

**CITY OF GENTRY
PLANNING & ZONING COMMISSION
REGULAR MEETING**

THURSDAY, AUGUST 18, 2022

Public Hearing

Amendment to the Gentry Subdivision Regulations; sidewalks

Public Hearing

Apple Valley LLC Rezone

PLANNING COMMISSION

- Roll Call
- Review of Minutes- July 21, 2022

- Amendment to the Gentry Subdivision Regulations; sidewalks
- Apple Valley LLC- Parcel# 10-00148-715; Rezone
- Roy Cotton & Brian Tidwell- Parcel# 10-00553-000; Subdivision Sketch 1
- Margarita Soto & Jose Mota- Parcel# 10-00148-110; Subdivision Sketch 1
- RLP Development; Russ's Ridge- Parcel# 10-00144-001; Site Plan/Concept Review
- Bishop Properties- Parcel# 18-13697-000; Lot Line Adjustment
- James & Linsey Wilson- Parcel# 18-13782-001; Tract Split
- Josiah Gray- Parcel# 18-13601-000; Tract Split
- Nick Black- Parcel# 10-00481-000; Replat (Nick Black)
- Lay Gieng- Parcel# 18-13647-001; Tract Split
- William & Delia Haak- Parcel# 18-13595-000; Tract Split
- Landscaping Ordinance- City Attorney Joel Kurtz (tentative)

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk
for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that
the attached advertisement:

City of Gentry
PH Subdivision Regulations

was published in the following weekly paper(s):

☐ Bella Vista Weekly Vista
☐ Pea Ridge Times
☐ Siloam Springs Herald Leader
☐ Siloam Sunday (Section of Arkansas Democrat Gazette)
☒ Westside Eagle Observer

Of general and bona fide circulation in Benton County, Arkansas

Date(s) of Publication: August 3, 2022

Publication Charges: \$45.36

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 4 day of Aug, 2022.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

Cathy Wiles
Benton COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 02-20-2024
Commission No. 12397118

****NOTE****

Please do not pay from Affidavit.
Invoice will be sent.

Public Notice
The Gentry Planning
Commission will hold a public
hearing on August 18, 2021, at
7:00 p.m. in the Gentry Council
Chambers, located at 104 E.
Main St., Gentry, Arkansas, on a
proposed amendment to the
Gentry Subdivision Regulations.
The proposed amendment would
add a requirement that sidewalks
have a 4-inch aggregate base
compacted to 90%, and would
include an accompanying
diagram.
Comments from any interested
person will be heard and
considered, and the Planning
Commission will then determine
whether to recommend the
proposal to the Gentry City
Council.
If you are unable to attend the
meeting, you may provide
comments by phone (479-736-
2555, ex. 2) or in writing to the
City of Gentry, 101 W. Main
Street, Gentry, AR 72734.
75583551 Aug. 3, 2022

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Date(s) of Publication: August 3, 2022

Publication Charges: \$37.80

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Brittany Smith

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Public Notice
You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on August 18, 2022 at 7:00 p.m. at the Gentry Court Chambers, located at 112 E. Main Street, Gentry, AR 72734. This hearing is to consider a request by Apple Valley LLC to rezone parcel #10-00148-715, located on Marion Lee Rd. For those unable to attend the meeting, you may phone 479-736-2555 ex. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734. August 18, 2022
City of Gentry Administration
75578617 Aug. 3, 2022

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, JULY 21, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on July 21, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

ROLL CALL: Church- Absent
Feemster- Present
Kooistra- Present
Williams- Present
Meyer- Present; virtually
Parks- Present
Runyan- Present

Others present: Mark Smithson; City Attorney-Joel Kurtz; City Clerk-Jenny Trout

Review of the Minutes of the June 16, 2022 Regular Meeting: After review and discussion:

Motion: Runyan- to accept the minutes presented, removing the last line within the "Landscaping Ordinance" section of said minutes.

Second: Feemster

Roll Call: Feemster-yes	Kooistra-yes	Parks-yes
Williams-yes	Meyer-yes	Runyan-yes

Motion passed.

1) **Lot Line Adjustment; Richard Scott & Rocklynn D Vanatta: Parcel# 18-13877-001:**

After review:

Motion: Williams- to approve the lot line adjustment

Second: Kooistra

Roll Call: Feemster-yes	Kooistra-yes	Parks-yes
Williams-yes	Meyer-yes	Runyan-yes

Motion passed.

2) **Lot Split; David & Cindy Philpott: Parcel# 10-00637-000:** After review:

Motion: Williams- to approve the lot split

Second: Runyan

Roll Call: Feemster-yes Kooistra-yes Parks-yes
 Williams-yes Meyer-yes Runyan-yes

Motion passed.

3) **Landscaping Ordinance- City Attorney Joel Kurtz:**

Mr. Kurtz asked for this item to be moved to next month to allow for further preparation.

There being no further business, Chairman Mike Parks entertained a motion to adjourn:

Motion: Feemster

Second: Kooistra

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

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Comments from any interested person will be heard and considered, and the Planning Commission will then determine whether to recommend the proposal to the Gentry City Council.

If you are unable to attend the meeting, you may provide comments by phone (479-736-2555, ex. 2) or in writing to the City of Gentry, 101 W. Main Street, Gentry, AR 72734. 75583551 Aug. 3, 2022

Pre-Planning Meeting



PC Meeting Date: August 18th, 2022

Project Name: Apply Valley Rezone

NOTES:

1. Check with engineer about rezone-need owners signature

2. Questions on North side, still need answers

- 3.

- 4.

- 5.

- 6.

- 7.

Staff Approval

☐ Mayor: Kevin Johnston

☐ Building Inspector: Mark Smithson

☐ Fire Chief: Vester Cripps

☐ Public Works Director: Laymon Donohew

☐ Water Forman: Rick Craft

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75578617 Aug. 3, 2022



Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the *PostalOne!*® Transaction Number here: _____

Number of
Identical Weight
Pieces

Class of Mail

Postage for
Each Mailpiece
Paid

☒ Verified

Number of
Pieces to the
Pound

Total Number of
Pounds

Total Postage Paid
for Mailpieces

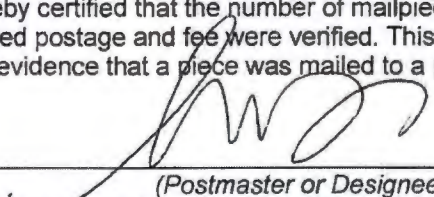
Fee Paid

Mailed For

Mailed By

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.


(Postmaster or Designee)



0000

U.S. POSTAGE PAID

GENTRY, AR

72734

JUL 28, 22

AMOUNT

\$4.50

R2305H130184-02

X9



1. James Crouse and Kendra Pettit
22016 Marion Lee Road
Gentry, AR 72734
2. Mud Puddle Investments, LLC
6077 SW Regional Airport Blvd.
Bentonville, AR 72713
3. Robert Wood
13221 Taylor Orchard Road
Gentry, AR 72734
4. Johnny and Annis Burger
13302 Taylor Orchard Road
Gentry, AR 72734
5. Tommy Savage
13224 Taylor Orchard Road
Gentry, AR 72734
6. Gene and Ruth Newton
13500 Newton Road
Gentry, AR 72734
7. Gene and Ruth Newton
13500 Newton Road
Gentry, AR 72734
8. Jared and Holly Briles
13220 Taylor Orchard Road
Gentry, AR 72734
9. Christopher and Sarah Doughty
13200 Dawn View Drive
Gentry, AR 72734
10. William and Kathie Taylor
12801 Taylor Orchard Road
Gentry, AR 72734
11. William and Kathie Taylor
12801 Taylor Orchard Road
Gentry, AR 72734

12. William Taylor
12801 Taylor Orchard Road
Gentry, AR 72734

13. Apple Valley, LLC
21920 Marion Lee Road
Gentry, AR 72734

Legal Description

Parcel #10-00148-715

TRACT 1: A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4; THENCE SOUTH 02°57'27" WEST 1332.77 FEET; THENCE SOUTH 86°27'18" EAST 1314.72 FEET; THENCE NORTH 03°03'58" EAST 1331.04 FEET; THENCE NORTH 86°21'17" WEST 1317.20 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PORTION OF SUBJECT PROPERTY THAT LIES IN THE COUNTY ROAD ON THE SOUTH SIDE. AND ALSO TRACT 2: ALL OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID NW 1/4 OF THE NE 1/4; THENCE SOUTH 86°15'18" EAST 1319.69 FEET; THENCE SOUTH 03°03'58" WEST 1330.45 FEET; THENCE NORTH 86°21'17" WEST 1317.20 FEET; THENCE NORTH 02°57'37" EAST 1332.78 FEET TO THE POINT OF BEGINNING. SUBJECT TO THAT PORTION OF SUBJECT PROPERTY THAT LIES IN THE COUNTY ROAD ON THE NORTH SIDE.



July 7, 2022

Mayor Kevin Johnston
City of Gentry
101 W. Main Street
Gentry, AR 72734

RE: Apple Valley South Rezoning Request

Mayor Johnston

Please accept this letter as our request to rezone approximately 80 acres of land, located on the south side of Marion Lee Road. The property is currently zoned agricultural, and we would like to rezone it to N-R in order to develop a single-family subdivision. This area is comprised of single-family homes and contains a variety of zoning districts, including R-N, R-2, R-3, R-4 and R-O. The proposed zoning and new homes will be compatible and complimentary with the area.

The sewer treatment plant is located north of the property and easements are in place to allow a sewer line connection to this property. This will allow the property to be developed with public sewer and provide other properties in the area with the opportunity to connect to the City's sewer system.

Once the property is rezoned, we will submit a preliminary plat application, along with all required engineering plans for the City's review and approval.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jesse Fulcher".

Jesse Fulcher
Director of Land Planning
479-301-6639



City of Gentry Petition for Rezoning

20, July
18, Aug

To be completed by property owner/representative:

Property Owner Name	Apple Valley, LLC
Address or Parcel #	10-00148-715
Mailing Address	16447 Kostner Drive Rogers, AR 72756
Phone Number	479-427-5623
Current Zoning	A-1
Proposed Zoning	R-N
10 Scaled Drawings	

I understand and accept the allowances and restrictions of the zoning requested above.

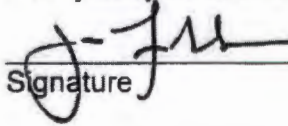
I consider the land suitable for all of the uses allowed in the zoning district being requested.

I do not consider that the zoning being requested will be detrimental or harmful to surrounding land owners.

I consider the uses allowed within the district being requested to be compatible with the uses surrounding the land described above.

The addresses of all adjacent land owners are listed on the back of this form and I consider them to be complete and accurate for the purposes of public notice as required by the Gentry Zoning Ordinance.

I hereby certify that all of the information I have entered on this form is true and accurate.


Signature

7/7/22
Date

Please see the Petition for Rezoning Checklist for other items needed to process this application.

Contact City Hall at (479) 736-2555 for more information.

Staff Use Only:	
Date Application Submitted	
PC Meeting Date	
Fee Paid (\$75.00)	
Date Ad Ran in Newspaper	
Date Signs Placed	
Property Owner Listing	

Gentry Rezone Application

NOTICE OF INTENT TO REZONE

(Name) Jesse Fulcher

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from A-1

to R-N

The legal description of the property is as follows:

The common description of the property is:

Proposed land use:

Reason for zone request change:

Adjacent land owners listing:

See Attached

Planning & Zoning Committee		
Request Approved	YES	NO
Date		
Initials		

City Council Action		
Petition Accepted	YES	NO
Ordinance Number		
Date		
Initials		



Petition for Rezoning Checklist



Please Note! The rezoning application will not be accepted at the date of submittal if the following items are not submitted with the application.

1. Completed Application Form

2. Payment of Application Fee (\$75.00)

3. Scaled Drawings

OTHER INFORMATION:

- City staff will advertise this rezoning request and notice of a public hearing in the newspaper of local distribution no later than 15 days prior to the Planning Commission date.
- The City will post a public hearing sign on the subject property no later than 15 days prior to the Planning Commission date.

Procedure to Withdraw a Rezoning Request

A rezoning request may be withdrawn by two methods:

A. The owner(s) may make the request in writing and submit that request to the Planning Department one week before the Planning Commission meeting at which the public hearing will be held.

B. The owner(s) may appear at the public hearing and request that the zoning be withdrawn.

* * The applicant will not receive a refund if the item is removed from the agenda. * *

The public hearing will be held _____, at 7:00 p.m. It will be held at 104 S Main St. Gentry, AR 72734.

Pre-Planning Meeting



PC Meeting Date: August 18th, 2022

Project Name: Subdivision- Sketch Cotton & Tidwell

NOTES:

1. Access to water & sewer- May have to pump sewer

2. Check setbacks

3. Sketch plan or lot split- depends on requirements

4. _____

5. _____

6. _____

7. _____

Staff Approval

☐

Mayor: Kevin Johnston

☐

Building Inspector: Mark Smithson

☐

Fire Chief: Vester Cripps

☐

Public Works Director: Laymon Donohew

☐

Water Forman: Rick Craft

ZONING: C-2

CITY OF GENTRY

SUBDIVISION CHECKLIST SKETCH PLAN

SUBDIVISION NAME				OWNERS NAME <i>Colten & Tidwell</i>		DATE SUBMITTED
STREET ADDRESS				OWNERS ADDRESS <i>1320 Hickman Dr</i>		FEE PAID
ZONING	SECTION	RANGE	TOWNSHIP	CITY, STATE, ZIP <i>Pea Ridge AR 72751</i>	PHONE NUMBER <i>479-619 8859</i>	# OF LOTS <i>3</i>

A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the sketch plan review stage. 10 copies must be filed 10 days prior to the Planning Commission meeting. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission.

REVIEW STAGE SKETCH	REQUIRED ITEMS All required items listed below will be included.
<input checked="" type="checkbox"/>	1. Location of all bordering streets.
<input checked="" type="checkbox"/>	2. General location of all proposed streets within the subdivision.
<input checked="" type="checkbox"/>	3. General size and shape of lots.
<input checked="" type="checkbox"/>	4. Ownership of surrounding property.
<input checked="" type="checkbox"/>	5. Location & size of existing utilities.
<i>no</i> <input type="checkbox"/>	6. Legal description of property.
<input checked="" type="checkbox"/>	7. General location of problem areas such as floodplain, wetland, rock outcrop, increases in traffic on connecting street(s), what extent of existing street improvement will be done by developer due to the new development.
<input checked="" type="checkbox"/>	8. General description of tree cover.
<input checked="" type="checkbox"/>	9. Location map showing relationship to City of Gentry

PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION: <i>Take sketch plan & see how PC wants to handle this one.</i>

Pre-Planning Meeting



PC Meeting Date: August 18th, 2022

Project Name: Subdivision- Sketch & Preliminary- Soto

NOTES:

1. Four service lines running down easements- concerns about utilities seperation.

2. Ord. 15-730 can only be used for singel family

3. Concerns about traffic- consideration of paving Edmondson

4. Consider re-zone to R-E

5. 50' radius for fire access

6. _____

7. _____

Staff Approval

☐ Mayor: Kevin Johnston

☐ Building Inspector: Mark Smithson

☐ Fire Chief: Vester Cripps

☐ Public Works Director: Laymon Donohew

☐ Water Forman: Rick Craft

ORDINANCE NO. 15-730

AN ORDINANCE CONCERNING ACCESS REQUIREMENTS RELATED TO A TRACT SPLIT, REPLAT OR OTHER PROPERTY DIVISION WITHIN THE CITY OF GENTRY, ARKANSAS OR WITHIN ITS PLANNING AREA AND FOR OTHER PURPOSES

WHEREAS, the City Council of the City of Gentry has determined that it is appropriate to address situations typically related to a residential tract split, replat or other property division within the City of Gentry, Arkansas or within its Planning Area.

NOW, therefore, be it ordained by the City Council of the City of Gentry, Arkansas;

Section 1: Access: Each tract resulting from such split, replat or other property division shall have:

- a. Deeded access not less than 30 feet in width from a public street or road; or
- b. A deeded combination access easement and utility easement not less than 40 feet in width from a public street or road; or
- c. A Separate deeded access easement not less than 30 feet in width from a public street or road; together with a deeded utility easement not less than 25 feet in width from a public street or road or from an existing utility easement.

Section 2: Applicability: The provisions of this Ordinance are applicable to splits, replats or other property division only when the resulting tracts will be used for single family residential purposes. These access provisions and requirements are not applicable in instances where any of the resulting tracts will be used for multifamily dwellings, multiple lots, commercial use or other non-residential use.

PASSED AND APPROVED THIS 3rd day of August, 2015.

ATTEST:

Kevin D. Johnston, Mayor

Director of Finance

Pre-Planning Meeting



PC Meeting Date: August 18th, 2022

Project Name: Concept Review- Russ's Ridge

NOTES:

1. Concerns about sewer- routing of sewer not shown

2. Proper location & size of existing water lines

3. SW corner street may need culdesac

4. Retention pond in south green space

5. _____

6. _____

7. _____

Staff Approval

☐ Mayor: Kevin Johnston

☐ Building Inspector: Mark Smithson

☐ Fire Chief: Vester Cripps

☐ Public Works Director: Laymon Donohew

☐ Water Forman: Rick Craft

CITY OF GENTRY

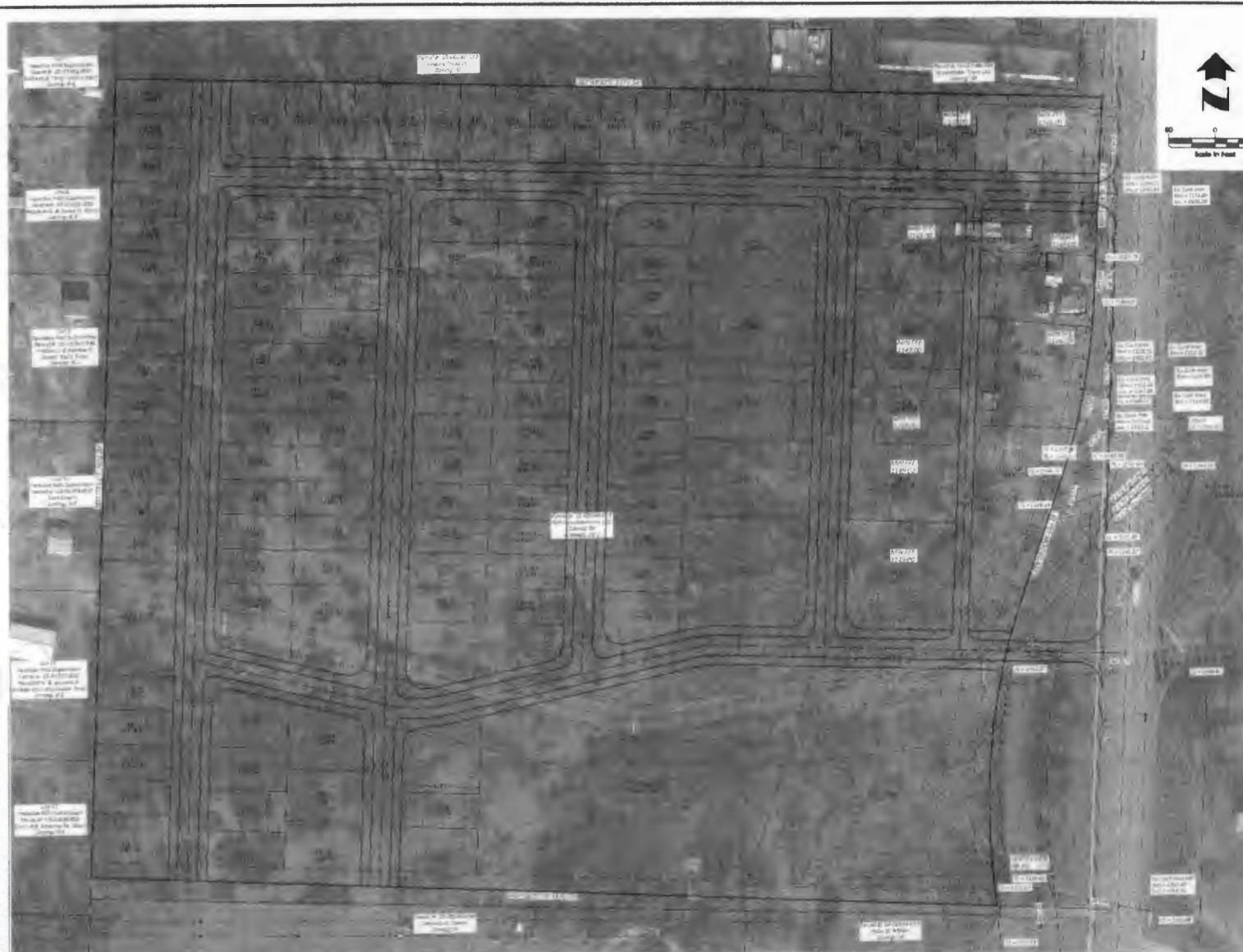
SUBDIVISION CHECKLIST SKETCH PLAN

SUBDIVISION NAME Russ's Ridge				OWNERS NAME RLP Developments, LLC		DATE SUBMITTED 8/4/2022
STREET ADDRESS				OWNERS ADDRESS P.O. Box 3207		FEE PAID
ZONING SP	SECTION 10	RANGE 33	TOWNSHIP 18	CITY, STATE, ZIP Bentonville, AR 72712	PHONE NUMBER (479) 530-2337	# OF LOTS 134

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PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION: <hr/> <hr/> <hr/> <hr/>



PROJECT LOCATION

Survey Description

A part of the Southwest Quarter of Section 10, Township 18 North, Range 13 West of the Fifth Principal Meridian in Benton County, Arkansas and more particularly described as follows:

Commencing at the South Quarter Corner of Section 10, being a iron three-eighths inch (3/8") rebar, thence North 07°40'43" East along the east line of the Southwest Quarter a distance of 1354.92 feet; thence departing said east line, North 87°06'02" West a distance of 143.49 feet to a point on the west right of way of Arkansas Highway 58 as shown on Arkansas Highway Commission Job No. 080134 marked with a two inch (2") iron pipe with PS 1834 aluminum cap and the Point of Beginning; thence North 87°06'02" West a distance of 1170.73 feet to a two inch (2") iron pipe with PS 1834 aluminum cap being on the east boundary of Paradise Hills Final Plat, filed for record at Plat Book 231, Page 88, thence along said Plat Boundary, North 02°53'11" East a distance of 1041.00 feet to a one-half inch (1/2") rebar with PS 442 cap; thence departing said plat line, South 87°48'27" East a distance of 1271.34 feet to a two inch (2") iron pipe with PS 1834 Aluminum cap being on the west right of way of Arkansas Highway 91, thence along said right of way, South 07°14'08" West a distance of 234.58 feet to a Round three-fourths inch (3/4") rebar; thence continuing along said right of way along a curve to the right having an arc distance of 254.21 feet, radius of 914.97 feet, chord direction of South 17°13'37" West and a chord distance of 253.38 feet to a two inch (2") iron pipe with PS 1834 aluminum cap; South 19°09'14" West a distance of 154.18 feet to a two inch (2") iron pipe with PS 1834 aluminum cap; thence along a curve to the left an arc length of 158.08 feet, radius of 838.53 feet, chord direction of South 07°54'58" West, and a chord distance of 239.77 feet to a two inch (2") iron pipe with PS 1834 aluminum cap; thence along a curve having a radius of 826.33 feet, chord distance of 7.13 feet, and a chord direction of South 04°14'00" East; thence South 04°25'19" East a distance of 58.39 feet to the Point of Beginning, containing 29.919 acres, more or less.

Tree Coverage

Tree coverage across this site is minimal.

Boundary: 8.91 Acres

Zone: SP (Specific Plan)

Single Family Lots (SFL)

Setbacks:
Front: 35'
Rear: 35'
Interior Side: 5'
Exterior Side: 15'
Rear: 10'

Multi-Family Lots (MFL)

Setbacks:
Front: 25'
Rear: 10'
Interior Side: 10'
Exterior Side: 15'
Rear: 10'

Townhome Lots (TH)

Setbacks:
Front: 25'
Rear: 10'
Interior Side: 15'
Exterior Side: 15'
Rear: 10'

Other Home Lots

Setbacks:
Front: 25'
Rear: 10'
Interior Side: 15'
Exterior Side: 5'
Rear: 10'

Commercial/Mixed Use Lots (COMV)

Setbacks:
Front: 35'
Rear: 10'
Interior Side: 10'
Exterior Side: 20'
Rear: 10'

Zone A Floodplain



HALFF ASSOCIATES, INC.
2807 88 COTTONWOOD ST. #78
BENTONVILLE, AR 72715
479.279.8808 - HALFF.COM

Russ's Ridge

Gentry, Arkansas

Issued for Review
08.04.2022

SKETCH PLAN

Revisions			
No.	Description	Date	By
1	Issue for Review	08/04/2022	JLS

Drawn By: JLS	Appointed By: JLS	Appointed Date: 08/04/2022	Appointed Title: P.E.
Check: JLS	Check Date: 08/04/2022	Check Title: P.E.	Check Signature: JLS
Project No: 2022-001	Project Name: RUSSE RIDGE GENTRY, ARKANSAS	Project Location: BENTONVILLE, AR	Project Status: IN PROGRESS

Pre-Planning Meeting



PC Meeting Date: August 18th, 2022

Project Name: Lot Line Adjustment- Bishop Properties

NOTES:

- 1. No issues
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

Staff Approval

☒ Mayor: Kevin Johnston

☒ Building Inspector: Mark Smithson

☒ Fire Chief: Vester Cripps

☒ Public Works Director: Laymon Donohew

☒ Water Forman: Rick Craft

18-13647-000
SWANSON, SHAWN & ROBERT
20222 GARMON ROAD, GENTRY

18-13656-001
NGUYEN NGUYEN FARM LLC
20190 GARMON ROAD, GENTRY

DEPARTMENT OF HEALTH STATEMENT
APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS DEPARTMENT OF HEALTH.
NON-BUILDABILITY STATEMENT
APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATION OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

18-13696-002
ENHRELLIG, BARRY & SANDI
GARMON ROAD, GENTRY

18-13697-000
RODRIGUEZ, EDWIN
20301 GARMON ROAD, GENTRY

18-13696-000
BERNETT, JOHN P.
20057 GARMON ROAD, GENTRY

18-13696-000
BRUCE, TONY & TRACY
13327 ONEAL ROAD, GENTRY

18-13697-001
CARL & AUDRY CONJUGAL TRUST
13339 ONEAL ROAD, GENTRY

SW CORNER
NE/4, SE/4
15-18-33
P.O.B.
TOTAL PROJECT &
LOT 3

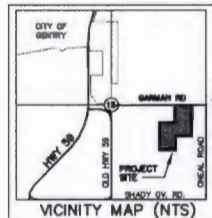
18-13696-002
ENHRELLIG, BARRY & SANDI
HWY 59, GENTRY

18-13701-000
LEE, CHA & MOUA, SHOUA
1343 ONEAL ROAD

OWNER/DEVELOPER INFORMATION
STEVEN & DAUNELLE BISHOP
3800 LAKE ROAD, SILOAM SPRINGS, AR
SITE INFORMATION:
PARCEL# 18-13697-004
AREA= 18.18 acres
ZONING: N/A (COUNTY)

SCALE: 1" = 100'

LEGEND:
● FOUND IRON PIN
◆ FOUND IRON PIPE
◇ SET IRON PIN
W WATER METER
UP UTILITY POLE
--- BUILDING SETBACK LINE



SURVEY DESCRIPTION - TOTAL PROJECT

PART OF THE NE/4 OF THE SE/4, SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, SHOWN AS TRACT 2 ON RECORDED PLAT L202187068, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN AT THE SW CORNER OF THE SAID NE/4 OF THE SE/4, THENCE ALONG THE WEST LINE OF SAID NE/4 OF THE SE/4 N02°53'53"E 773.89 FEET TO AN IRON PIN, THENCE S88°19'28"E 454.31 FEET TO AN IRON PIN, THENCE N02°54'07"E 511.35 FEET TO AN IRON PIN IN THE SOUTH RIGHT-OF-WAY LINE OF GARMON ROAD, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°19'28"E 478.02 FEET TO AN IRON PIPE, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S02°59'44"W 474.58 FEET TO AN IRON PIN, THENCE N88°54'00"W 444.41 FEET TO AN IRON PIN, THENCE S02°54'07"W 394.38 FEET TO AN IRON PIN, THENCE N87°42'41"W 486.46 FEET TO THE POINT OF BEGINNING, CONTAINING 18.18 ACRES MORE OR LESS, AND SUBJECT ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION - LOT 1:

PART OF THE NE/4 OF THE SE/4, SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, ALSO KNOWN AS PART OF TRACT 2 ON RECORDED PLAT L202187068, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIPE AT THE NE CORNER OF SAID TRACT 2, SAID IRON PIPE BEING IN THE SOUTH RIGHT-OF-WAY LINE OF GARMON ROAD, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S02°59'44"W 891.63 FEET TO AN IRON PIN, THENCE N88°54'00"W 244.07 FEET TO AN IRON PIN, THENCE N02°59'44"E 894.08 FEET TO AN IRON PIN IN SAID SOUTH RIGHT-OF-WAY LINE, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°19'28"E 244.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.000 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION - LOT 2:

PART OF THE NE/4 OF THE SE/4, SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, ALSO KNOWN AS PART OF TRACT 2 ON RECORDED PLAT L202187068, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN AT THE SW CORNER OF SAID TRACT 2, SAID IRON PIN BEING IN THE SOUTH RIGHT-OF-WAY LINE OF GARMON ROAD, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S02°59'44"W 474.58 FEET TO AN IRON PIN; THENCE N88°19'29"W 183.23 FEET TO AN IRON PIN; THENCE N02°54'07"E 474.56 FEET TO AN IRON PIN IN SAID SOUTH RIGHT-OF-WAY LINE, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°19'28"E 184.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION - LOT 3:

PART OF THE NE/4 OF THE SE/4, SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, ALSO KNOWN AS PART OF TRACT 2 ON RECORDED PLAT L202187068, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN AT THE SW CORNER OF THE SAID NE/4 OF THE SE/4, THENCE ALONG THE WEST LINE OF SAID NE/4 OF THE SE/4 N02°53'53"E 773.89 FEET TO AN IRON PIN, THENCE S88°19'28"E 454.31 FEET TO AN IRON PIN, THENCE N02°54'07"E 511.35 FEET TO AN IRON PIN IN THE SOUTH RIGHT-OF-WAY LINE OF GARMON ROAD, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°19'28"E 50.01 FEET TO AN IRON PIN, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S02°54'07"W 474.56 FEET TO AN IRON PIN; THENCE S88°19'29"E 183.23 FEET TO AN IRON PIN; THENCE N02°59'44"W 419.50 FEET TO AN IRON PIN; THENCE N88°54'00"W 200.34 FEET TO AN IRON PIN; THENCE S02°54'07"W 394.38 FEET TO AN IRON PIN, THENCE N87°42'41"W 486.46 FEET TO THE POINT OF BEGINNING, CONTAINING 11.180 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

OWNER'S CERTIFICATION:

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL ROADS AND EASEMENTS ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES AS SHOWN.

STATE OF _____, COUNTY OF _____
Subscribed and sworn before me this _____ day of _____, 20____ A.D.

Notary Public _____ My Commission Expires _____

PLANNING COMMISSION APPROVAL:

This plat is hereby approved this _____ day of _____, 20____, by the City of Gentry Planning Commission.

Planning Commission

REVIEW COPY

BASIS OF BEARINGS: State Plane Coordinate System - Arkansas North Zone - NAD 83
GPS observations Oct. 14, 2021 with corrections from the City of Siloam airport
correction station NAD 83 (2011) (EPDCH2010)

CERTIFICATION: I hereby certify that on July 27, 2022 the hereon platted and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated herein.
This property DOES NOT LIE in a designated Flood according to FEMA Map 805007 C 0300 J, Dated September 28, 2007.

James Caldwell, Ark. PS #1310 DATE

LOT LINE ADJUSTMENT PLAT BISHOP SUBDIVISION - L2022-16116

Survey By:
JAMES CALDWELL, PS #1310
609 South Oakhill
Siloam Springs, AR 72761
(479) 238-4069

Survey For:
BISHOP
PROPERTIES

Plat Code:
500-18N-33W-0-15-210-04-1310
Date:
JULY 27, 2022
Job #:
222001-9

Informal Plat Permit Application

City of Gentry
101 W. Main St.
Gentry, AR 72734
(479)-736-2555
(479)-736-2877 Fax



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 20193 & 20197 Garman Road

Property Zone: _____ Parcel #'s 15-19127-000 15-19128-000

APPLICANT CONTACT INFORMATION:

Applicant Name: Steven Bishop Email Address: bpcnwa@gmail.com Phone Number: 479-524-7875

Address: PO Box 222 City/State: Silvan Springs AR 72761

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable.
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: _____

Date: 8/5/22

18-13647-000
SHAMON, SHAWN & ROBERT
20222 GARRETT ROAD, GENTRY

18-13606-001
OCHS INGLVY FARM LLC
20190 GARRETT ROAD, GENTRY

DEPARTMENT OF HEALTH DIVISION
APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A
SEPTIC SYSTEM PERMIT FROM THE ARKANSAS DEPARTMENT OF HEALTH.

NON-INSURANCE STATEMENT
APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INSURE THAT ANY OF THE LOTS ON THIS PLAT ARE
VALUABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN INSURANCE
BY THE PLANNING BOARD OF SAID BENTON COUNTY OF SAID LOTS.

18-13606-002
EMELLE, BARRY & SARA
20201 GARRETT ROAD, GENTRY

18-13607-000
RODRIGUEZ, EDWIN
20301 GARRETT ROAD, GENTRY

18-13605-000
ROBERT, JOHN P.
20057 GARRETT ROAD, GENTRY

18-13606-000
BRUCE, TONY & TRACY
13327 CHEAL ROAD, GENTRY

18-13607-001
CARL & AUDRY CONSUMO TRUST
13338 CHEAL ROAD, GENTRY



SW CORNER
NE 1/4, SE 1/4
18-18-33
P.O.B.

TOTAL PROJECT &
LOT 3

18-13606-002
DOUGLAS, BARRY & SARA
HAY RD, GENTRY

18-13701-000
LEE, CHAS & NORMA, SHILOA
1343 CHEAL ROAD

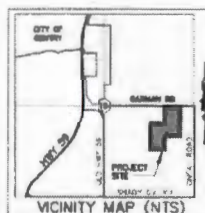
OWNER/DEVELOPER INFORMATION
STEVEN & DAUNELLE BISHOP
3800 LAKE ROAD, SILOAM SPRINGS, AR
SITE INFORMATION:
PARCEL# 18-13607-004
AREA= 18.18 acres
ZONING= N/A (COUNTY)

100 0 50 100 200 400

SCALE: 1" = 100'

LEGEND:

- FOUND IRON PIN
- ◆ FOUND IRON PIPE
- SET IRON PIN
- W WATER METER
- U UTILITY POLE
- BUILDING SETBACK LINE



SURVEY DESCRIPTION - TOTAL PROJECT

PART OF THE NE 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, SHOWN AS TRACT 2 ON RECORDED PLAT L202187068, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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SURVEY DESCRIPTION - LOT 1:

PART OF THE NE 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, ALSO KNOWN AS PART OF TRACT 2 ON RECORDED PLAT L202187068, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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SURVEY DESCRIPTION - LOT 2:

PART OF THE NE 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, ALSO KNOWN AS PART OF TRACT 2 ON RECORDED PLAT L202187068, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN N88°19'28"W 244.00 FEET FROM THE NE CORNER OF SAID TRACT 2, SAID IRON PIN BEING IN THE SOUTH RIGHT-OF-WAY LINE OF GARRETT ROAD, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S02°59'44"W 891.63 FEET TO AN IRON PIN, THENCE N88°19'28"W 183.23 FEET TO AN IRON PIN, THENCE N02°54'07"E 474.56 FEET TO AN IRON PIN IN SAID SOUTH RIGHT-OF-WAY LINE, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°19'28"E 184.01 FEET TO THE POINT OF BEGINNING, CONTAINING 2.000 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

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OWNER'S CERTIFICATION:

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL ROADS AND EASEMENTS ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES AS SHOWN.

STATE OF _____, COUNTY OF _____
Subscribed and sworn before me this _____ day of _____, 20____ A.D.
Notary Public _____ My Commission Expires _____

PLANNING COMMISSION APPROVAL: This plat is hereby approved this _____ day of _____, 20____, by the City of Gentry Planning Commission.

Planning Commission

REVIEW COPY

DATE OF RECORDING: State Plane Coordinate System - Arkansas North Zone - NAD 83
GPS observations Oct. 14, 2001 with corrections from the City of Siloam airport
correction station NAD_83 (2001) (EPOD42010)

CERTIFICATION: I hereby certify that on July 27, 2022 the hereon platted and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated herein.
This property DOES NOT LIE in a designated flood according to FEMA Map 050307 C 0300 J, dated September 29, 2007.

James Caldwell, Arls. PS #1330 6412

LOT LINE ADJUSTMENT PLAT BISHOP SUBDIVISION - L2022-16116

Survey By:
JAMES CALDWELL, PS #1310
609 South Dakota
Siloam Springs, AR 72761
(479) 238-4069

Survey For:
BISHOP
PROPERTIES

Plat Code:
300-18N-33W-0-15-212-04-1330
Date:
JULY 27, 2022
Job #:
222001-3

Informal Plat Permit Application

City of Gentry
101 W. Main St.
Gentry, AR 72734
(479)-736-2555
(479)-736-2877 Fax



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 20193 & 20197 Garman Road

Property Zone: _____ Parcel #'s: 15-19127-000 15-19128-000

APPLICANT CONTACT INFORMATION:

Applicant Name: Steven Bishop Email Address: bpcnwa@gmail.com Phone Number: 479-524-7875

Address: PO Box 222 City/State: Silvan Springs, AR 72761

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
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4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

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2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: _____

Date: 8/5/22

PLANNING COMMISSION/STAFF USE ONLY

Date of application: _____

Notes from plan/project review:

Checklist for Lot -Split

- ☒ Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- ☒ The names and addresses of the site owner(s).
- ☒ A written legal description for each lot or tract being created or resized including an area in square feet or acres.
- ☒ For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
- ☒ Show 100-year floodplain, if applicable
- ☒ Location of all existing structures.
- ☒ Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
- ☒ Location, name, and width of all bordering streets.
- ☒ Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
- ☒ North arrow, appropriately sized scale (graphic and written), current zoning.
- ☒ Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
- ☒ Complete and accurate legend.
- ☒ Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
- ☒ Written description of any requested waivers or variances.
- ☐ Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
- ☒ Signature block for Planning Commission approval.
- ☐ Owner's certification for recording.

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:

Pre-Planning Meeting



PC Meeting Date: August 18th, 2022

Project Name: Tract Split for James Wilson

NOTES:

- 1. Need septic location- show well on plat

- 2. _____

- 3. _____

- 4. _____

- 5. _____

- 6. _____

- 7. _____

Staff Approval

☐ Mayor: Kevin Johnston

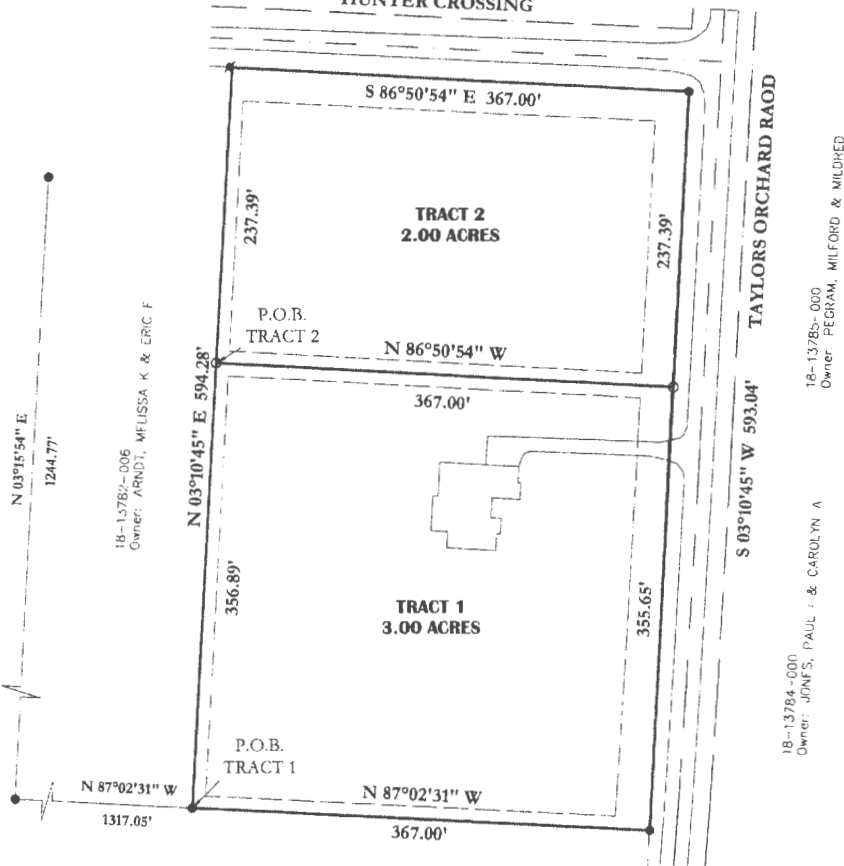
☐ Building Inspector: Mark Smithson

☐ Fire Chief: Vester Cripps

☐ Public Works Director: Laymon Donohew

☐ Water Forman: Rick Craft

18-13782-002
Owner: GARCIA, DAVID JR & JOHANA Y
HUNTER CROSSING



BENTON COUNTY PLANNING BOARD:

The Planning Board, based on an approval granted to the applicant on _____, hereby endorses this plan as meeting all of the requirements of a Tract Split.

Planning

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, and access rights reserved as represented on this plat and attachments.

Owner _____ Owner _____

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this _____ day of _____

My commission expires _____

Notary Public

SURVEY DESCRIPTION TRACT 1:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 03°15'54" W 1244.77'; THENCE S 87°02'31" E 1317.05' FROM THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 17 THENCE N 03°10'45" E 356.89'; THENCE S 86°50'54" E 367.00'; THENCE S 03°10'45" W 355.65'; THENCE N 87°02'31" W 367.00' TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 03°15'54" W 1244.77'; THENCE S 87°02'31" E 1317.05'; THENCE N 03°10'45" E 356.89' FROM THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 17; THENCE N 03°10'45" E 237.39'; THENCE S 86°50'54" E 367.00'; THENCE S 03°10'45" W 237.39'; THENCE N 86°50'54" W 367.00' TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

LEGEND

These standard symbols may be found in the drawing.

- | | |
|----------------------|------------------------|
| ○ PROPANE TANK | ◆ FOUND STONE |
| ● TELEPHONE PEDESTAL | ◆ ALUMINUM MONUMENT |
| ● FIRE HYDRANT | ● FOUND IRON PIN |
| — EXISTING FENCE | ○ SET IRON PIN |
| — RIGHT OF WAY | △ FOUND RAILROAD SPIKE |
| — BUILDING SETBACK | ● WATER METER |
| — CENTERLINE | ● GAS METER |
| | ■ POWER POLE |

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON JULY 11, 2022.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0360 J. REVISED DATE: SEPTEMBER 28, 2007.

18-13783-001
Owner: EILAND, THAD & NATALIE



(IN FEET)
1 inch = 100 ft.

PROPERTY ADDRESS: 13539 TAYLORS ORCHARD ROAD, GENTRY, AR. 72734 PARCEL: # 18-13782-001

500-18N-33W-0-17-330-04-0985

REVISION #1: PART OF THE SW 1/4 OF THE SW 1/4
REVISION #2: SECTION 17, TOWNSHIP 18 NORTH RANGE 33 WEST
REVISION #3: BENTON COUNTY, ARKANSAS
DRAWN BY: MUF
CHECKED BY: MEJ

**TRACT SPLIT
FOR
JAMES WILSON**

James Surveying
P.O. Box 617
Gentry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

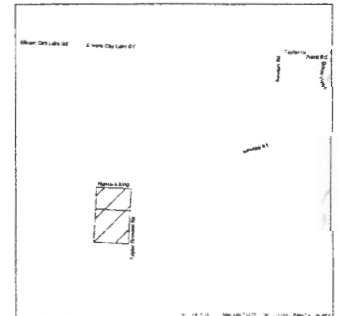
DATE: JULY 11, 2022
SCALE: 1" = 100'
JOB NUMBER: JS17143A
FILE NAME: JS17143A.DWG
CRD FILE: JS17143A.CRD

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.



MICHAEL E. JAMES, PLS #885
BENTON COUNTY SURVEYOR

FILE BLOCK



NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
6. APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
7. THE APPROXIMATE LOCATION OF THE SEPTIC AREA IS SHOWN AS INDICATED BY OWNER APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THE TRUE LOCATION OF ANY PART OF THE SEPTIC SYSTEM, NOR SHOULD IT BE RELIED UPON FOR ANY FUTURE EXCAVATION, BUILDING OR CONSTRUCTION PROJECTS OR PROCEDURE.

Informal Plat Permit Application

City of Gentry
101 W. Main St.
Gentry, AR 72734
(479)-736-2555
(479)-736-2877 Fax



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 13539 Taylor Orchard Rd Gentry, AR 72734

Property Zone: _____ Parcel #'s 18-13782-001

APPLICANT CONTACT INFORMATION:

Applicant Name: James Wilson Email Address JrWilson08@gmail.com Phone Number: 479-715-3675

Address: 13539 Taylor Orchard Rd City/State: Gentry AR

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: _____

Date: 7/20/22

PLANNING COMMISSION/STAFF USE ONLY

Date of application: _____

Notes from plan/project review:

need well & septic on print 7/20 mb

Checklist for Lot -Split

- ☒ Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- ☒ The names and addresses of the site owner(s).
- ☒ A written legal description for each lot or tract being created or resized including an area in square feet or acres.
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- ☐ Owner's certification for recording.

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:

Pre-Planning Meeting



PC Meeting Date: August 18th, 2022

Project Name: Tract Split for Josie Gray

NOTES:

1. Water meter is on tract 2.

2. May need utility easement from tract 2 for North chicken houses

3. Need utilites shown on plat

4. _____

5. _____

6. _____

7. _____

Staff Approval

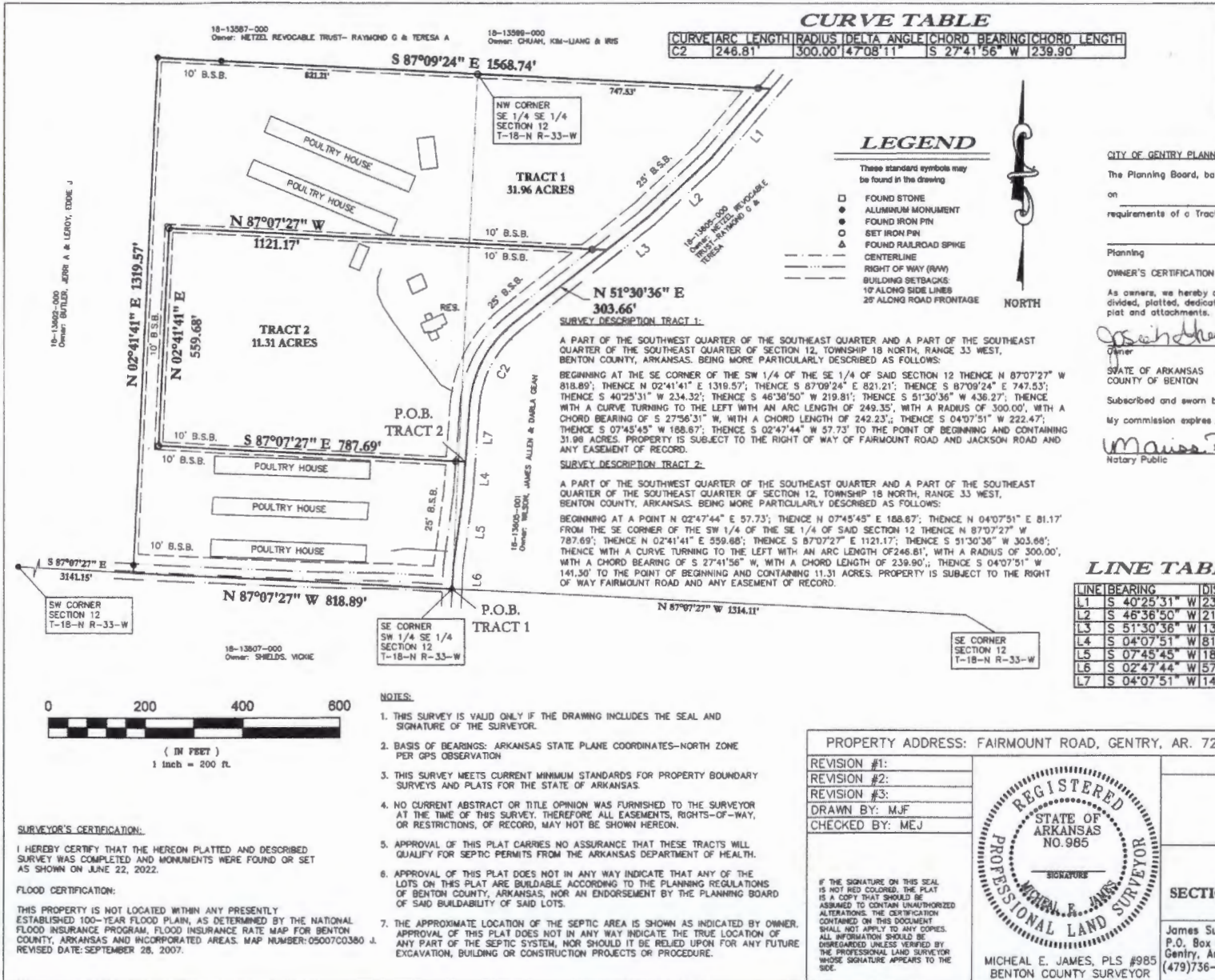
☐ Mayor: Kevin Johnston

☐ Building Inspector: Mark Smithson

☐ Fire Chief: Vester Cripps

☐ Public Works Director: Laymon Donohew

☐ Water Forman: Rick Craft



FILING BLOCK

CITY OF GENTRY PLANNING BOARD:

The Planning Board, based on an approval granted to the applicant on _____ hereby endorses this plan as meeting all of the requirements of a Tract Split.

Planning

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.

James Surveying 7/13/22

Owner
STATE OF ARKANSAS
COUNTY OF BENTON

Owner

Subscribed and sworn before me this 13 day of July 2022

My commission expires 11-11-29

Marissa Pair
Notary Public

VICINITY MAP



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°25'31" W	234.32'
L2	S 46°38'50" W	219.81'
L3	S 51°30'36" W	135.16'
L4	S 04°07'51" W	81.17'
L5	S 07°45'45" W	188.67'
L6	S 02°47'44" W	57.73'
L7	S 04°07'51" W	141.30'

Informal Plat Permit Application

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Gentry, AR 72734
(479)-736-2555
(479)-736-2877 Fax



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(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 12831 Fairmount Rd. Gentry, AR 72734

Property Zone: _____ Parcel #'s 18-13605-000

APPLICANT CONTACT INFORMATION:

Applicant Name: Josiah Gray Email Address: gmg9069@verizon.net Phone Number: 215-356-4705
Address: PO Box 1491 City/State: Siloam Springs, AR

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
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5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
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17. Owner's certification for recording. (Owner/Owner's signature block with notary)

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Applicant Signature: Josiah Gray Date: 7/13/22

PLANNING COMMISSION/STAFF USE ONLY

Date of application: _____

Notes from plan/project review:

Need Road name & easement/ book & page #'s
 need septic, water meters, gas & elec. lines

Checklist for Lot -Split

NO
NO
NO

NO
NO

- ☒ Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- ☒ The names and addresses of the site owner(s).
- ☒ A written legal description for each lot or tract being created or resized including an area in square feet or acres.
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- ☐ Owner's certification for recording.

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:

Pre-Planning Meeting



PC Meeting Date: August 18th, 2022

Project Name: Replat for Nick Black

NOTES:

1. May require a 2" main line extension

Main line stops at the corner of 2nd & Rust

2.

3.

4.

5.

6.

7.

Staff Approval

☐ Mayor: Kevin Johnston

☐ Building Inspector: Mark Smithson

☐ Fire Chief: Vester Cripps

☐ Public Works Director: Laymon Donohew

☐ Water Forman: Rick Craft

Informal Plat Permit Application

City of Gentry
101 W. Main St.
Gentry, AR 72734
(479)-736-2555
(479)-736-2877 Fax



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PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 301 Rust Dr

Property Zone: _____ Parcel #'s _____

APPLICANT CONTACT INFORMATION:

Applicant Name: Mark Black Email Address: huntingnet2@gmail.com Phone Number: 479-644-4174

Address: 1003 Ravine St City/State: Park Springs AR

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
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Applicant Signature: Mark Black

Date: 8-8-22

PLANNING COMMISSION/STAFF USE ONLY

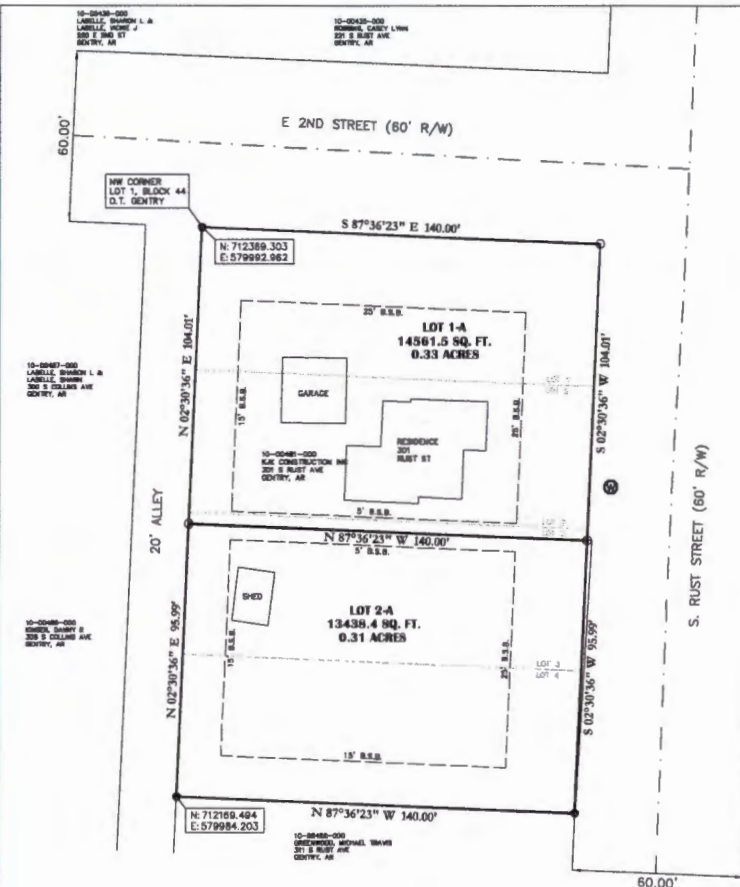
Date of application: _____

Notes from plan/project review:

Checklist for Lot -Split

- ☒ Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- ☒ The names and addresses of the site owner(s).
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- ☒ Signature block for Planning Commission approval.
- ☐ Owner's certification for recording.

PLANNING COMMISSSION REQUEST, CHANGES OR NOTES:



10-00481-000
CLARK REDEVELOPMENT TRUST
JAMES E. & MICHELLE A.
301 S RUST AVE
GENTRY, AR



VICINITY MAP

GENTRY PLANNING COMMISSION

This plat is hereby approved by the Gentry Planning Commission this ____ day of _____.

Secretary _____

Utilities _____

Street Department _____

Fire Marshal _____

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.

Dwner _____ Date _____

STATE OF ARKANSAS
COUNTY OF BENTON
CITY OF GENTRY

Subscribed and sworn before me this ____ day of _____.

My commission expires _____.

Notary Public _____



(IN FEET)
1 inch = 30 ft.

LEGEND

These standard symbols may be found in the drawing.

- ☐ FOUND STONE
- ☐ ALUMINUM MONUMENT
- ☐ FOUND IRON PIN
- ☐ SET IRON PIN
- ☐ RAILROAD SPIKE
- ☐ FOUND PIPE
- ☐ WATER METER
- ☐ GAS METER
- ☐ POWER POLE
- ☐ PROPANE TANK
- ☐ TELEPHONE PEDESTAL
- ☐ FIRE HYDRANT

DEED REFERENCES:

BOOK _____ PAGE _____
L202228092

ZONING: R-0

SURVEY DESCRIPTION, PARENT TRACT (PARCEL #10-00481-000):

LOTS 1-4, BLOCK 44 OF THE ORIGINAL TOWN OF GENTRY, ARKANSAS.

SURVEY DESCRIPTION, LOT 1-A:

A REPLAT OF LOT 1, LOT 2 AND PART OF LOT 3, BLOCK 44 OF THE ORIGINAL TOWN OF GENTRY, ARKANSAS, INTO LOT 1-A, BLOCK 44 OF THE ORIGINAL TOWN OF GENTRY.

SURVEY DESCRIPTION, LOT 2-A:

A REPLAT OF LOT 4, AND PART OF LOT 3, BLOCK 44 OF THE ORIGINAL TOWN OF GENTRY, ARKANSAS, INTO LOT 2-A, BLOCK 44 OF THE ORIGINAL TOWN OF GENTRY.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0215 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

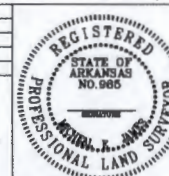
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON JULY 12, 2022.

NOTES:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
- NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
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- APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
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PROPERTY ADDRESS: 301 S RUST ST, GENTRY, AR. 72734 PARCEL #10-00481-000	
REVISION #1: REVISION #2: REVISION #3: DRAWN BY: KEJ CHECKED BY: MEJ	<p>500-20N-29W-0-36-200-04-0985</p> <p>REPLAT FOR NICK BLACK</p> <p>A REPLAT OF LOTS 1-4, BLOCK 44 ORIGINAL TOWN OF GENTRY SUBDIVISION GENTRY, ARKANSAS</p> <p>James Surveying P.O. Box 817 Gentry, Arkansas 72734 (470)736-8416 Fax (470)736-8830</p> <p>DATE: JULY 12, 2021. SCALE: 1"= 30' JOB NUMBER: JS17081A FILE NAME: JS17081A.DWG</p>



MICHAEL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

Pre-Planning Meeting



PC Meeting Date: August 18th, 2022

Project Name: Tract Split for Lay Gieng

NOTES:

- 1. Need septic shown on parcel #18-13656-004

- 2. _____

- 3. _____

- 4. _____

- 5. _____

- 6. _____

- 7. _____

Staff Approval

☐ Mayor: Kevin Johnston

☐ Building Inspector: Mark Smithson

☐ Fire Chief: Vester Cripps

☐ Public Works Director: Laymon Donohew

☐ Water Forman: Rick Craft

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PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 20190 GARMAN Rd, GENTRY, AR 72734

Property Zone: _____ Parcel #'s: _____

APPLICANT CONTACT INFORMATION:

Applicant Name: LAY GIENG Email Address: Chickenfarmgentry@gmail.com Phone Number: 214 315 3128
Address: 20178 Garman Rd City/State: Gentry AR

Criteria for Approval:

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
3. Inclusion of all required information on submitted plat.
4. Other appropriate considerations based on the unique nature and location of the property to be divided or resized and any existing or proposed structures or development.

The following information shall be included on any informal plat submitted to the City of Gentry:

1. Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
2. The names and addresses of the site owner(s).
3. A written legal description for each lot or tract being created or resized including an area in square feet or acres.
4. For each lot or tract being created or resized, include general layout, area in square footage or acreage to the nearest 1/100th acre, a unique number or letter, and building setback lines.
5. Show 100-year floodplain, if applicable
6. Location of all existing structures.
7. Location of all existing utilities, wells, springs, and septic systems, including drain fields if known.
8. Location, name, and width of all bordering streets.
9. Location of all existing easements, including name of easement holder, purpose of easement, and book and page number for the easement.
10. North arrow, appropriately sized scale (graphic and written), current zoning.
11. Title block in lower right-hand corner indicating the name and type of project, firm or individual preparing the drawing, scale, date, and revisions.
12. Complete and accurate legend.
13. Vicinity map showing the location of the property to be subdivided within the City's Planning Area.
14. Written description of any requested waivers or variances.
15. Any other information as deemed necessary for project review by the City Code Officer or Planning Commission.
16. Signature block for Planning Commission approval.
17. Owner's certification for recording. (Owner/Owner's signature block with notary)

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: _____

Date: 8/8/22

PLANNING COMMISSION/STAFF USE ONLY

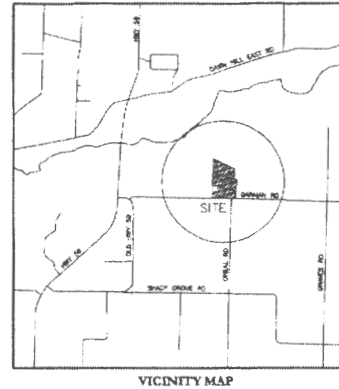
Date of application: _____

Notes from plan/project review:

Checklist for Lot -Split

- ☒ Names, addresses, parcel numbers, zoning, and property lines of all property owners adjacent to the exterior boundaries of the site.
- ☒ The names and addresses of the site owner(s).
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PLANNING COMMISSSION REQUEST, CHANGES OR NOTES:



MICHAEL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

OFFICIAL SEAL - #12709255
MARISSA PAIR
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 11-11-12

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON AUGUST 7, 2022.

Pre-Planning Meeting



PC Meeting Date: August 18th, 2022

Project Name: Tract Split for Bill & Delia Haak

NOTES:

1. Will need a main line extention on water line. Lots 3 & 4 does not have access to city water.

2. Consider annexation into city?

3.

4.

5.

6.

7.

Staff Approval

☒ Mayor: Kevin Johnston

☒ Building Inspector: Mark Smithson

☒ Fire Chief: Vester Cripps

☒ Public Works Director: Laymon Donohew

☒ Water Forman: Rick Craft

Informal Plat Permit Application

City of Gentry
101 W. Main St.
Gentry, AR 72734
(479)-736-2555
(479)-736-2877 Fax



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: _____

Property Zone: _____ Parcel #'s _____

APPLICANT CONTACT INFORMATION:

Applicant Name: William B. Haak Email Address: HaakDelia@gmail.com Phone Number: 479-238-7236
Address: 20083 Dawn Hill East Rd City/State: Gentry, AR

Criteria for Approval:

HaakDelia@gmail.com

1. Compliance with applicable City ordinances including those related to lot size, setback requirements, parking, easements, access, zoning, master street plan, etc.
2. Adequate access of resulting lots to public roads, utilities, and other infrastructure.
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Applicant Signature: Delia Haak

Date: 8-8-22

PLANNING COMMISSION/STAFF USE ONLY

Date of application: _____

Notes from plan/project review:

water, septic, other utilities.

Checklist for Lot -Split

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PLANNING COMMISSION REQUEST, CHANGES OR NOTES:

