

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

THURSDAY, FEBRUARY 17, 2022

PLANNING COMMISSION

- Roll Call
- Review of Minutes- January 20, 2022

- Robert Swanson RE: referred by City Council for further review of lot split

- Netzel Revocable Trust: Three Spring Subdivision: Parcel# 18-13587-000
Subdivision 1 Sketch; Subdivision 2 Preliminary; Subdivision 3 Final

- Bishop Properties Subdivision 1- Sketch; Subdivision 2- Preliminary;
Subdivision 3- Final: Parcel#18-13697-000

- Paul Church: Pioneer Woods Phase 4 Subdivision: Parcel# 10-01077-000
Subdivision 3-Final Plat Checklist

- Sunset Ridge: Subdivision 3- Final; Phase 5 Final Plat: Country Lots LLC:
Parcel# 10-00148-200

- Wes Renfro: Lot split/adjustment: Parcel# 10-00518-000

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, JANUARY 20, 2022

The Planning and Zoning Commission of the City of Gentry, Arkansas met on January 20, 2022 at 7:00 p.m. for a regular meeting in the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

ROLL CALL: Church- Present
Feemster- Present
Kooistra- Present
Williams- Present
Meyer- Present
Parks- Present

MEMBERS ABSENT: Runyan

PUBLIC HEARING

Special Use Permit; Parcel# 10-00313-000; Steve Ellis

Mr. Ellis was present to request the special use permit in order to build a single- family home on Parcel# 10-00313-000. After discussion this portion of the public hearing was closed.

PUBLIC HEARING

Variance Request; Parcel# 10-07092-000; Sunset Ridge/Jeffory Sanders

Mark Smithson announced the property owner was requesting the variance in order to build a fence and a 20x30 shop. There being no other comments, this portion of the public hearing was closed. Chairman Mike Parks announced the start of the regular planning and zoning session:

PLANNING COMMISSION:

ROLL CALL: Church- Present
Feemster- Present
Kooistra- Present
Williams- Present
Meyer- Present
Parks- Present

MEMBERS ABSENT: Runyan

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Mark Smithson, Robert Swanson, Steve Ellis, Steve Young, Ron Homeyer and, others.

Review of the Minutes of the December 16, 2021 Regular Meeting: After review:

Motion: Church- to approve the December 16, 2021 minutes as written

Second: Meyer

*At this time City Attorney Joel Kurtz mentioned the minutes reflected he had been present virtually, when in fact he had been physically present

Motion: Church- to amend his original motion to reflect this information

Second: Meyer

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

Motion Passed.

1). **Jeffory Sanders- Variance; Parcel# 10-07092-000:** After discussion:

Motion: Church- table for later discussion

Second: Meyer

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

Motion passed.

2). **Steve Ellis- Special Use Permit; Parcel# 10-00313-000** After discussion:

Motion: Williams- to approve the variance for a single-family home to include 8' setbacks

Second: Kooistra

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

Motion Passed.

3). **Robert Swanson RE: advice/clarification of lot split:** Mr. Swanson addressed the commission inquiring as to why his request for lot split had been denied in December. After explanations were provided, and discussions were had, Chairman Mike Parks advised Mr. Swanson he had the right to appeal the decision of the Planning and Zoning Commission, with City Council.

4). a). **Youngs Properties Inc: Subdivision- 1 Sketch Plan:** After review of the Sketch Plan:

Motion: Kooistra- to approve the Sketch Plan dated January 2022

Second: Meyer

Roll Call: Church-yes Feemster-yes Kooistra-no
 Parks-yes Williams-yes Meyer-yes

Motion passed.

**4). b). Youngs Properties Inc: Subdivision- 2 Preliminary (Phase 2 Sandy Acres);
Parcel# 10-00123-055: After review:**

Motion: Church- to approve the preliminary plat dated January 7, 2022

Second: Kooistra

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

Motion passed.

**5). Snyder Court Subdivision- 2 Preliminary; Parcel# 10-00875-000 (James Mathias);
After review:**

Motion: Church- to approve the Preliminary Plat dated January 2022, as presented

Second: Williams & Kooistra

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

Motion passed.

**6). Sunset Ridge- Country Lots LLC- Subdivision 2- Phase 5 Preliminary;
Parcel# 10-00148-200:**

This item was removed from the agenda as it was not ready for presentation to the commission.

At this time City Clerk Jenny Trout, reminded commission members to complete and submit their statements of financial interest by January 31, 2022 and, the new online courses for Arkansas Planning Official Training, was now open for registration, if anyone was interested.

With no further business, Chairman Mike Parks entertained a motion to adjourn.

Motion: Meyer

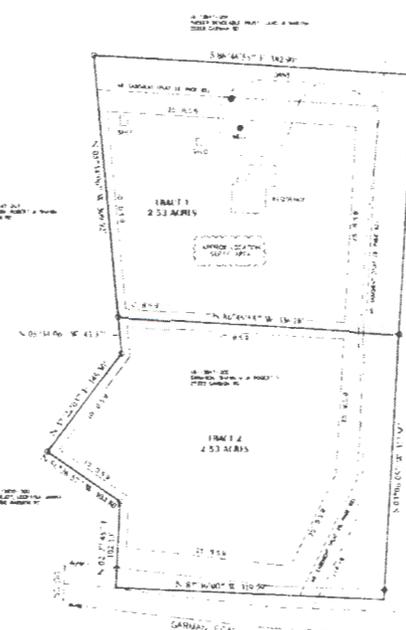
Second: Kooistra

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman



P118 TRACT 1
P118 TRACT 2



ENTIRE PLANNING COMMISSION
The plat is hereby approved by the Entire Planning Commission of the City of Benton, Arkansas, on this _____ day of _____, 2007.

COMMISSIONER
Name: _____
Date: _____

PLANNING COMMISSION
As shown on the plat, the plat is hereby approved by the Entire Planning Commission of the City of Benton, Arkansas, on this _____ day of _____, 2007.

PLANNING COMMISSION
Name: _____
Date: _____



SURVEY DESCRIPTION PARCEL TRACT 1 (2.53 ACRES)
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 13 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 02°04'00" E 142.00' FROM THE N.W. CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 15, THENCE S 02°04'00" E 816.84', THENCE N 87°04'00" W 516.96', THENCE N 02°04'00" E 142.00', THENCE N 87°04'00" W 516.96', THENCE N 02°04'00" E 142.00', THENCE S 02°04'00" E 142.00' TO THE POINT OF BEGINNING AND CONTAINING 2.53 ACRES, PROPERTY IS SUBJECT TO A 40' ACCESS AND EASEMENT AS SHOWN ON PLAT RECORD 28 AT PAGE 82 AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 13 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 31°02'00" E 887.33' FROM THE N.W. CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 15, THENCE S 02°04'00" E 142.00', THENCE N 87°04'00" W 516.96', THENCE N 02°04'00" E 142.00', THENCE S 02°04'00" E 142.00', THENCE N 87°04'00" W 516.96', THENCE N 02°04'00" E 142.00', THENCE S 02°04'00" E 142.00' TO THE POINT OF BEGINNING AND CONTAINING 2.53 ACRES, PROPERTY IS SUBJECT TO A 40' ACCESS AND EASEMENT AS SHOWN ON PLAT RECORD 28 AT PAGE 82 AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 3
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 13 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 02°04'00" E 142.00' FROM THE N.W. CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 15, THENCE S 02°04'00" E 816.84', THENCE N 87°04'00" W 516.96', THENCE N 02°04'00" E 142.00', THENCE S 02°04'00" E 142.00', THENCE N 87°04'00" W 516.96', THENCE N 02°04'00" E 142.00', THENCE S 02°04'00" E 142.00' TO THE POINT OF BEGINNING AND CONTAINING 2.53 ACRES, PROPERTY IS SUBJECT TO A 40' ACCESS AND EASEMENT AS SHOWN ON PLAT RECORD 28 AT PAGE 82 AND TO ANY EASEMENT OF RECORD.

- NOTES**
- THIS SURVEY WAS CONDUCTED BY THE SURVEYOR AND HIS ASSISTANTS.
 - THE BASIS OF BEARINGS, ARKANSAS STATE PLANE COORDINATES-NORTH ZONE REF. DATUM OBSERVATION.
 - THIS SURVEY MEETS CURRENT ARKANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND MEETS THE CITY OF BENTON.
 - NO CURRENT ABSTRACT OF TITLE SHOWS ANY ENCUMBRANCES TO THE SURVEY AT THE TIME OF THIS SURVEY, THEREFORE ALL ENCUMBRANCES, RIGHTS OF WAY OR RESTRICTIONS OF RECORD MAY NOT BE SHOWN THEREON.
 - APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THIS PLAT IS OF ANY QUALITY FOR SURVEY PURPOSES FROM THE ARKANSAS DEPARTMENT OF HEALTH.
 - 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 UNDERMINING BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
 - THE APPROXIMATE LOCATION OF THE SEPTIC AREA, IF APPLICABLE, IS SHOWN AS INDICATED BY DOTTED LINES. THIS PLAT DOES NOT IN ANY WAY INDICATE THE TRUE LOCATION OF ANY PART OF THE SEPTIC SYSTEM AND SHOULD BE RELEGATED FOR ANY FUTURE EXCAVATION, BUILDING OR PLANTING FROM PRODUCTS OF PRODUCTION.

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 APPLICABLE MAP NUMBER IS ADJUSTMENT 1 EFFECTIVE DATE SEPTEMBER 26, 2007.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED AND APPROVED BY ME AT TOWN OF BENTON ON OR BEFORE 09/26/2007.

PROPERTY ADDRESS: 20021 GARMAN SPUR, BENTON, AR 72234 PARCEL #18-136478-010	SECTION #1	REVISION #1	DATE: 09/26/2007
SECTION #2	REVISION #2	DATE: 09/26/2007	
SECTION #3	REVISION #3	DATE: 09/26/2007	
SECTION #4	REVISION #4	DATE: 09/26/2007	
SECTION #5	REVISION #5	DATE: 09/26/2007	
SECTION #6	REVISION #6	DATE: 09/26/2007	
SECTION #7	REVISION #7	DATE: 09/26/2007	
SECTION #8	REVISION #8	DATE: 09/26/2007	
SECTION #9	REVISION #9	DATE: 09/26/2007	
SECTION #10	REVISION #10	DATE: 09/26/2007	
SECTION #11	REVISION #11	DATE: 09/26/2007	
SECTION #12	REVISION #12	DATE: 09/26/2007	
SECTION #13	REVISION #13	DATE: 09/26/2007	
SECTION #14	REVISION #14	DATE: 09/26/2007	
SECTION #15	REVISION #15	DATE: 09/26/2007	
SECTION #16	REVISION #16	DATE: 09/26/2007	
SECTION #17	REVISION #17	DATE: 09/26/2007	
SECTION #18	REVISION #18	DATE: 09/26/2007	
SECTION #19	REVISION #19	DATE: 09/26/2007	
SECTION #20	REVISION #20	DATE: 09/26/2007	
SECTION #21	REVISION #21	DATE: 09/26/2007	
SECTION #22	REVISION #22	DATE: 09/26/2007	
SECTION #23	REVISION #23	DATE: 09/26/2007	
SECTION #24	REVISION #24	DATE: 09/26/2007	
SECTION #25	REVISION #25	DATE: 09/26/2007	
SECTION #26	REVISION #26	DATE: 09/26/2007	
SECTION #27	REVISION #27	DATE: 09/26/2007	
SECTION #28	REVISION #28	DATE: 09/26/2007	
SECTION #29	REVISION #29	DATE: 09/26/2007	
SECTION #30	REVISION #30	DATE: 09/26/2007	

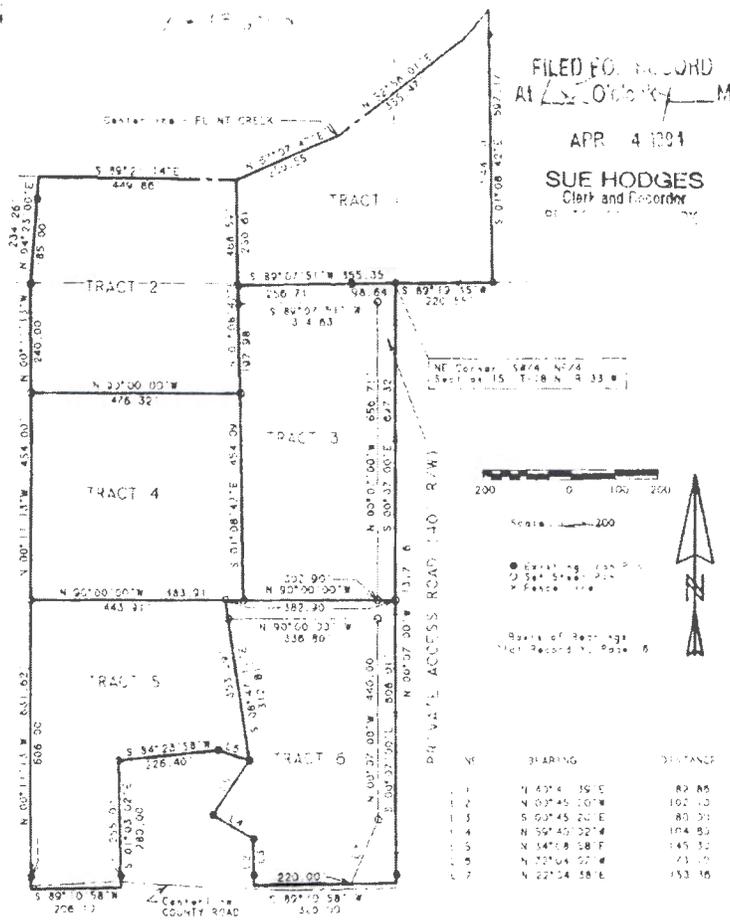


TRACT SPLIT
FOR
ROBERT & SHAWN SWANSON
PART OF THE SW 1/4 OF THE NE 1/4 SECTION 15, TOWNSHIP 18 NORTH, RANGE 13 WEST, BENTON COUNTY, ARKANSAS

James Swanson
P.O. Box 87
Bentley Arkansas 72714
(479) 738-8416 Fax (479) 738-8444

LOCAL COUNTY PLD PLAN BENTON COUNTY 5, 490-00
LOCAL COUNTY PLD PLAN BENTON COUNTY 5, 490-00

26 6.7



FILED FOR RECORD
 AT *Swanson*
 APR 4 1984
 SUE HODGES
 Clerk and Recorder
 of the County

1. PART OF NE 1/4 SECTION 15, T 18 N, R 13 E, BROWN COUNTY, IOWA, MORE OR LESS AS DESCRIBED ON PAGE 6.

TRACT 1. Beginning at the NE Corner of the SW 1/4 of said NE 1/4, Section 15, then thence S 89° 07' 51" W 355.35 feet; thence N 0° 08' 42" E 230.81 feet to the center line of First Creek; thence S 89° 07' 51" W 355.35 feet; thence N 89° 41' 16" E 80.80 feet; thence S 89° 07' 51" W 355.35 feet; thence N 89° 19' 15" W 220.15 feet to the point of beginning, containing 0.24 acres, more or less.

TRACT 2. From the NE Corner of the SW 1/4 of said NE 1/4, Section 15, then thence S 89° 07' 51" W 355.35 feet to the point of beginning; thence S 01° 08' 42" E 237.98 feet; thence N 90° 00' 00" W 476.32 feet; thence N 00° 01' 13" W 240.00 feet; thence N 04° 21' 00" E 314.16 feet to the center line of First Creek; thence S 89° 27' 47" E 229.55 feet along road center line; thence S 01° 08' 42" E 230.81 feet to the point of beginning, containing 0.06 acres, more or less.

TRACT 3. Beginning at the NE Corner of the SW 1/4 of said NE 1/4, Section 15, then thence S 89° 07' 51" W 355.35 feet; thence N 00° 00' 00" W 342.90 feet; thence N 01° 08' 42" E 237.98 feet; thence N 89° 27' 47" E 229.55 feet to the point of beginning, containing 0.57 acres, more or less, subject to the right-of-way of a 40 foot Access Road.

TRACT 4. From the NE Corner of the SW 1/4 of said NE 1/4, Section 15, then thence S 89° 07' 51" W 355.35 feet; thence S 01° 08' 42" E 237.98 feet to the point of beginning; thence S 01° 08' 42" E 454.09 feet; thence N 90° 00' 00" W 483.91 feet; thence N 00° 01' 13" W 240.00 feet; thence N 00° 00' 00" E 476.32 feet to the point of beginning, containing 0.00 acres, more or less.

TRACT 5. From the NE Corner of the SW 1/4 of said NE 1/4, Section 15, then thence S 89° 07' 51" W 355.35 feet; thence N 90° 00' 00" W 382.90 feet to the point of beginning; thence S 01° 08' 42" E 353.29 feet; thence N 22° 04' 02" W 73.10 feet; thence S 84° 23' 58" W 226.40 feet; thence S 01° 03' 02" E 280.00 feet to a point in a County Road; thence S 89° 10' 58" W 208.10 feet along and to said Road; thence N 00° 01' 13" W 240.00 feet; thence N 00° 00' 00" E 483.91 feet to the point of beginning, containing 0.01 acres, more or less, subject to the right-of-way of a 40 foot Access Road.

TRACT 6. From the NE Corner of said NE 1/4, Section 15, then thence S 01° 07' 00" E 355.35 feet to the point of beginning; thence S 01° 07' 00" E 89.84 feet to a point in a County Road; thence S 89° 10' 58" W 208.10 feet along and to said Road; thence N 02° 45' 20" E 80.31 feet; thence N 59° 40' 22" W 104.55 feet; thence N 34° 05' 58" E 145.30 feet; thence N 01° 47' 11" W 353.29 feet; thence N 00° 00' 00" E 382.90 feet to the point of beginning, containing 0.08 acres, more or less, subject to the right-of-way of a 40 foot Access Road.

WARRANTY SURVEY CERTIFICATE. I hereby certify that on March 29, 1984, the herein entitled and described survey was completed or shown to the best of my knowledge and belief.

Prepared by: Joe B. Swanson, 915 W 442
 212 E 4th St S, 52216
 State College, IA

Survey for: David S. & Margare D. Swanson
 212 E 442
 520 18th St SW, IA 52264 2442

Joe B. Swanson

Swanson

CITY OF GENTRY

SUBDIVISION CHECKLIST

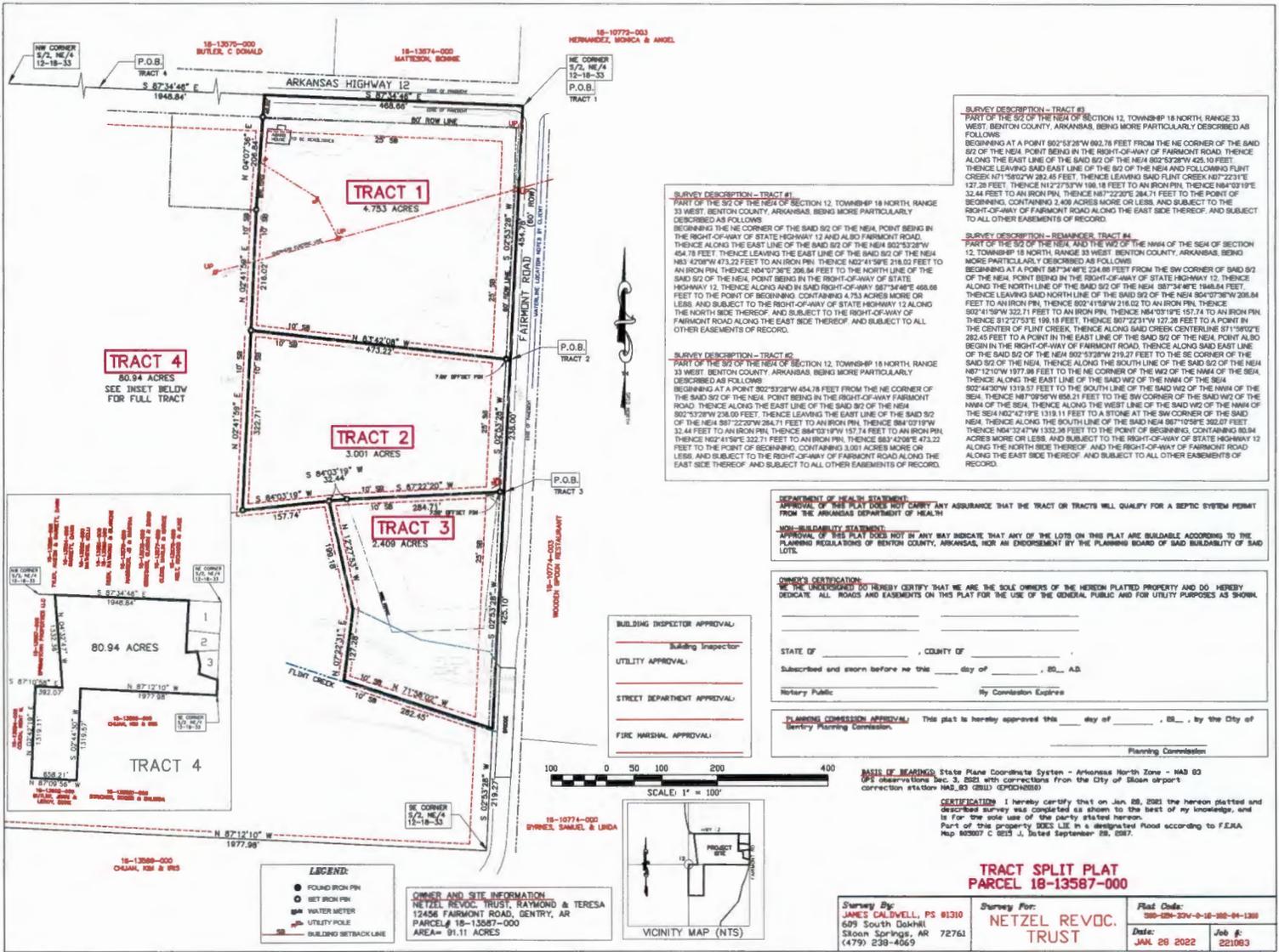
SKETCH PLAN

SUBDIVISION NAME <i>Three Grays Phase I</i>				OWNERS NAME <i>Ray Nebel</i>		DATE SUBMITTED <i>2-7-22</i>
STREET ADDRESS				OWNERS ADDRESS		FEE PAID
ZONING	SECTION	RANGE	TOWNSHIP	CITY, STATE, ZIP	PHONE NUMBER <i>238-3114</i>	# OF LOTS

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.
	1. Location of all bordering streets.
	2. General location of all proposed streets within the subdivision.
	3. General size and shape of lots.
	4. Ownership of surrounding property.
	5. Location & size of existing utilities.
	6. Legal description of property.
	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.
	8. General description of tree cover.
	9. Location map showing relationship to City of Gentry

PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION: _____ _____ _____ _____



SURVEY DESCRIPTION - TRACT #1
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NE CORNER OF THE SAID S/2 OF THE NE/4 POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12 AND ALSO FAIRMOUNT ROAD, THENCE ALONG THE EAST LINE OF THE SAID S/2 OF THE NE/4 802'32" W 454.78 FEET, THENCE LEAVING THE EAST LINE OF THE SAID S/2 OF THE NE/4 802'32" W 454.78 FEET, THENCE LEAVING THE EAST LINE OF THE SAID S/2 OF THE NE/4 802'32" W 454.78 FEET TO AN IRON PIN, THENCE N42°41'58" E 218.02 FEET TO AN IRON PIN, THENCE N64°07'36" E 206.84 FEET TO THE NORTH LINE OF THE SAID S/2 OF THE NE/4 POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG AND IN SAID RIGHT-OF-WAY S87°34'46" E 468.66 FEET TO THE POINT OF BEGINNING, CONTAINING 4.753 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #2
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 802'32" W 454.78 FEET FROM THE NE CORNER OF THE SAID S/2 OF THE NE/4 POINT BEING IN THE RIGHT-OF-WAY FAIRMOUNT ROAD, THENCE ALONG THE EAST LINE OF THE SAID S/2 OF THE NE/4 802'32" W 238.00 FEET, THENCE LEAVING THE EAST LINE OF THE SAID S/2 OF THE NE/4 802'32" W 238.00 FEET TO AN IRON PIN, THENCE S84°03'19" W 157.74 FEET TO AN IRON PIN, THENCE N27°41'58" E 473.22 FEET TO THE POINT OF BEGINNING, CONTAINING 3.001 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF FAIRMOUNT ROAD ALONG THE EAST SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #3
 PART OF THE S/2 OF THE NE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 802'32" W 454.78 FEET FROM THE NE CORNER OF THE SAID S/2 OF THE NE/4 POINT BEING IN THE RIGHT-OF-WAY OF FAIRMOUNT ROAD, THENCE ALONG THE EAST LINE OF THE SAID S/2 OF THE NE/4 802'32" W 428.10 FEET, THENCE LEAVING SAID EAST LINE OF THE S/2 OF THE NE/4 AND FOLLOWING FLINT CREEK N1°18'00" W 242.45 FEET, THENCE LEAVING SAID FLINT CREEK N67°22'11" E 127.28 FEET, THENCE N12°27'53" W 198.18 FEET TO AN IRON PIN, THENCE N49°03'19" E 32.44 FEET TO AN IRON PIN, THENCE N87°22'07" E 284.21 FEET TO THE POINT OF BEGINNING, CONTAINING 2.469 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF FAIRMOUNT ROAD ALONG THE EAST SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT #4
 PART OF THE S/2 OF THE NE/4 AND THE W/2 OF THE NW/4 OF THE SE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT S87°34'46" E 238.00 FEET FROM THE SW CORNER OF SAID S/2 OF THE NE/4 POINT BEING IN THE RIGHT-OF-WAY OF STATE HIGHWAY 12, THENCE ALONG THE NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46" E 238.00 FEET, THENCE LEAVING SAID NORTH LINE OF THE SAID S/2 OF THE NE/4 S87°34'46" E 238.00 FEET TO AN IRON PIN, THENCE S27°41'58" E 218.02 TO AN IRON PIN, THENCE S27°41'58" E 218.02 FEET TO AN IRON PIN, THENCE N42°41'58" E 157.74 TO AN IRON PIN, THENCE S12°27'53" W 198.18 FEET, THENCE S07°22'31" W 127.28 FEET TO A POINT IN THE CENTER OF FLINT CREEK, THENCE ALONG SAID CREEK CENTERLINE S71°18'02" E 282.45 FEET TO A POINT IN THE EAST LINE OF THE SAID S/2 OF THE NE/4 POINT ALSO BEGIN IN THE RIGHT-OF-WAY OF FAIRMOUNT ROAD, THENCE ALONG SAID EAST LINE OF THE SAID S/2 OF THE NE/4 S07°22'31" W 218.02 FEET TO THE SE CORNER OF THE SAID S/2 OF THE NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID S/2 OF THE NE/4 N87°12'10" W 197.98 FEET TO THE NE CORNER OF THE W/2 OF THE NW/4 OF THE SE/4, THENCE ALONG THE EAST LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4 S02°43'00" W 1319.57 FEET TO THE SOUTH LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4, THENCE N87°03'58" W 684.21 FEET TO THE SW CORNER OF THE SAID W/2 OF THE NW/4 OF THE SE/4, THENCE ALONG THE WEST LINE OF THE SAID W/2 OF THE NW/4 OF THE SE/4 N02°42'19" E 1319.11 FEET TO A STONE AT THE SW CORNER OF THE SAID NE/4, THENCE ALONG THE SOUTH LINE OF THE SAID NE/4 S87°10'58" E 352.07 FEET, THENCE N04°32'47" E 1332.38 FEET TO THE POINT OF BEGINNING, CONTAINING 80.94 ACRES MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12 ALONG THE NORTH SIDE THEREOF, AND THE RIGHT-OF-WAY OF FAIRMOUNT ROAD ALONG THE EAST SIDE THEREOF, AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

DEPARTMENT OF HEALTH STATEMENT
 APPROVAL OF THIS PLAT DOES NOT CONVEY 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 REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN EASEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

OWNER'S CERTIFICATION:
 WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREBY PLATTED PROPERTY AND DO HEREBY DEDICATE ALL RIGHTS 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 Benton Planning Commission.

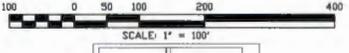
Planning Commission _____

BUILDING INSPECTOR APPROVAL:
 _____ Building Inspector

UTILITY APPROVAL:

STREET DEPARTMENT APPROVAL:

FIRE MARSHAL APPROVAL:



OWNER AND SITE INFORMATION
 NETZEL REVOC. TRUST, RAYMOND & TERESA
 12456 FAIRMOUNT ROAD, GENTRY, AR
 PARCEL# 18-13587-000
 AREA= 91.11 ACRES

LEGEND:
 ● FOUND IRON PIN
 ○ SET IRON PIN
 ◯ WATER METER
 ◯ UTILITY POLE
 --- BUILDING SETBACK LINE

Survey By:
 JAMES CALDWELL, PS #1310
 609 SOUTH DAWNIE
 SMOON SPRINGS, AR 72761
 (479) 238-4069

**TRACT SPLIT PLAT
 PARCEL 18-13587-000**
 Survey For:
**NETZEL REVOC.
 TRUST**

Plot Code:
 300-028-325V-0-18-100-04-1300
 Date:
 JAN 26 2022
 Job #:
 221063

CITY OF GENTRY

SUBDIVISION CHECKLIST
PRELIMINARY PLAT

SUBDIVISION NAME <i>Three Springs Phase I</i>				OWNERS NAME <i>Ray M. M... /</i>	DATE SUBMITTED <i>2-7-22</i>	DATE COMPLETED & ACCEPTED
STREET ADDRESS				OWNERS ADDRESS		FEE PAID
ZONING	SECTION	RANGE	TOWNSHIP	CITY, STATE, ZIP	PHONE NUMBER	# OF LOTS

If a proposed Preliminary Plat fails to meet all requirements, it may be disqualified by the Planning Commission and shall not be re-submitted for consideration by the Planning Commission until the deficiencies have been addressed by the Developer. Otherwise, approval of the Preliminary Plat will be evidenced by the signature of the Chairman or acting Chairman of the Planning Commission.

REVIEW STAGE	REQUIRED ITEMS
PRELIMINARY	All required items listed below will be included.
	1. Name of Subdivision & Subdivider
	2. Written legal description of the property
	3. Current zoning of property
	4. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
	6. Date of the plat and application
	7. A vicinity map showing the location of the property to be subdivided within the City's planning area.
	8. The location and size of all existing utilities and proposed utilities to be utilized by the subdivision. Engineering certification will be required with respect to the adequacy and suitability of existing (or upgraded) utilities with respect to the additional service requirements of the subdivision.
	9. Location, name and kind of surface of each existing and/or platted street and utility easement, public open space and permanent buildings within the subdivision
	10. Topography at two-foot intervals for grades less than ten percent and at five-foot intervals for grades (of) ten percent and more.
	11. Identify intended use for lots on which other than residential uses are proposed
	12. Building setback lines. Signature of Building Inspector required.
	13. A drainage report executed by an engineer duly licensed by the State of Arkansas, including information related to current drainage condition of the property and addressing drainage changes that will be caused by the development. Such report shall include a certification by the engineer that the proposed development will not adversely affect drainage with respect to either the upstream or downstream properties.
	14. Street, sidewalk & curb design shown & designed per ordinance #2005-572 Sec.2.
	15. Standard street lights shall be installed at each intersection and along one side of each street at an interval to be determined by the Planning Commission at preliminary plat review.
	16. Signatures of Authority Having Jurisdiction, Utilities, Street Department and Fire Marshall, are required.

The subdivider shall submit to the Planning Commission an application for preliminary plat approval and 6 copies of the preliminary plat together with the supporting data at least 10 days prior to the meeting. Of the Planning Commission at which consideration is requested. The preliminary plat and approval shall include the required items above.

**CITY OF GENTRY
SUBDIVISION CHECKLIST
FINAL PLAT**

SUBDIVISION NAME <i>Three Springs Phase I</i>	OWNERS NAME <i>Ray Netel</i>	DATE SUBMITTED <i>2-7-22</i>
STREET ADDRESS	OWNERS ADDRESS	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED

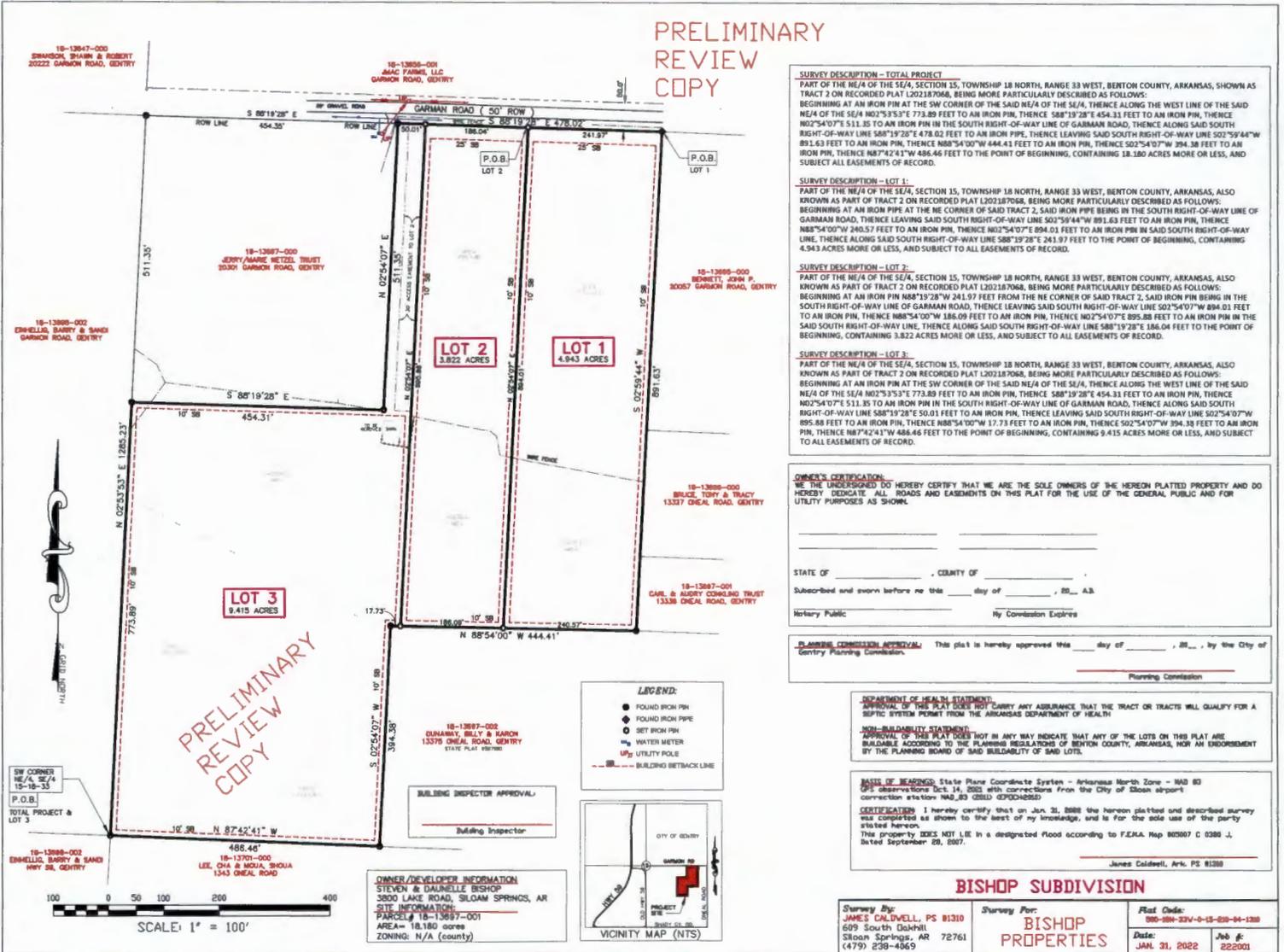
After approval of the preliminary plat and the installation of improvements as hereinafter specified, the subdivider shall submit to the Planning Commission an application, and an original, and 6 copies of the final plat for final approval together with certificates and other supporting information. Such submission shall be made at least 10 days prior to the meeting at which consideration is requested.

A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the review stage involved. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission. Note: All items are to be completed except items 6 & 7 of the Supporting Data section before Final Plat is approved by the Planning Commission.

REVIEW STAGE FINAL	REQUIRED ITEMS All required items listed below shall be included.
	1. Name of Subdivision
	2. Boundaries of subdivision with written legal description of the property
	3. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	4. Acreage in subdivision tract
	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
	6. Date, north arrow and graphic scale
	7. Location and names of all streets, highways, alleys, parks or public uses, if any, to be dedicated.
	8. Location of all streets, utility easements and areas for public uses, if any, to be dedicated and the location and description of all monuments.
	9. Front building setback lines, with dimensions. Building Inspector signature required.
	10. Dimensions and number of all lots and the number or letter of all blocks within the proposed subdivision.
	11. Bearing in degrees and minutes of all lots, blocks or street lines which are not at 90 degree angles.
	12. Copy of restrictive covenants.
	13. Street curvature characteristics.
	14. The required drainage report received & certified
	15. Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision – must be signed & dated.
	16. Signatures of Authority Having Jurisdiction, Utilities, Street Department and Fire Marshall, are required.

SUPPORTING DATA	
	1. Certificate of ownership and dedication – signed & dated
	2. Certificate of accuracy (by an) engineer or surveyor – signed & dated
	3. Certificate of approval of water & sewer system by the State Health Dept. and/or City water superintendent – signed & dated
	4. Certificate of approval of street and utilities by City official – signed & dated
	5. Certificate of approval of building setback dimensions by City building inspector (official) – signed & dated
	6. Certificate of approval for recording by planning commission – signed & dated
	7. Certificate of plat acceptance by City Council and any other pertinent information or date.

PRELIMINARY
REVIEW
COPY



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 THE SAID NE/4 OF THE SE/4 N02°53'53\"/>

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 GARMAN ROAD, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE 502°59'44\"/>

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 IN THE SOUTH RIGHT-OF-WAY LINE OF GARMAN ROAD, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE 502°54'07\"/>

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 THE SAID NE/4 OF THE SE/4 N02°53'53\"/>

OWNER'S CERTIFICATION:
I 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 _____, 2022, A.D.
Notary Public: _____ My Commission Expires _____

PLANNING COMMISSION APPROVAL: This plat is hereby approved this _____ day of _____, 2022, by the City of Gentry Planning Commission.

Planning Commission

DEPARTMENT OF HEALTH STATEMENT:
APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A PUBLIC WATER SUPPLY FROM THE ARKANSAS DEPARTMENT OF HEALTH.

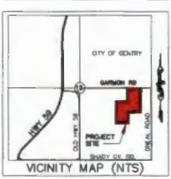
NON-BUILDABILITY STATEMENT:
APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

BASIS OF BEARINGS: State Plane Coordinate System - Arkansas North Zone - NAD 83
GPS observations Oct. 14, 2022 with corrections from the City of Sloan airport
correction station NAD 83 (GEOID) EPOCH2020
CERTIFICATION: I hereby certify that on Jan. 21, 2022 the hereon plat and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated hereon.
This property DOES NOT LIE in a designated flood according to F.E.A.A. Map 805807 C 0380 J, dated September 28, 2007.
James Caldwell, Ark. PS 8158

BISHOP SUBDIVISION

Survey By: JAMES CALDWELL, PS 81310 609 South Oakhill Sloan Springs, AR 72761 (479) 258-4869	Survey For: BISHOP PROPERTIES	Plat Code: 800-800-320-0-03-010-04-128 Date: JAN. 31, 2022 Job #: 222001
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- LEGEND:**
- FOUND IRON PIN
 - SET IRON PIPE
 - SET IRON PIN
 - WATER METER
 - UTILITY POLE
 - BUILDING BETRACK LINE



BUILDING INSPECTOR APPROVAL:

Building Inspector

OWNER/DEVELOPER INFORMATION:
STEVEN & DALNELLE BISHOP
3800 LAKE ROAD, SLOAN SPRINGS, AR
SITE INFORMATION:
PARCEL # 18-13687-001
AREA= 18.180 acres
ZONING: N/A (county)

PRELIMINARY
REVIEW
COPY

SCALE: 1" = 100'

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this ____ day of _____, 2022, by the City of Gentry Planning Commission.

Secretary _____

CITY COUNCIL APPROVAL: This final plat is hereby accepted this ____ day of _____, 2022, by the Gentry City Council.

Mayer _____

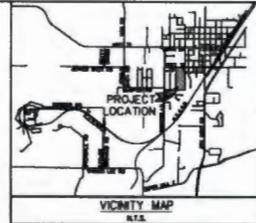
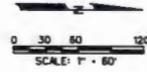
OWNERS CERTIFICATION AND DEDICATION:

We, the undersigned, do hereby certify that we are the sole owners of the hereon plattd and described property and do hereby dedicate road rights-of-way and easements, if any, for the use of the general public and installation of utilities.

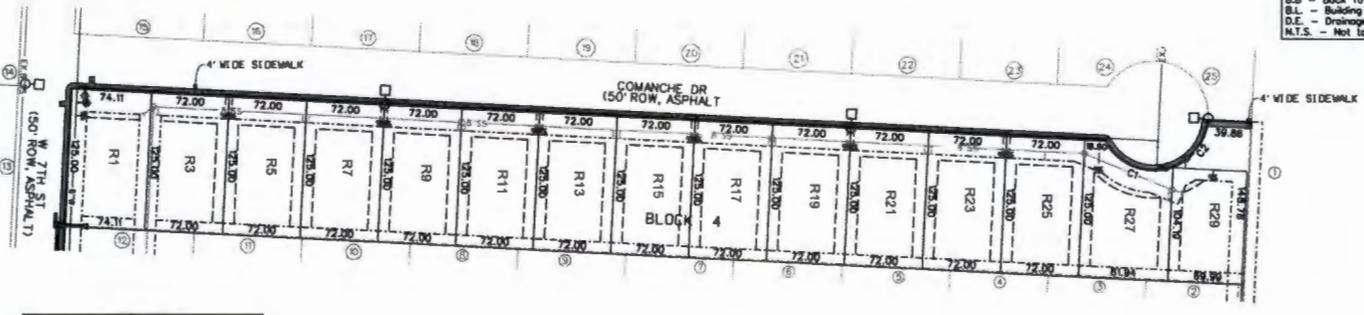
STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this ____ day of _____, 2022.

Notary Public _____ My Commission expires: _____



- LEGEND:**
- Set 1/2" Rebar
 - ⊕ Benchmark
 - ⊙ San. Sewer Manhole
 - ⊖ San. Sewer Service
 - ⊕ Valve Box
 - ⊙ Fire Hydrant
 - ⊕ Water Meter
 - ⊙ Street Light
 - Utility Easement
 - Building Setback Line
 - Boundary Line
- ANNOTATION LEGEND:**
- P.O.C. - Point of Commencement
 - P.O.B. - Point of Beginning
 - U.E. - Utility Easement
 - S.B. - Setback
 - B-B - Back To Back
 - B.L. - Building Line
 - D.E. - Drainage Easement
 - N.T.S. - Not to Scale

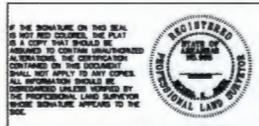


QUANTITY TABLE

Curve No.	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
1	150.00'	72.00'	143.9925'	88° 22' 58"	90° 00' 00"
2	150.00'	72.00'	143.9925'	114° 54' 13"	90° 00' 00"
3	150.00'	118.30'	211.9528'	131° 52' 29"	90° 00' 00"

PROPERTY DESCRIPTION:
PART OF LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19 & 2, BEING THE WEST 125.00 FEET OF BLOCK 4 OF PIONEER WOODS, PHASE 1 AND 3, FOUND IN BENTON COUNTY PLAT RECORDS BOOK 10 AT PAGE 246, CONTAINING 3.116 ACRES, MORE OR LESS.

LOT #	AREA (SQ. FT.)
R1	8,364
R2	8,000
R3	8,000
R4	8,000
R5	8,000
R6	8,000
R7	8,000
R8	8,000
R9	8,000
R10	8,000
R11	8,000
R12	8,000
R13	8,000
R14	8,000
R15	8,000
R16	8,000
R17	8,000
R18	8,000
R19	8,000
R20	8,000
R21	8,000
R22	8,000
R23	8,000
R24	8,000
R25	8,000
R26	8,000
R27	8,000
R28	8,000
R29	6,648



Permit Day No.	Permit No.	Name	Address
1	10-0006-001	City of Gentry	151 W Main St, Gentry AR 72734
2	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
3	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
4	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
5	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
6	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
7	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
8	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
9	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
10	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
11	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
12	10-0198-000	Paul & Corinne Church	20811 Arkates Rd, Siloam Springs AR 72761
13	10-0198-000	Paul & Corinne Church ET AL	20811 Arkates Rd, Siloam Springs AR 72761
14	10-0198-000	Paul & Corinne Church ET AL	20811 Arkates Rd, Siloam Springs AR 72761
15	10-0198-000	James & Katrina Franks	807 Comanche Dr, Gentry AR 72734
16	10-0198-000	Scott & Darlene McCullum	12400 Kang DeVille Rd, Gentry AR 72734
17	10-0198-000	Michael Patten	751 Comanche Dr, Gentry AR 72734
18	10-0198-000	James Maguire & Sydney Moberly	751 Comanche Dr, Gentry AR 72734
19	10-0198-000	Wilcox Springs Investments LLC	488 Gray Ct, Siloam Springs AR 72761
20	10-0198-000	James & Carolyn Faith Borenstein	802 Comanche Dr, Gentry AR 72734
21	10-0198-000	Scott & Darlene McCullum	12400 Kang DeVille Rd, Gentry AR 72734
22	10-0198-000	Emily & Ryan Dille	701 Star, Gentry AR 72734
23	10-0198-000	Mary E Williams, Trustee	588 Comanche Dr, Gentry AR 72734
24	10-0198-000	Tammy & Lianne Foreman	802 Comanche Dr, Gentry AR 72734
25	10-0198-000	James D. Foreman	301 Comanche Dr, Gentry AR 72734

Water/Sewer Systems are Approved _____

Street/Utilities are Approved _____

Setback Dimensions are Approved _____

Pioneer Woods Subdivision, Phase 4 Final Plat, Page 1 of 1

Plat Prepared By: CIVIL ENGINEERING, INC. P.O. Box 12 Siloam Springs, AR 72761 (479) 524-9956	Survey By: DAVID S. STEVENSON P.O. Box 617 Gentry, AR 72734 (479) 736-8416 Fax (479) 736-8838	Owner/Developer: P.O. Box 2741 20811 Arkates Road Siloam Springs, AR 72761 (479) 736-2621	Plat Code: 2012 ARS 12-1-101, 12-1-102, 12-1-103, 12-1-104, 12-1-105, 12-1-106, 12-1-107, 12-1-108, 12-1-109, 12-1-110, 12-1-111, 12-1-112, 12-1-113, 12-1-114, 12-1-115, 12-1-116, 12-1-117, 12-1-118, 12-1-119, 12-1-120, 12-1-121, 12-1-122, 12-1-123, 12-1-124, 12-1-125, 12-1-126, 12-1-127, 12-1-128, 12-1-129, 12-1-130, 12-1-131, 12-1-132, 12-1-133, 12-1-134, 12-1-135, 12-1-136, 12-1-137, 12-1-138, 12-1-139, 12-1-140, 12-1-141, 12-1-142, 12-1-143, 12-1-144, 12-1-145, 12-1-146, 12-1-147, 12-1-148, 12-1-149, 12-1-150, 12-1-151, 12-1-152, 12-1-153, 12-1-154, 12-1-155, 12-1-156, 12-1-157, 12-1-158, 12-1-159, 12-1-160, 12-1-161, 12-1-162, 12-1-163, 12-1-164, 12-1-165, 12-1-166, 12-1-167, 12-1-168, 12-1-169, 12-1-170, 12-1-171, 12-1-172, 12-1-173, 12-1-174, 12-1-175, 12-1-176, 12-1-177, 12-1-178, 12-1-179, 12-1-180, 12-1-181, 12-1-182, 12-1-183, 12-1-184, 12-1-185, 12-1-186, 12-1-187, 12-1-188, 12-1-189, 12-1-190, 12-1-191, 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CITY OF GENTRY

SUBDIVISION CHECKLIST
FINAL PLAT

SUBDIVISION NAME Pioneer Woods Subdivision Phase 4	OWNERS NAME Paul Church	DATE SUBMITTED 2/10/22
STREET ADDRESS 500-700 Block S Commanche Drive	OWNERS ADDRESS 20811 Arkotex Rd Siloam Springs, AR 72761	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED

After approval of the preliminary plat and the installation of improvements as hereinafter specified, the subdivider shall submit to the Planning Commission an application, and an original, and 6 copies of the final plat for final approval together with certificates and other supporting information. Such submission shall be made at least 10 days prior to the meeting at which consideration is requested. A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the review stage involved. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission. **Note: All items are to be completed except items 6 & 7 of the Supporting Data section before Final Plat is approved by the Planning Commission.**

REVIEW STAGE FINAL	REQUIRED ITEMS All required items listed below shall be included.
	1. Name of Subdivision
	2. Boundaries of subdivision with written legal description of the property
	3. Names, addresses & telephone number of the owner, developer, surveyor and engineer
	4. Acreage in subdivision tract
	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
	6. Date, north arrow and graphic scale
	7. Location and names of all streets, highways, alleys, parks or public uses, if any, to be dedicated.
	8. Location of all streets, utility easements and areas for public uses, if any, to be dedicated and the location and description of all monuments.
	9. Front building setback lines, with dimensions. Building Inspector signature required.
	10. Dimensions and number of all lots and the number or letter of all blocks within the proposed subdivision.
	11. Bearing in degrees and minutes of all lots, blocks or street lines which are not at 90 degree angles.
	12. Copy of restrictive covenants.
	13. Street curvature characteristics.
	14. The required drainage report received & certified
	15. Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision – must be signed & dated.
	16. Signatures of Authority Having Jurisdiction, Utilities, Street Department and Fire Marshall, are required.

SUPPORTING DATA	
	1. Certificate of ownership and dedication – signed & dated
	2. Certificate of accuracy (by an) engineer or surveyor – signed & dated
	3. Certificate of approval of water & sewer system by the State Health Dept. and/or City water superintendent – signed & dated
	4. Certificate of approval of street and utilities by City official – signed & dated
	5. Certificate of approval of building setback dimensions by City building inspector (official) – signed & dated
	6. Certificate of approval for recording by planning commission – signed & dated
	7. Certificate of plat acceptance by City Council and any other pertinent information or date.

PLANNING OFFICIALS SIGNATURE AND DATE	FINAL PLAT
	DENIED REASON: FINAL PLAT INCOMPLETE
	APPROVED BY PLANNING COMMISSION

CITY OF GENTRY

SUBDIVISION CHECKLIST
FINAL PLAT

SUBDIVISION NAME Sunset Ridge Phase 5	OWNERS NAME Country Lots, LLC	DATE SUBMITTED 12/6/21
STREET ADDRESS 1100 Blk Clearspring Street	OWNERS ADDRESS 7 Kilsyth Pl Bella Vista, AR 72715	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED 2/18/21

After approval of the preliminary plat and the installation of improvements as hereinafter specified, the subdivider shall submit to the Planning Commission an application, and an original, and 6 copies of the final plat for final approval together with certificates and other supporting information. Such submission shall be made at least 10 days prior to the meeting at which consideration is requested.

A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the review stage involved. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission. **Note: All items are to be completed except items 6 & 7 of the Supporting Data section before Final Plat is approved by the Planning Commission.**

REVIEW STAGE FINAL	REQUIRED ITEMS All required items listed below shall be included.
✓	1. Name of Subdivision
✓	2. Boundaries of subdivision with written legal description of the property
✓	3. Names, addresses & telephone number of the owner, developer, surveyor and engineer
✓	4. Acreage in subdivision tract
✓	5. Scale of plat shall be one inch equals 200 feet, one inch equals 100 feet, or one inch equals 50 feet depending upon the size of the property.
✓	6. Date, north arrow and graphic scale
✓	7. Location and names of all streets, highways, alleys, parks or public uses, if any, to be dedicated.
✓	8. Location of all streets, utility easements and areas for public uses, if any, to be dedicated and the location and description of all monuments.
✓	9. Front building setback lines, with dimensions.
✓	10. Dimensions and number of all lots and the number or letter of all blocks within the proposed subdivision.
✓	11. Bearing in degrees and minutes of all lots, blocks or street lines which are not at 90 degree angles.
	12. Copy of restrictive covenants.
✓	13. Street curvature characteristics.
✓	14. The required drainage report received & certified
✓	15. Engineering certification with respect to the adequacy and suitability of the new & existing utilities to service the subdivision – must be signed & dated.

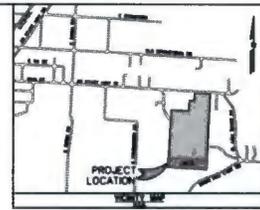
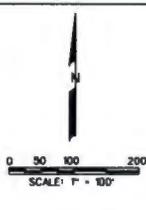
SUPPORTING DATA	
	1. Certificate of ownership and dedication – signed & dated
	2. Certificate of accuracy (by an) engineer or surveyor – signed & dated
	3. Certificate of approval of water & sewer system by the State Health Dept. and/or City water superintendent – signed & dated
	4. Certificate of approval of street and utilities by City official – signed & dated
	5. Certificate of approval of building setback dimensions by City building inspector (official) – signed & dated
	6. Certificate of approval for recording by planning commission – signed & dated
	7. Certificate of plat acceptance by City Council and any other pertinent information or date.

PLANNING OFFICIALS SIGNATURE AND DATE	FINAL PLAT
	DENIED REASON: FINAL PLAT INCOMPLETE
	APPROVED BY PLANNING COMMISSION

Parcel #	Area (sq. ft.)
247	2,750
248	1,720
249	15,280
250	17,800
251	19,370
252	6,780
253	1,740
254	1,680
255	2,880
256	2,750
257	6,750
258	2,750
259	2,750
260	3,050
261	12,540
262	15,670
263	15,220
264	2,920
265	3,740
266	3,740
267	3,740
268	3,740
269	3,880
270	62,660

Curve No.	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
1	18.00'	25.13'	22.67'	S 81° 54' 38" E	8° 00' 00"
2	18.00'	18.33'	15.81'	N 87° 48' 02" E	128° 25' 22"
3	50.00'	36.34'	35.64'	N 82° 19' 15" E	138° 21' 46"
4	50.00'	58.64'	55.57'	S 69° 19' 15" E	113° 48' 31"
5	50.00'	55.41'	52.62'	S 80° 02' 22" W	118° 30' 19"
6	50.00'	58.64'	55.57'	N 82° 19' 15" E	138° 21' 46"
7	50.00'	36.34'	35.64'	S 87° 48' 02" E	128° 25' 22"
8	18.00'	18.33'	15.81'	S 81° 54' 38" E	128° 25' 22"
9	18.00'	25.13'	22.67'	N 87° 48' 02" E	87° 00' 00"
10	50.00'	52.74'	50.52'	N 72° 43' 07" E	118° 33' 54"
11	50.00'	48.82'	44.89'	S 69° 02' 22" E	138° 21' 46"
12	50.00'	48.82'	44.89'	S 69° 02' 22" W	128° 25' 22"
13	50.00'	48.82'	44.89'	N 82° 19' 15" E	138° 21' 46"
14	50.00'	52.74'	50.52'	S 88° 33' 15" E	118° 33' 54"

Parcel Key No.	Parcel No.	Name	Address
1	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
2	10-07380-000	Courtesy Lms, LLC	11 Kelenah St Bella Vista, AR 72715
3	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
4	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
5	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
6	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
7	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
8	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
9	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
10	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
11	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
12	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
13	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
14	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
15	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
16	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
17	10-07380-000	Sunset Ridge Homes, LLC	8110 Wagon Wheel Rd Springdale AR 72762
18	18-13564-000	Chasen & Julia Hubbs	11880 Dawn Hill E Rd Gentry, AR 72734
19	18-13564-000	William S & Lela J Hall	22083 Dawn Hill E Rd Gentry, AR 72734
20	18-13564-000	Roger Lee & Linda Kay Hickens Co-Trustees	11212 Edmondson Rd Gentry, AR 72734

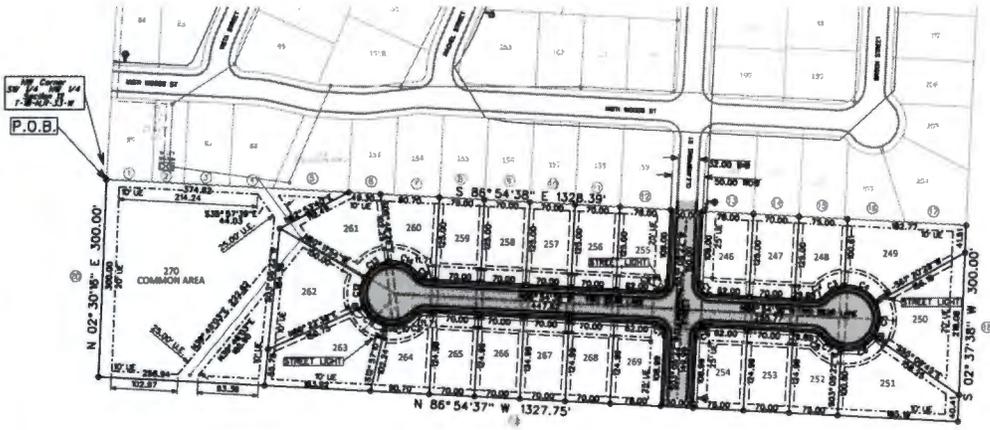


ANNOTATION LEGEND:

P.C.C.	- Point of Commencement
P.O.B.	- Point of Beginning
L.C.	- Lining Comment
S.S.	- Section
B.L.	- Back to Book
D.L.	- Deed Reference
N.T.S.	- Not to Scale

LEGEND

	STREET LIGHTING
	SET IRON PIN
	ASPHALT PAVING
	CONCRETE SIDEWALK
	FIRE HYDRANT ASSEMBLY
	FIRE GATE VALVE ASSEMBLY
	BATTERED METER
	SANITARY SEWER MANHOLE
	SANITARY SEWER SERVICE
	ADJACENT OWNERS KEY



SURVEY 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 FOR 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 EXISTING RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

SURVEY DESCRIPTION PHASE 3:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 12; THENCE S 89°54'38" E 1328.39'; THENCE S 02°37'38" W 300.00'; THENCE N 89°54'37" W 1321.95'; THENCE N 02°30'18" E 300.00' TO THE POINT OF BEGINNING AND CONTAINING 6.146 ACRES.

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: 050070019 J, EFFECTIVE DATE: SEPTEMBER 26, 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 DECEMBER 06, 2021.

BUILDING SETBACKS:

7'-0" REAR SIDE
25'-0" ROAD FRONTAGE
7'-0" REAR
15'-0" EXTERIOR SIDE/CORNER

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this ___ day of _____, 2021, by the City of Gentry Planning Commission.

Secretary _____

CITY COUNCIL APPROVAL: This final plat is hereby accepted this ___ day of _____, 2022, by the Gentry City Council.

Mayor _____

OWNER'S CERTIFICATION AND DEDICATION:
 We, the undersigned, do hereby certify that we are the sole owners of the herein plat and described property and do hereby dedicate road rights-of-way and easements, if any, for the use of the general public and installation of utilities.

STATE OF ARKANSAS
 COUNTY OF BENTON
 Subscribed and sworn before me this ___ day of _____, 20__.

Notary Public _____ My Commission expires: _____

Wear/Sever System are Approved _____
 Street Utilities are Approved _____
 Direct Disposition are Approved _____

SITE INFORMATION:
 APPROXIMATE AREA: 6.146 ACRES
 PARCEL NUMBER: 10-07380-000
CURRENT ZONING:
 R-2
PROJECT ADDRESS:
 HWY 12 W
 GENTRY, AR 72734

IF THE SIGNATURE ON THIS SEAL IS NOT RED INK, THE PLAT IS A COPY AND SHOULD BE RETURNED TO THE SURVEYOR. THIS CERTIFICATION SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE OBTAINED FROM THE ORIGINAL SURVEY. THE PROFESSIONAL LAND SURVEYOR'S SIGNATURE APPEARS TO THE SEAL.



Final Plat - Sunset Ridge Subdivision, Phase 5, Page 1 of 1

Plat Prepared By: GENE ENGINEERING, INC. P.O. Box 12 Silvan Springs, AR 72761 (479) 524-9956	Survey By: Gene Engineering, Inc. P.O. Box 617 Gentry, AR 72734 (479) 756-8416 Fax (479) 736-8838	Owner/Developer: Courtesy Lms, LLC 7 Killyth Pl Bella Vista, AR 72715 Attn: Mark Dechil (479) 248-1067	Plat Code: 500-181-319-A-12-46A-04-095
Date: December 06, 2021	Job #: 2025		



Liberty Utilities

EMPIRE DISTRICT - A Liberty Utilities Company

This AGREEMENT, entered into this day of 12/9/21

between JULIE DEIHL - COUNTRY LOTS LLC

Billing Address: 11794 W. HWY. 264 BENTONVILLE AR 72713

hereinafter called the Customer, and Empire District - A Liberty Utilities Company, hereinafter sometimes called the Company, witnesseth:

(1) The Customer hereby requests the Company to perform the following described work:

INSTALL 3 WHITE FIBERGLASS STREET POLES, 3-150 W. HPS LIGHTS WITH 8' ARMS, 30'-U-10/3 STREET LIGHT CABLE, 30'-2" PVC CONDUIT.

Date Service Requested: 12/9/21

SEC./TN./RG.: 12 / 18N / 33W

WORK LOCATION: SUNSET RIDGE SUBDIVISION PHASE 5 GENTRY A

(2) The Company agrees to complete the work as described above for the sum of \$7442.46

within a reasonable period of time, and the Customer agrees to pay such sum to Empire District - A Liberty Utilities Company as compensation for such work upon receipt of an invoice therefore from the Company.

Julie Deihl (Please sign)

_____ (Please print)

EMPIRE DISTRICT - A Liberty Utilities Company

By: SFULLMER
Cust Tkn: 29828
WO No.: 942048
Account: 143.100

PAID
12/10/2021
CHECK No. 1288
143.1
S.F.

