plat is attached hereto as Exhibit "A", and incorporated herein by reference as if set forth word for word.

NOW THEREFORE, be it Ordained by the City Council for the City of Gentry, Arkansas:

Section 1: The Final Plat of Rustic Flats Subdivision, Gentry, Benton County, Arkansas, as shown on the Plat attached hereto as Exhibit "A", and incorporated herein by reference as if set forth word for word, should be and is hereby accepted and approved.

Section 2: The Mayor and Director of Finance are hereby authorized and directed to evidence the acceptance of said Plat by certifying said acceptance on the approved Plat or by attaching a copy of this Ordinance to the Plat for recording.

PASSED and APPROVED in regular session this 6th day of December 2021.

Kevin D. Johnston, Mayor

Attest:

Tonya Carney, Director of Finance

THE CITY OF GENTRY ARKANSAS
Gentry
-OFFICIAL SEAL-

This publication was paid for by the City of Gentry clerk's office, in the amount of $_____

RUSTIC FLATS SUBDIVISION

(Lots 1-32)

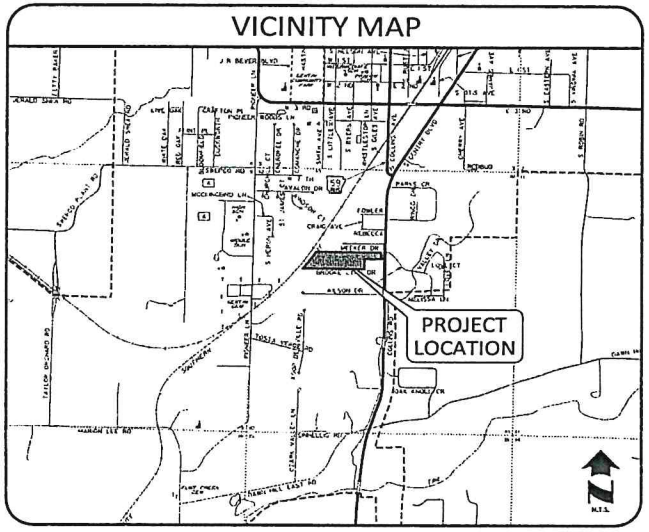
(A Single-Family Development)

PART OF THE NW1/4 OF SECTION 10, T-18-N, R-33-W

GENTRY, BENTON COUNTY, ARKANSAS

Exhibit A

VICINITY MAP



OWNER / DEVELOPER
RLP Developments LLC
Bentonville, AR 72712 PO Box 3207
Contact: Russ Plumly
Telephone: (479)-530-2337

ENGINEER
Morrison Shipley | Halff
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: Patrick Foy
Telephone: (479)-273-2209

SURVEYOR
Morrison Shipley | Halff
2407 SW Cottonwood St.
Bentonville, AR 72712
Contact: Clayton D. Crotts
Telephone: (479)-273-2209

CERTIFICATE OF OWNER:

As Owner, we hereby Certify that we have caused the land to be surveyed, divided, platted, and access rights reserved as presented to this plat and attachments.

Owner: _____ Date: 11/17/2021

Russ Plumley President
RLP Developments, LLC

State Of Arkansas)
)SS
County Of Benton)

BRUCE J. BENNETT
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 03/01/25
COMMISSION NO. 12403335

Sworn And Subscribed Before Me This Day 17 Of November, 20 21.

Notary Public: _____

My Commission Expires: 3/1/2025

Approved And Recommended For Acceptance By The City of Gentry

This _____ Day Of _____, 20____.

Gentry City Council	Print Name
Streets and Utilities	Print Name
Water and Sewer	Print Name
Building Inspector	Print Name
Fire Department (Chief)	Print Name
Planning Commission	Print Name

GENERAL NOTES:

- Basis of Bearing–Grid North, Arkansas State Plane Coordinate System, North Zone (301), derived from RTK GNSS static base and OPUS Processed Solution, having published values of: Latitude 36°15'12.90" North, Longitude 94°29'22.57" West, Convergence angle of -1°26'55" and a Scale factor of 1.000049187 (Grid to Ground).
- Vertical Datum - NAVD 88 (GEOID 12B). Orthometric Heights derived from Static GNSS observations RTK measurements, and terrestrial observations based on OPUS processed solution having an orthometric height of 367.56 m / 1305.90 USFT.
- Flood Zone Statement - Based on Graphical review only of FEMA FIRM panel 0215J of Benton County, Arkansas and Incorporated areas effective date September 28, 2007, the property lies currently in Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
- One-half inch rebar pins with 1834 cap exist at all lot corners unless noted otherwise.
- Possible Encroachment- there exists a farm structure (chicken coop) near the midpoint of the north line of the subject parcel.
- Right of Way - The property currently has access to Highway 59 Right of Way on the East portion of the Site.

REFERENCE DOCUMENTS:

- A Boundary Survey by Michael James PS 985, filed for record at Book 2015 Page 456 on October 19, 2015.
- Right of Way and Track Map of the Kansas City Southern Railway from Station 11563+20 to 11774+40 being labeled as Sheet No 5 A-1 and dated June 30, 1914. Not being of the public record, attained from officials with the Kansas City Southern Railway via email.
- A Boundary Survey by Joe Johnson PS 412, filed for record at Book 10 Page 216 on July 22, 1986. Surveyor's Note: the southeast corner of said survey was held for alignment of North line of subject tract.
- Kay Lynette Subdivision by Harold Pranter PS 47, filed for record at Plat Book E Page 132 on February 24, 1966.
- A Replat of Lots 15 and 16 of Kay Lynette Subdivision by Michael James PS 985 filed for record at Plat Book P1 Page 011 on May 6, 1998.
- Arkansas State Highway Commission Right of Way Map, Gentry, South. FAP Project STP BRN-0004(32), dated 05/2005 Station 418+35.97 to 258+08.54. AHTD job No. 090154.
- Final Plat of Country Estates Phase II filed for record at Plat Book 2005 Page 572.

Surveyor's Note: the north line of said plat was held for a portion of the subject property's boundary line near the southwest corner of the subject tract.

Zoning - Low Density Residential (R-1) Single-Family				
Building Setbacks				
Front Yard	Int.	Ext. Back to Side	Corner Back to Rear	Rear
25'	10'	25'	15'	10'

Zoning - Residential Office (R-0) Single-Family Attached				
Building Setbacks				
Front Yard	Int.	Ext. Back to Side	Corner Back to Rear	Rear
25'	5'	20'	15'	5'

RUSTIC FLATS FINAL PLAT DESCRIPTION:

A part of the South half of the Northwest Quarter, Section 10, Township 18 North, Range 33 West of the Fifth Principal Meridian, in Benton County Arkansas being a part of Warranty Deed Document L201860572 and Warranty Deed Document L201914898, being more particularly described as follows:

Beginning at a one-inch (1") pipe being the Northwest corner of Lot 14, Rustic Ridge Final Plat filed for Record as document No. L202022969, in the office of the Circuit Clerk of Benton County Arkansas; thence along the North line of Country Estates Phase II plat filed for record at Plat Book 2005 Page 572, North 88°33'57"West a through a one-half inch (1/2") rebar at a distance of 199.90 feet and continuing for a total distance of 381.71 feet to the easterly Right of Way of the Kansas City Southern Railroad; thence along and coincident with said Right of Way along a curve to the Left having the following values: Radius of 7,768.21 feet, an arc length of 475.33 feet, a chord length of 475.25 feet, and a chord bearing of North 40°03'23" East to a five-eighths inch (5/8)" rebar with PS 1181 Cap; thence departing from said Kansas City Southern Railroad Right of way, South 87°51'34" East along the South of Line of Kay Lynette Subdivision filed for record at Plat Book E Page 132, through a one inch (1") pipe at a distance 552.21 feet for a total distance of 1,354.53 feet to a found two and one-half inch (2 1/2") aluminum monument stamped Arkansas Highway Transportation Department PS 883; thence along the westerly Right of Way line of Arkansas State Highway 59, South 05°27'11" East a distance of 145.91 feet to a found two and one-half inch (2 1/2") aluminum monument stamped Arkansas Highway Transportation Department PS 883; thence departing from said Right of Way, North 87°57'12" West a distance of 360.27 feet to a found one-half inch (1/2") rebar; thence South 02°50'22" West along the West line of Warranty Deed 2002 Page 101362, a distance of 224.30 to a five-eighths inch (5/8") rebar with PS 1181 cap being on the North Line of Rustic Ridge Final Plat; thence North 87°54'17" West along said North Line of Rustic Ridge Final Plat a distance of 917.77 feet to the Point of Beginning. Containing 10.96 Acres, more or less.

CERTIFICATE OF SURVEY ACCURACY:

I, Clayton D. Crotts, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material ard correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: November 15, 2021

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1834
SIGNATURE
CLAYTON D. CROTTS
11.15.2021

CERTIFICATE OF AUTHORIZATION
HALFF ASSOCIATES, INC.
No. 1470
ARKANSAS

Registered Land Surveyor
State of Arkansas
Registration No. 1834

MORRISON-SHIPLEY | HALFF
2407 SE Cottonwood St., Suite 1
Bentonville, AR 72712

RUSTIC FLATS SUBDIVISION

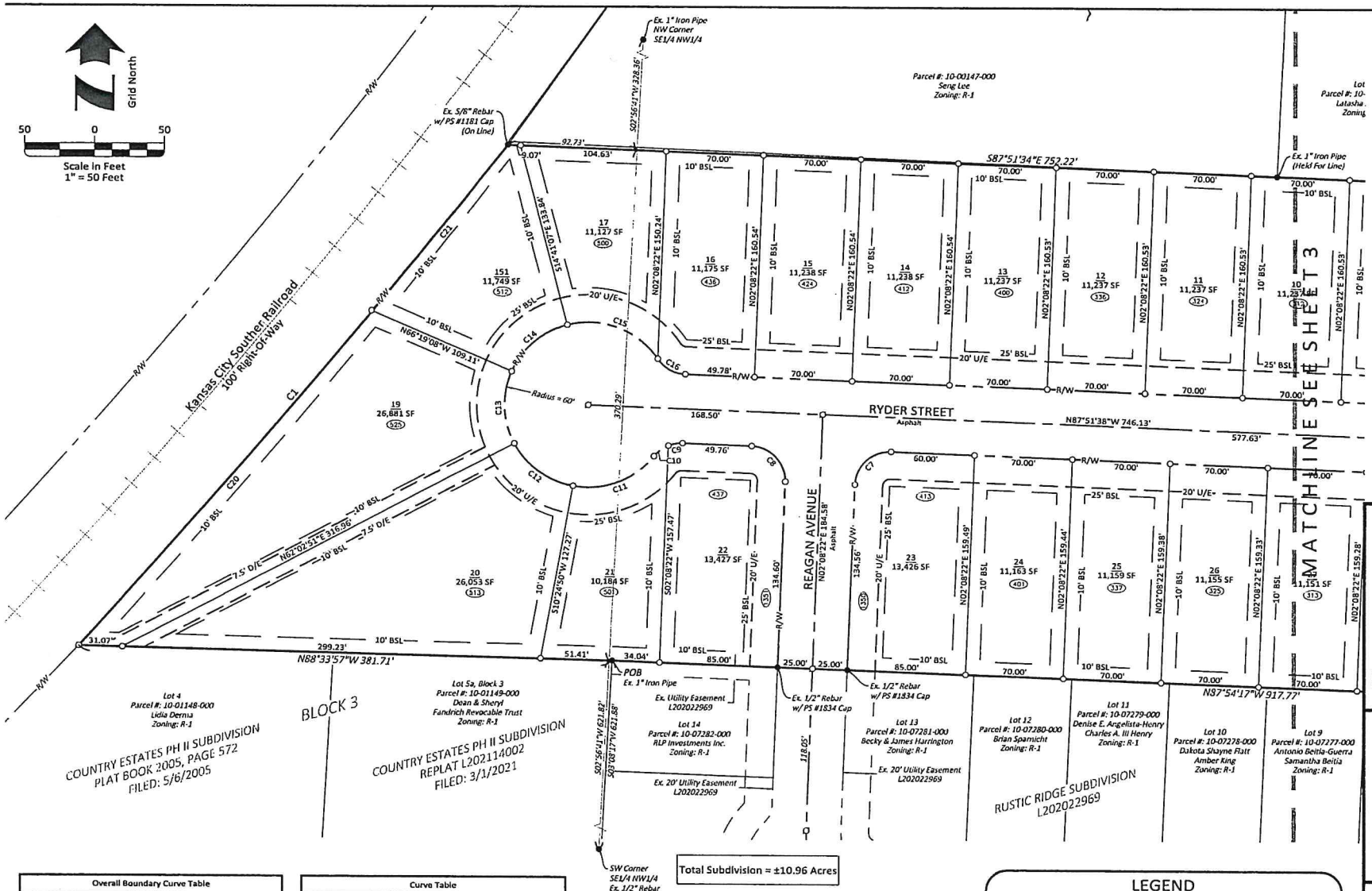
Gentry, Arkansas

Part of S1/2 of the NW1/4

FINAL PLAT

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	CDC	Horiz. Scale:	1"=50'
Date:	11.15.2021	Plot Scale:	1
Project No.:	RLP-22	DWG Name:	FINAL PLAT



Overall Boundary Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	475.33'	7768.21'	237.74'	N 40° 03' 23" E	475.25'

Center Line Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C2	41.32	100.00	20.96	S80° 12' 34"W	41.03
C3	41.48	100.00	21.04	S80° 15' 21"W	41.19

Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C4	30.99'	75.00'	15.72'	N 80° 12' 34" E	30.77'
C5	29.36'	125.00'	14.75'	N 75° 06' 04" E	29.29'
C6	22.49'	125.00'	11.28'	N 86° 59' 06" E	22.46'
C7	39.27'	25.00'	25.00'	N 47° 08' 23" E	35.36'
C8	39.27'	25.00'	25.00'	N 42° 51' 38" W	35.36'
C9	10.55'	25.00'	5.35'	S 80° 03' 05" W	10.47'
C10	13.00'	25.00'	6.65'	S 53° 04' 03" W	12.85'
C11	65.18'	60.00'	36.22'	S 69° 17' 34" W	62.02'
C12	54.07'	60.00'	29.03'	N 53° 46' 09" W	52.26'
C13	54.07'	60.00'	29.03'	N 02° 08' 08" W	52.26'
C14	54.07'	60.00'	29.03'	N 49° 29' 53" E	52.26'
C15	74.13'	60.00'	42.63'	S 69° 17' 20" E	69.51'
C16	23.55'	25.00'	12.73'	S 60° 52' 35" E	22.69'
C17	2.39'	75.00'	1.20'	N 88° 46' 26" W	2.39'
C18	28.78'	75.00'	14.57'	S 79° 19' 12" W	28.60'
C19	51.65'	125.00'	26.20'	S 80° 12' 34" W	51.28'
C20	321.29'	7768.21'	160.67'	N 40° 37' 28" E	321.27'
C21	154.04'	7768.21'	77.02'	N 38° 52' 17" E	154.03'

LEGEND

- Ex. Boundary Line
- Ex. Adjacent Boundary Line
- R/W — Ex. Right of Way Line
- Ex. Road Centerline
- Ex. Easement Line
- Proposed Lot Line
- R/W — Proposed Right of Way Line
- Proposed Road Centerline
- Proposed Easement Line
- 25'BSL — Proposed Building Setback Line
- Ex. Rebar
- Ex. Nail
- Ex. Monument
- Set 1/2" Rebar w/ PS# 1834 Cap
- Set Mag Nail w/ PS# 1834 Washer
- 20' U/E — Utility Easement By This Plat
- 7.5' D/E — Drainage Easement By This Plat
- (201) Lot Address Number

STATE OF ARKANSAS
LICENSED PROFESSIONAL SURVEYOR
NO. 1834
SIGNATURE
CLAYTON D. CRUTE
11-15-202

MORRISON-SHIPLEY | HALFF
2407 SE Cottonwood St., Suite 1
Bentonville, AR 72712

RUSTIC FLATS SUBDIVISION

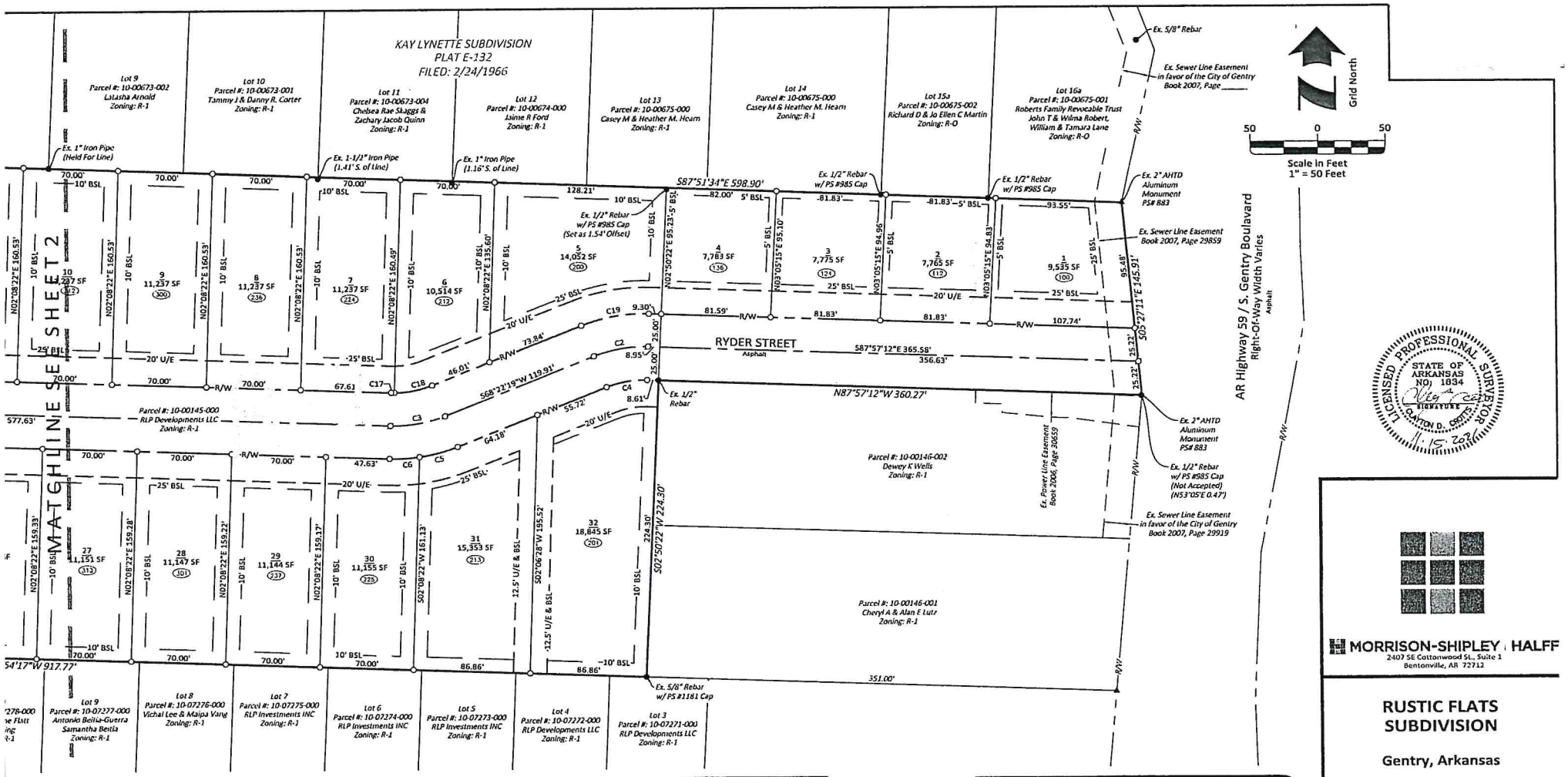
Gentry, Arkansas

Part of S1/2 of the NW1/4

FINAL PLAT

Revisions

Drawn By:	JDS	Vert. Scale:	N/A
Approved By:	CDC	Horiz. Scale:	1"=50'
Date:	11.15.2021	Plot Scale:	1
Project No.:	RLP-22	DWG Name:	FINAL PLAT



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Total Subdivision = ±10.96 Acres

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STATE OF ARKANSAS NO. 1834 LICENSED PROFESSIONAL SURVEYOR CLAYTON D. CROTTS 11.15.2021

MORRISON-SHIPLEY | HALFF
2407 SE Cottonwood St., Suite 1
Bentonville, AR 72712

RUSTIC FLATS SUBDIVISION

Gentry, Arkansas

Part of S1/2 of the NW1/4

FINAL PLAT

Revisions

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Approved By:	CDC	Horiz. Scale:	1"=50'
Date:	11.15.2021	Plot Scale:	1
Project No.:	RLP-22	DWG Name:	FINAL PLAT

M T A
mtaengineers.com

MTA ENGINEERS, Inc.

P.O. Box 23715 • Little Rock, AR 72221
Ph. 501.753.2526 • Fax 501.753.5747

812 Morris Avenue • Springdale, AR 72764
Ph. 479.756.0061 • Fax 479.756.9254

P.O. Box 17393 • Jonesboro, AR 7209
Ph. 870.530.8380 • Fax 870.972.0237

December 2, 2021

Morrison-Shipley- HALFF Engineers, Inc.
2407 SE Cottonwood, Suite 1
Bentonville, AR 72712

Attn: Patrick Foy, PE

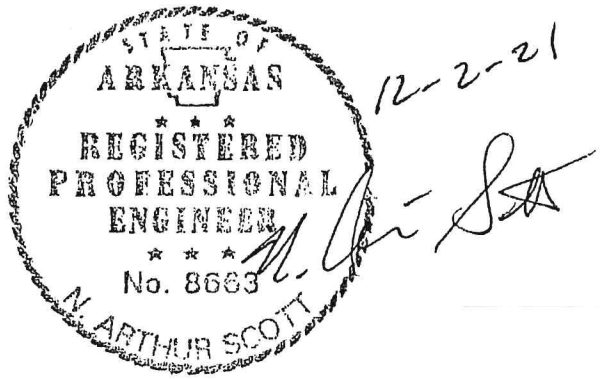
RE: Retaining Wall Observation and Certification
Rustic Flats Subdivision

Patrick,

Representatives of MTA Engineers, Inc., were onsite for evaluations of the densities and proper Geogrid placement for the retaining wall. The wall was constructed with the approved materials required and in substantial conformance with the plans and specifications.

If there are any questions or concerns, please let us know.
Sincerely,

Art Scott, PE.
Project Manager



C: Russell Plumley, RLP Investments