

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

THURSDAY, NOVEMBER 18, 2021

PUBLIC HEARING

Proposed Amendment to Gentry Subdivision Regulations: RE: preliminary plat fee to be changed from \$50 to \$100

PUBLIC HEARING

Proposed Amendment to Gentry Zoning Ordinance by revising procedures for zoning lands upon annexation

PLANNING COMMISSION

- Roll Call
- Review of Minutes- October 21, 2021, regular meeting

* Proposed Amendment to Gentry Subdivision Regulations: RE: preliminary plat fee to be changed from \$50 to \$100

* Proposed Amendment to Gentry Zoning Ordinance by revising procedures for zoning lands upon annexation

* Netzel Revocable Trust, Jerry & Marie: Lot Line Adjustment; Parcel# 18-13697-000

*Swanson, Robert & Shawn- Tract Split; Parcel# 18-13647-000

*Rustic Flats Subdivision- 3 Final; Parcel# 10-00145-000

* Vang, Logan: Special Use Permit, Parcel# 10-00514-000;
634 N Gentry Blvd. (**update only**)

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: October 27, 2021

Publication Charges: \$43.20

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 27 day of Oct, 2021.

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 November 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
change the base fee for
submitting a preliminary plat
from \$50 to \$100.
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. 103) or in writing to the
City of Gentry, 101 W. Main
Street, Gentry, AR 72734.
75473998 Oct. 27, 2021

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk
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the attached advertisement:

City of Gentry
PH Zoning Ordinance

was published in the following weekly paper(s):

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- Westside Eagle Observer

Of general and bona fide circulation in Benton County, Arkansas

Date(s) of Publication: October 27, 2021

Publication Charges: \$49.68

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 27 day of Oct, 2021.

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.
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Notice of Public Hearing
Regarding Proposed
Amendment to the Gentry
Zoning Ordinance
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at 7:00 p.m. in the Gentry
Council Chambers, located at
104 E. Main St., Gentry,
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hearing is to allow public
comment on a proposal to amend
the Gentry Zoning Ordinance by
revising the procedures for
zoning lands upon annexation
into the City. At the hearing,
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. 103) or in writing to the
City of Gentry, 101 W. Main
Street, Gentry, AR 72734.
75475089 Oct 27, 2021

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, OCTOBER 21, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on October 21, 2021 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

Roll Call: Paul Church- Present
Jim Kooistra- Present
Wanda Meyer- Present
Mike Parks- Present
Tammy Runyan- Present
Danny Feemster- Present
Jay Williams- Present

PUBLIC HEARING

Notice of Zoning of Lands Proposed for Annexation (Jones)

This matter is brought forth in order to request zoning for this property to be A-1. Having no one present for comment or questions, this portion of the public hearing was closed.

PUBLIC HEARING

Special Use Permit: Logan Vang, Parcel# 10-00514-000; 634 N. Gentry Blvd.

Regarding this matter, mobile structures currently on the property, do not meet setback requirements. Mr. Vang is requesting the special use permit in order to keep from having to relocate the structures. Adjacent property owner Wes Renfroe addressed the planning commission with his thoughts and comments. After discussion commission members recommended a survey be done, at the expense of the applicant, in order to locate the necessary property lines as well as Mr. Renfroe's missing property pin. There being nothing further, this portion of the public hearing was closed. Chairman Mike Parks announced the beginning of the regular Planning and Zoning meeting and, requested roll call.

PLANNING COMMISSION:

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

MEMBERS ABSENT: None

Others in attendance: City Attorney Joel Kurtz (virtually), City Clerk Jenny Trout, Janie Parks, Larry Curran, Jr. Mike Fox, Jo Ellen Martin, Wes Renfroe, Mark Smithson and others.

Review of the Minutes of the September 16, 2021 Regular Meeting:

Motion: Church- to approve the minutes as written

Second: Runyan

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

Motion Passed.

1). Notice of Zoning of Lands Proposed for Annexation (Jones) :

After discussion:

Motion: Church- to recommend to City Council this land be annexed as A-1

Second: Meyer

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

Motion passed.

2). Special Use Permit: Logan Vang, Parcel# 10-00514-000; 634 N. Gentry Blvd.:

After discussion:

Motion: Williams- to table this matter until the November meeting; to be brought back with a new survey distinguishing property lines and location of out buildings, at the expense of the applicant

Second: Church

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

Motion Passed.

3). Applecrest Place Air B&B Occupational privilege license: After discussion:

Motion: Church- to approve the Type B occupational privilege license

Second: Runyan

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

Motion passed.

4). Findings: Main Street Village Subdivision Preliminary Plat & Drainage Report:

After reviewing the report of Ron Homeyer's findings within the drainage report, and discussion between the planning commission and the developer:

Motion: Church- to approve the Sketch Plan

Second: Williams

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

Motion passed.

Motion: Church- to accept the Pre-Plat as submitted

Second: Meyer

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

Motion passed.

At this time, Chairman Mike Parks announced an addition to the evenings' agenda:

* **Discussion regarding Request for property line change; Wes Renfro:** Mr. Renfro presented his questions to the commission regarding his property and, the commission provided its recommendations.

* **Chamber of Commerce Director Janie Parks:** At this time Janie reminded everyone that the upcoming Downtown Revitalization Project meeting; encouraging public input, is set for Tuesday, October 26, 2021 at 6:30p.m., in the McKee room of the Gentry Public Library. ALL were encouraged to attend.

5). Discussion: To consider having 2 P&Z meetings per month, beginning after the first of the new year.

After some consideration, Chairman Mike Parks suggested a poll be taken to see where everyone stood on the issue:

Paul Church stated he felt it was likely necessary

Danny Feemster agreed

Jim Kooistra was against the extra meeting, stating other issues would likely arise doubling the work for the commission members

Mike Parks was for the additional meeting

Jay Williams was for the additional meeting

Wanda Meyer was for the additional meeting

Tammy Runyan had no preference either way

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

Motion: Church

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

Public Notice

The Gentry Planning Commission will hold a public hearing on November 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 change the base fee for submitting a preliminary plat from \$50 to \$100.

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.

**Notice of Public Hearing Regarding
Proposed Amendment to the Gentry Zoning Ordinance**

The Gentry Planning Commission will hold a public hearing on November 18, 2021, at 7:00 p.m. in the Gentry Council Chambers, located at 104 E. Main St., Gentry, Arkansas. The purpose of the hearing is to allow public comment on a proposal to amend the Gentry Zoning Ordinance by revising the procedures for zoning lands upon annexation into the City. At the hearing, 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.

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[For publication in the WEO one time no later than October 31, 2021.]

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

18-13656-001
JMAC FARMS, LLC
GARMON ROAD, GENTRY

18-13688-002
ENHHELLIG, BARRY & SANDI
GARMON ROAD, GENTRY

18-13695-000
BONNETT, JOHN P.
20057 GARMON ROAD, GENTRY

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

18-13697-001
CARL & AUDRY CONKLING TRUST
13336 ONEAL ROAD, GENTRY

18-13697-002
DUNAWAY, BILLY & KARON
13375 ONEAL ROAD, GENTRY
STATE PLAT #507861

SW CORNER
NE/4, SE/4
15-16-35

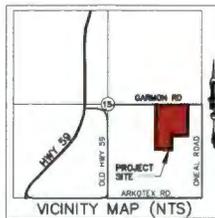
P.O.B.
TOTAL PROJECT &
TRACT 2

18-13688-002
ENHHELLIG, BARRY & SANDI
HWY 59, GENTRY

18-13701-000
LEE, CHA & MOJIB, SHOUBA
1343 ONEAL ROAD

OWNER AND SITE INFORMATION
JERRY & MARIE NETZEL TRUST
20301 GARMON ROAD, GENTRY, AR
PARCEL# 18-13697-000
AREA= 23.512 acres
REFERENCE PLAT P4-514
DEED 2005-19319 ZONING: N/A (county)

- LEGEND:**
- FOUND IRON PIN
 - FOUND IRON PIPE
 - ◐ SET IRON PIN
 - ⊕ WATER METER
 - ⊙ UTILITY POLE
 - SB BUILDING SETBACK LINE



TRACT 1
5.332 ACRES

TRACT 2
18.180 ACRES

SURVEY DESCRIPTION - TOTAL PROJECT:
PART OF THE NE/4 OF THE SE/4, SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, 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 EAST LINE OF THE SAID NE/4 OF THE SE/4 N02°53'53"E 1285.23 FEET TO AN IRON PIN IN THE SOUTH RIGHT-OF-WAY LINE OF GARMAN ROAD, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°19'28"E 932.37 FEET TO AN IRON PIPE, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S02°59'44"W 891.63 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 23.512 ACRES MORE OR LESS, AND SUBJECT ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT 1:
PART OF THE NE/4 OF THE SE/4, SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN N02°53'53"E 773.89 FEET FROM THE SW CORNER OF THE SAID NE/4 OF THE SE/4, THENCE ALONG THE EAST LINE OF THE SAID NE/4 OF THE SE/4 N02°53'53"E 511.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GARMAN ROAD, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°19'28"E 454.35 FEET TO AN IRON PIN, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S02°54'07"W 511.35 FEET TO AN IRON PIN, THENCE N88°19'28"W 454.31 FEET TO THE POINT OF BEGINNING, CONTAINING 5.332 ACRES MORE OR LESS, AND SUBJECT ALL EASEMENTS OF RECORD.

SURVEY DESCRIPTION - TRACT 2:
PART OF THE NE/4 OF THE SE/4, SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, 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 EAST LINE OF THE SAID NE/4 OF THE SE/4 N02°53'53"E 773.89 FEET TO AN IRON PIN, 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 891.63 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 18.180 ACRES MORE OR LESS, AND SUBJECT 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 _____

COUNTY PLANNING APPROVAL: This plat is hereby approved this _____ day of _____, 20__, 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 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 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, 2021 with corrections from the City of Siloam airport correction station NAD_83 (2011) (EPDCH2010)

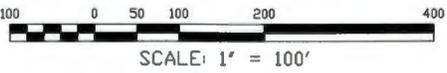
CERTIFICATION: I hereby certify that on Nov. 4, 2021 the hereon platted and described survey was completed as shown to the best of my knowledge, and is for the sole use of the party stated hereon. This property DOES NOT LIE in a designated flood according to F.E.M.A. Map #05007 C 0380 J, Dated September 29, 2007.
James Caldwell, Ark. PS #1310

**TRACT SPLIT PLAT
PARCEL 18-13697-000**

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

Survey For:
**WARD JONES
REALTY**

Plat Code:
"500-18N-33W-0-15-210-04-1310"
Date:
NOV. 4, 2021
Job #:
221086



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: 20301 Garman Road
Property Zone: _____ Parcel #'s 18 13697 000

APPLICANT CONTACT INFORMATION:

Applicant Name: Abbi Netzel Email Address: abbinetzel@gmail.com Phone Number: 479 258 3753
Address: 801 McKenzie Avenue 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.
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: _____

Abbi Netzel

Date: _____

Nov. 4, 2021

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.
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PLANNING COMMISSION REQUEST, CHANGES OR NOTES:

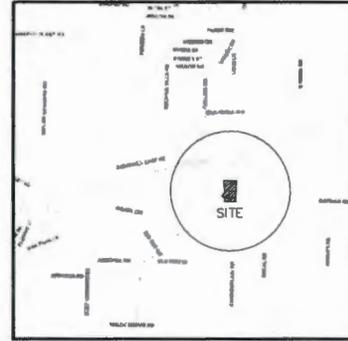
18-13647-004
TUCKER REVOCABLE TRUST, DAVID & MARINA
22222 GARMAN RD

18-13647-007
SWANSON, ROBERT & SHAWN
GARMAN RD

18-13647-002
SWANSON, SHAWN M & ROBERT P
22222 GARMAN RD

18-13647-003
LOWERY, LEONADA ANNE
22222 GARMAN RD

18-13648-003
DANIELLE BERRY & SANDY
GARMAN RD



VICINITY MAP

GENTRY PLANNING COMMISSION:

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

Secretary _____

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.

Owner _____ Date _____ Owner _____ 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 = 75 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
 - - - - - CENTERLINE
 - - - - - RIGHT OF WAY (R/W)
 - - - - - BUILDING SETBACKS:
10' ALONG SIDE LINES
25' ALONG ROAD FRONTAGE

SURVEY DESCRIPTION PARENT TRACT (PARCEL #18-13647-000):

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 03°06'05" W 697.32' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE S 03°06'05" W 819.84'; THENCE N 87°36'00" W 319.99'; THENCE N 02°27'45" E 102.10'; THENCE N 58°28'57" W 104.80'; THENCE N 37°22'03" E 145.30'; THENCE N 05°34'06" W 353.29'; THENCE S 86°46'55" E 382.90' TO THE POINT OF BEGINNING AND CONTAINING 5.06 ACRES.

SURVEY DESCRIPTION TRACT 1:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 03°06'05" W 697.32' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE S 03°06'05" W 306.28'; THENCE N 86°46'55" W 336.18'; THENCE N 05°34'06" W 309.82'; THENCE S 86°46'55" E 382.90' TO THE POINT OF BEGINNING AND CONTAINING 2.53 ACRES. PROPERTY IS SUBJECT TO A 40' ACCESS AND UTILITY EASEMENT AS SHOWN ON PLAT RECORD 26 AT PAGE 62 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 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 03°06'05" W 1003.60' FROM THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE S 03°06'05" W 313.56'; THENCE N 87°36'00" W 319.99'; THENCE N 02°27'45" E 102.10'; THENCE N 58°28'57" W 104.80'; THENCE N 37°22'03" E 145.30'; THENCE N 05°34'06" W 43.37'; THENCE S 86°46'55" E 336.18' TO THE POINT OF BEGINNING AND CONTAINING 2.53 ACRES. PROPERTY IS SUBJECT TO A 40' ACCESS AND UTILITY EASEMENT AS SHOWN ON PLAT RECORD 26 AT PAGE 62 AND TO ANY EASEMENT OF RECORD.

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.
- APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS 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 ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
- THE APPROXIMATE LOCATION OF THE SEPTIC AREA, IF APPLICABLE, 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.

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: 05007C0380 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

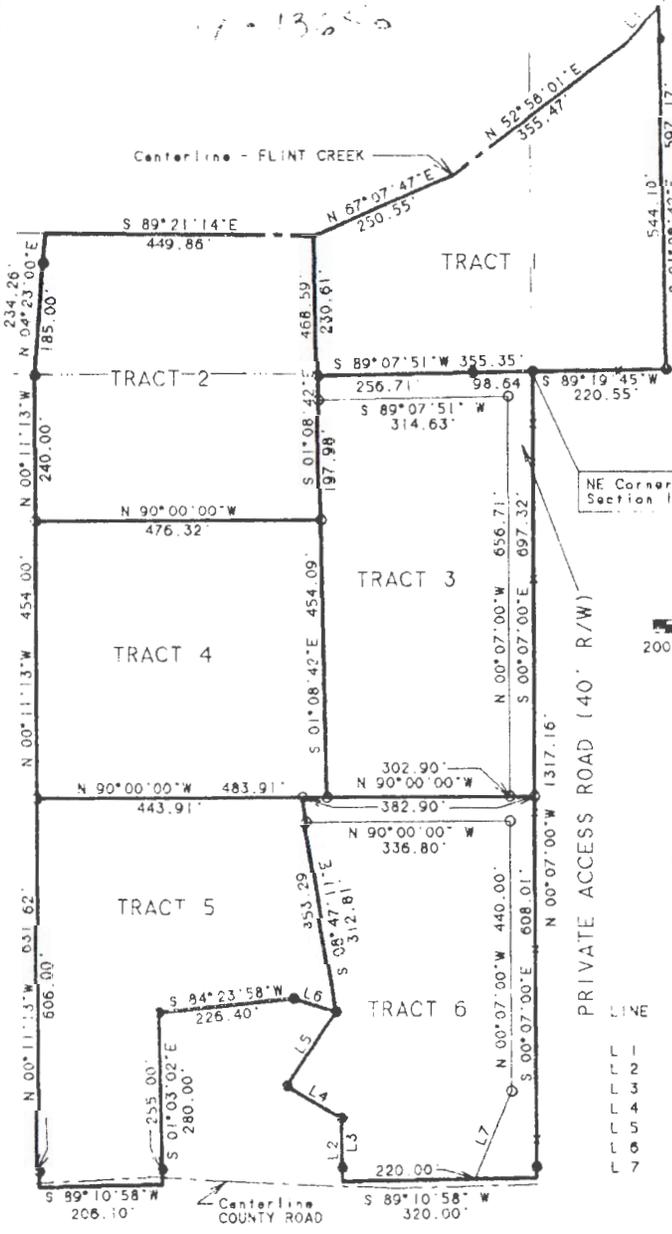
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON OCTOBER 29, 2021.

PROPERTY ADDRESS: 20222 GARMAN ROAD, GENTRY, AR. 72734 PARCEL #18-13647B-000	
REVISION #1:	500-18N-33W-0-15-130-04-0985
REVISION #2:	
REVISION #3:	
DRAWN BY: KEJ	
CHECKED BY: MEJ	
TRACT SPLIT FOR ROBERT & SHAWN SWANSON	
PART OF THE SW 1/4 OF THE NE 1/4 SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS	
James Surveying P.O. Box 817 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-9838	DATE: OCTOBER 29, 2021. SCALE: 1" = 75' JOB NUMBER: JS18B04A FILE NAME: JS18B04A.DWG

26-62

13650



FILED FOR RECORD
At 4:50 o'clock M

APR 4 1994

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

NE Corner, SW/4, NE/4,
Section 15, T-18-N, R-33-W.



Scale 1" = 200'

- Existing Iron Pin
- Set Steel Pin
- x Fence Line

Basis of Bearings:
Plat Record Y, Page 16

PRIVATE ACCESS ROAD (40' R/W)

LINE	BEARING	DISTANCE
L 1	N 40°41'39"E	82.86'
L 2	N 00°45'20"W	102.10'
L 3	S 00°45'20"E	80.00'
L 4	N 59°40'02"W	104.80'
L 5	N 34°08'58"E	145.30'
L 6	N 72°04'02"W	73.10'
L 7	N 22°54'38"E	153.36'

SURVEY DESCRIPTION: Part of the NE/4 of Section 15, T-18-N, R-33-W, Benton county, Arkansas, more particularly described as follows:

TRACT 1: Beginning at the NE Corner of the SW/4 of said NE/4, Section 15; thence S 89°07'51" W 355.35 feet; thence N 01°08'42" W 230.61 feet to the centerline of Flint Creek; thence following along said centerline: N 67°07'47" E 250.55 feet; thence N 52°56'01" E 355.47 feet; thence N 40°41'39" E 82.86 feet; thence leaving said centerline: S 01°08'42" E 597.17 feet; thence S 89°19'45" W 220.55 feet to the point of beginning, containing 5.04 acres, more or less.

TRACT 2: From the NE Corner of the SW/4 of said NE/4, Section 15; run 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°11'13" W 240.00 feet; thence N 04°23'00" E 234.26 feet to the centerline of Flint Creek; thence S 89°21'14" E 449.86 feet along said centerline; thence S 01°08'42" E 230.61 feet to the point of beginning, containing 5.06 acres, more or less.

TRACT 3: Beginning at the NE Corner of the SW/4 of said NE/4, Section 15; thence S 00°07'00" E 697.32 feet; thence N 90°00'00" W 342.90 feet; thence N 01°08'42" W 692.07 feet; thence N 89°07'51" E 355.35 feet to the point of beginning, containing 5.57 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/4 of said NE/4, Section 15; run 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°11'13" W 454.00 feet; thence N 90°00'00" E 476.32 feet to the point of beginning, containing 5.00 acres, more or less.

TRACT 5: From the NE Corner of the SW/4 of said NE/4, Section 15; run thence S 00°07'00" E 697.32 feet; thence N 90°00'00" W 382.90 feet to the point of beginning; thence S 08°47'11" E 353.29 feet; thence N 72°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 206.10 feet along and in said Road; thence N 00°11'13" W 631.62 feet; thence N 90°00'00" E 443.91 feet to the point of beginning, containing 5.01 acres, more or less, subject to the right-of-way of said Road.

TRACT 6: From the NE Corner of said NE/4, Section 15; run thence S 00°07'00" E 355.35 feet to the point of beginning; thence S 00°07'00" E 619.84 feet to a point in a County Road; thence S 89°10'58" W 320.00 feet along and in said Road; thence N 00°45'20" W 102.10 feet; thence N 59°40'02" W 104.80 feet; thence N 34°08'58" E 145.30 feet; thence N 08°47'11" W 353.29 feet; thence N 90°00'00" E 382.90 feet to the point of beginning, containing 5.06 acres, more or less, subject to the right-of-way of a 40 foot Access Road.

LAND SURVEYOR'S CERTIFICATION: I hereby certify that on March 29, 1994, the hereon platted and described survey was completed as shown to the best of my knowledge and belief.

Prepared by: Joe B. Johnson, RLS # 442
Rt. 2, Box 115 B
Silva Springs, Ark. 72761

Survey for: David G. & Eugene D. Evenson

930688
500-18N-33W-0-15-100-04-0442

Joe B. Johnson

CITY OF GENTRY

SUBDIVISION CHECKLIST
FINAL PLAT

SUBDIVISION NAME Rustic Flats	OWNERS NAME RLP Developments, LLC	DATE SUBMITTED 11/4/2021
STREET ADDRESS Ryder Street; W of HWY 59 & N of Ramsay St	OWNERS ADDRESS P.O. Box 3207, Bentonville, AR 72712	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.
✓	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

November 15, 2021

Mr. Mark Smithson
Code Enforcement
City of Gentry
628 E. 3rd Street
Gentry, AR 72734

**Re: Rustic Flats Subdivision
Site Completion Letter**

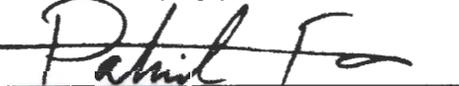
Dear Mark,

Based on our observation throughout the project, the site improvements associated with the development have been completed and are in substantial compliance with the approved construction plans and specifications associated with the project. **Therefore, please accept this letter as certification that the subdivision improvements for the above referenced project are complete.**

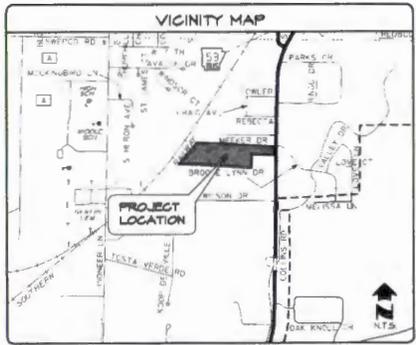
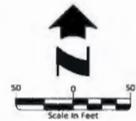
If you have questions or need additional information, you may reach me at (479) 273-2209.

Sincerely,

Morrison-Shiple | Halff



Patrick Foy, P.E.
Project Manager



Preliminary Plat Survey Description:
 A part of the South half of the Northwest Quarter, Section 30, Township 18 North, Range 33 West of the Fifth Principal Meridian, in Benton County Arkansas being a part of Deed Record Document L201806072 and L201814888 being more particularly described as follows:
 Beginning at a one-inch (1") pipe being the Northeast corner of Lot 14, Rustic Ridge Final Plat Record for Record at Book ... as Page ... in the office of the Circuit Clerk of Benton County Arkansas, thence along the North line of County Estates Phase II Road for record at Plat Book 2005 Page 577, North 88°53'57" West a distance of 381.71 feet to the easterly apparent Right of Way of the Kansas City Southern Railroad, thence along said apparent Right of Way along a curve to the left having the following values: Radius of 5628.24 feet, an arc length of 473.30 feet, a chord length of 473.16 feet, and a chord bearing of North 39°43'49" East to a set one-half inch (1/2") rebar with PS 1354 Cap, thence departing from said Kansas City Southern Railroad Right of Way, South 87°51'54" East along the South of Line of Kay Lynette Subdivision Road for record at Plat Book 9 Page 132 a distance of 1354.53 feet to a found two and one-half inch (2 1/2") aluminum monument stamped Arkansas Highway Transportation Department PS 882, thence along the westerly Right of Way line of Arkansas State Highway 98, South 05°27'31" East a distance of 145.91 feet to a found top and one-half inch (1 1/2") aluminum monument stamped Arkansas Highway Transportation Department PS 882, thence departing from said Right of Way, North 87°37'12" West a distance of 366.27 feet to a found one-half inch (1/2") rebar, thence South 02°50'22" West along the West line of Warranty Deed 2002 Page 102,362, a distance of 214.30 to a five-eighths inch (5/8") rebar with PS 1181 cap being on the North Line of Rustic Ridge Final Plat, thence North 87°51'27" West along said North Line of Rustic Ridge Final Plat a distance of 917.77 feet to the Point of Beginning, Containing 10.87 Acres +/-.

LEGEND	
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
	Ex. Right of Way Line
	Proposed Lot Line
	Proposed Right of Way Line
	Proposed Road Centerline
	Proposed Laydown Curb & Gutter
	Ex. Tree
	Ex. Water Valve
	Ex. Fire Hydrant
	Ex. Water Meter
	Ex. Waterline Tapping
	Ex. Slab Cut
	Ex. Sewer Manhole
	Ex. Power Pole w/ Guy Wires
	Ex. Sign

NOTE
 1. No known drainage issues, floodplain, wetland, or rock outcrops on property.
 2. There are trees primarily located around perimeter of site and effort shall be made to preserve desired trees.



Revision	By	Date

MORRISON SHIPLEY
 287 S COTWOOD STREET • BENTONVILLE, AR 72713 • 479.273.2222 • MORRISONSHIPLEY.COM

FOR REVIEW

Drawn By:	Vertical Scale:
TDL	Horizontal Scale:
Approved By:	1" = 50'
DRP	Plotting Scale:
Date:	1
01.21.2020	Drawing Name:
Project No:	SKETCH
82-22	

RUSTIC FLATS
 at AR Hwy 59
 Gentry, Benton County, Arkansas

SKETCH PLAN
 Issued for Review - 02.07.2020

Sheet No:	1
	1

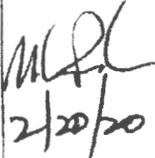
CITY OF GENTRY

SUBDIVISION CHECKLIST
SKETCH PLAN

SUBDIVISION NAME Rustic Flats				OWNERS NAME RLP Developments, LLC		DATE SUBMITTED 2/7/2020
STREET ADDRESS				OWNERS ADDRESS P.O. Box 3207		FEE PAID
ZONING R-1	SECTION 10	RANGE 33	TOWNSHIP 18	CITY, STATE, ZIP Bentonville, AR 72712	PHONE NUMBER (479) 530-2337	# OF LOTS 32

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. <i>efforts appreciated</i>

CITY OF GENTRY

**SUBDIVISION CHECKLIST
PRELIMINARY PLAT**

SUBDIVISION NAME Rustic Flats				OWNERS NAME RLP Developments, LLC	DATE SUBMITTED 03/06/2020	DATE COMPLETED & ACCEPTED
STREET ADDRESS Hwy 59				OWNERS ADDRESS P.O. Box 3207		FEE PAID \$50+\$1/lot = \$82
ZONING R-1/R-O	SECTION 10	RANGE 33	TOWNSHIP 18	CITY, STATE, ZIP Bentonville, AR 72712	PHONE NUMBER (479) 530-2337	# OF LOTS 32

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 PRELIMINARY	REQUIRED ITEMS 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
	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.
	16. Signatures of Authorities having jurisdiction over Utility, Street and Fire issues are required.

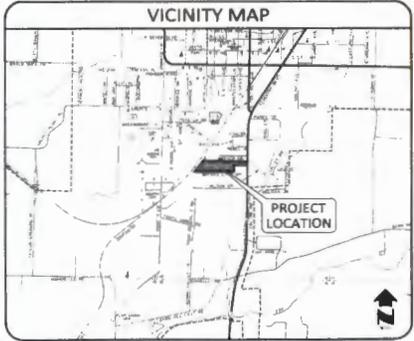
The subdivider shall submit to the Planning Commission an application for preliminary plat approval and 6 copies of the preliminary plat together with the supporting data at least 10 days prior to the meeting. Of the Planning Commission at which consideration is requested. The preliminary plat and approval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

CITY OF GENTRY
SUBDIVISION CHECKLIST
PRELIMINARY PLAT

Signatures of Authorities having jurisdiction.

Utility	
Street	
Fire	

PLANNING OFFICIALS SIGNATURE AND DATE	
	DENIED REASON: _____ _____
	APPROVED – NO STIPULATIONS
	APPROVED WITH THE FOLLOWING STIPULATIONS: 1. _____ 2. _____ 3. _____



LEGEND

—●—	Ex. Boundary Line	●	Ex. Rebar
—▲—	Ex. Adjacent Boundary Line	▲	Ex. Mail
—○—	Ex. Right of Way Line	○	Ex. Monument
—□—	Ex. Road Centerline	□	Ex. Water Meter
—○—	Ex. Easement Line	○	Ex. Fire Hydrant
—○—	Ex. Water Line	○	Ex. Sewer Manhole
—○—	Ex. Sanitary Sewer Line	○	Ex. Power Pole
—○—	Ex. Overhead Electric Line	○	Ex. Power Pole w/ Guy Wire
—○—	Ex. Storm Drain Pipe	○	Ex. Sign
—○—	Ex. Type Edge Line	○	Ex. Tree
—○—	Ex. Fence Line	○	Set 1/2" Rebar w/ #36 Cap
—○—	Ex. Contours	○	Set 1/2" Rebar w/ #36 Washer
—○—	Proposed Lot Line	○	Proposed Water Meter
—○—	Proposed Right of Way Line	○	Proposed Fire Hydrant
—○—	Proposed Road Centerline	○	Proposed Water Valve
—○—	Proposed Easement Line	○	Proposed Reducer
—○—	Proposed Building Setback Line	○	Proposed Stub Out
—○—	Proposed Concrete Sidewalk By Developer	○	Proposed Sewer Manhole
—○—	Proposed Concrete Sidewalk By Lot Builder	○	Proposed Light Pole
—○—	Proposed Handicap Ramp	○	Proposed Flared End Section
—○—	Proposed Water Line W/Set	○	Proposed Junction Box / Curb Inlet
—○—	Proposed Sanitary Sewer Line W/Set	○	
—○—	Utility Easement	○	
—○—	Drainage Easement	○	

Curve Table

Curve #	Length	Radius	Offset	Chord Bearing	Chord Length
C1	473.30	5632.24	796.79	N 39° 47' 49" E	473.10
C2	48.33	209.00	30.70	S 89° 32' 34" W	41.67
C3	41.48	160.00	21.50	S 89° 31' 14" W	31.87
C4	30.90	75.00	15.77	S 89° 31' 34" E	30.77
C5	28.36	125.00	14.75	S 73° 58' 04" W	28.29
C6	23.99	125.00	13.28	S 88° 39' 50" E	23.40
C7	20.77	75.00	28.00	S 47° 50' 20" E	19.80
C8	26.17	25.00	26.30	N 42° 51' 34" W	19.30
C9	10.55	25.00	5.20	S 89° 01' 04" W	10.47
C10	11.07	25.00	5.80	S 89° 04' 04" W	10.80
C11	60.18	60.00	30.77	S 89° 37' 54" W	60.00
C12	54.07	60.00	29.23	N 61° 40' 04" W	53.76
C13	56.07	60.00	29.23	N 62° 08' 04" W	55.80
C14	56.07	60.00	29.23	N 64° 29' 51" E	55.80
C15	26.17	60.00	42.43	S 89° 37' 54" W	26.17
C16	26.17	25.00	22.73	S 89° 32' 14" W	22.69
C17	1.99	25.00	1.29	N 89° 40' 20" E	1.99
C18	28.78	25.00	14.17	S 79° 12' 14" W	28.67
C19	14.68	125.00	26.20	S 89° 37' 54" W	14.68
C20	333.17	5632.24	466.02	N 49° 39' 31" E	332.97
C21	152.19	5632.24	75.10	N 48° 09' 34" E	152.19

OWNER / DEVELOPER
 RLJ Development LLC
 Bentonville, AR 72712 PO Box 3307
 Contact: Mark Papp
 Telephone: (479) 530-1337

OWNER
 Morrison Shipley Engineers Inc
 2407 NW Cottonwood Bl.
 Bentonville, AR 72713
 Contact: Charles E. Coats
 Telephone: (479) 242-2220

SURVEYOR
 Morrison Shipley Engineers Inc
 2407 NW Cottonwood Bl.
 Bentonville, AR 72713
 Contact: Charles E. Coats
 Telephone: (479) 242-2220

PLAT GENERAL NOTES:

1. Basis of Bearing: Grid North, Arkansas State Plane Coordinate System, North Zone (801), derived from RTE GNSS static base and OPUS Processed Solution, having published values of Latitude 36°15'12.90" North, Longitude 94°29'22.57" West, Convergence angle of 1°28'55" and a Scale Factor of 1.00054187 (Grid to Ground).
2. Vertical Datum: NAVD 88 (GEOID 128). Orthometric Heights derived from Static GNSS observations RTE measurements, and terrestrial observations based on OPUS processed solution having an orthometric height of 367.56 m / 1205.90 USFT.
3. Flood Information: Based on Graphical review only of FEMA FIRM panel 03151 of Benton County, Arkansas and incorporated into effective date September 28, 2007, the property lies currently in Zone X. Areas determined to be outside the 0.2% annual chance floodplain.
4. Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has made no investigation or independent search for assumptions or other encumbrances or facts that an accurate and current title search would disclose. There may exist other documents of record or facts affecting this parcel.
5. Right of Way - The property currently has access to Highway 59 Right of Way on the East portion of the site.
6. Zoning: Property is zoned R-0 for Lots 1-4 & R-1 for Lots 5-32.
7. Some tree cover around the perimeter of property. The rest of the property is a open field.

PRELIMINARY PLAT SURVEY DESCRIPTION:

A part of the South half of the Northwest Quarter, Section 10, Township 18 North, Range 33 West of the Fifth Principal Meridian, in Benton County Arkansas being a part of Deed Record Document L201860572 and Deed Record Document L201814898, being more particularly described as follows:

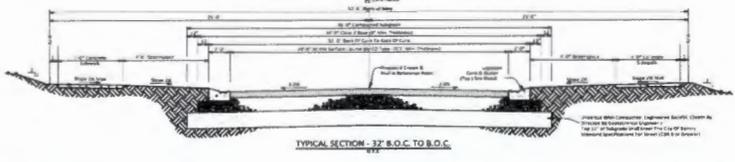
Beginning at an one-inch (1") pipe being the Northwest corner of Lot 14, Rustic Ridge Final Plat filed for Record as Book 24 Page 56, in the office of the Circuit Clerk of Benton County Arkansas; thence along the North line of Country Estates Phase II plat filed for record at Plat Book 2005 Page 572, North 88°22'53" West a distance of 381.71 feet to the easterly Right of Way of the Kansas City Southern Railroad; thence coincident with said Right of Way along a corner to the left having the following values: Radius of 5620.24 feet, an arc length of 473.30 feet, a chord length of 473.26 feet, and a chord bearing of North 39°43'49" East to a set one-half inch (1/2") rebar with #36 Cap; thence departing from said Kansas City Southern Railroad Right of Way, South 87°51'34" East along the South line of Key Lynette Subdivision filed for record at Plat Book E Page 132 a distance of 1354.53 feet to a found two and one-half inch (2 1/2") aluminum monument stamped Arkansas Highway Transportation Department PS 883; thence along the westerly Right of Way line of Arkansas State Highway 59, South 05°27'21" East a distance of 145.91 feet to a found two and one-half inch (2 1/2") aluminum monument stamped Arkansas Highway Transportation Department PS 883; thence departing from said Right of Way, North 87°57'12" West a distance of 360.27 feet to a found one-half inch (1/2") rebar; thence South 03°50'22" West along the West line of Warranty Deed 2002 Page 101362, a distance of 224.30 to a five-eighths inch (5/8") rebar with #36 cap being on the North line of Rustic Ridge Final Plat; thence North 87°54'17" West along said North line of Rustic Ridge Final Plat a distance of 917.77 feet to the Point of Beginning, Containing 10.97 Acres Plus or Minus.

Zoning - Low Density Residential (R-1) Single-Family (Lots 5-32)

Building Setbacks				
Front Yard	Int.	Ext. Back to Side	Corner Back to Rear	Rear
25'	10'	25'	15'	10'

Zoning - Residential Office (R-0) Single-Family Attached (Lots 1-4)

Building Setbacks				
Front Yard	Int.	Ext. Back to Side	Corner Back to Rear	Rear
25'	5'	20'	15'	5'



Approved And Recommended For Acceptance By The City of Gentry

This _____ Day of _____, 20____

Gentry City Council _____ Print Name

Streets and Utilities _____ Print Name

Water and Sewer _____ Print Name

Building Inspector _____ Print Name

Fire Department (Chief) _____ Print Name

Planning Commission _____ Print Name

Revised	By	Date

MORRISON SHIPLEY

2407 NW COTTONWOOD BL. • BENTONVILLE, AR 72713 • 479.242.2220 • MORRISONSHIPLEY.COM

FOR REVIEW

Drawn By: T.A./T.B.
 Appraised By: PPF
 Date: 01.22.2020
 Printed On: RLP-22

Vertical Scale: Horizontal Scale: 1" = 60'
 Plotting Scale: 1"
 Drawing Name: WHAT

RUSTIC FLATS
 at AR Hwy 59
 Gentry, Benton County, Arkansas

PRELIMINARY PLAT

Issued for Review - 03.09.2020

Sheet No. **3** of **17**



ARKANSAS DEPARTMENT OF TRANSPORTATION

ARDOT.gov | IDriveArkansas.com | Lorie H. Tudor, P.E., Director

DISTRICT NINE: 4590 Highway 65 | P.O. Box 610 | Harrison, AR 72602-0610 | Phone: 870.743.2100 | Fax: 870.743.4630

D9 COUNTIES: Baxter, Benton, Boone, Carroll, Madison, Marion, Newton, Searcy

10/1/2020

RLP Developments, LLC
PO BOX 3207
Bentonville, AR 72712

Permit Number: AD-09-2020-0134

To Whom It May Concern

Reference is made to your request for a permit to construct a Permanent Commercial ingress and egress to your property located on Highway 59 in Benton county. This is your authorization to proceed with work in accordance with the enclosed approved plans and specifications. Acceptance of this permit indicates to the Department that you agree to the following conditions.

Grantee and Grantee's Contractor shall fully protect the traffic on the highway during construction covered hereunder by proper traffic control devices complying with the Manual on Uniform Traffic Control Devices, and shall indemnify and hold harmless the Arkansas State Highway Commission, the Department, and its duly appointed agents, officers and employees, from any and all damages, expenses, claims or liability arising out of any alleged damages of any nature to the body or property of any person, including the Department, due to the construction, performance or non-performance of work.

Grantee shall be responsible for removal from the highway and any debris such as mud, rocks, loose gravel, etc. which might cause an unsafe situation. Clean up is to be performed at any time a hazardous or unsafe condition is created. The right of way is to be restored to original or better condition. The area behind curbs must be backfilled to the top of the curb. Unpaved areas are to be seeded or sodded and grass restored.

The Permittee shall be responsible for locating and protecting all utilities in the work area(s) and to hold harmless and indemnify the State Highway Commission, the Department, and its duly appointed agents, officers and employees, from any and all damages, expenses, claims or liability arising out of any alleged damages of any utilities due to the construction, performance or non-performance of work.

Driveway 1: Dry ramp or solid fill driveways must have a minimum fall of 1/4 inch per foot, finished grade, from the existing edge of pavement to the right of way line or to the existing ditch line. If area has a shallow ditch line a 4 foot wide concrete swale must be constructed to carry the drainage. The driveway (s) must be 32 feet in width with a left turning radii of 20.0 feet and a right turning radii of 20.0 feet.

The driveway must be constructed of a suitable fill material and compacted with mechanical compaction equipment. The driveway surface must be a minimum of 4 inches or more of hot mix asphalt on a minimum of 8 inch class 7 stone base compacted to 95% density.

Any driveway requiring a curb cut shall include the installation of wheelchair ramps. Ramps shall be constructed to accommodate a minimum sidewalk width of 6 feet. The ramps must join any adjacent sidewalk. Where no sidewalk exists, ramps shall be installed to accommodate future sidewalks. All work must comply with current (ADA) AMERICANS WITH DISABILITIES ACT.

All highway regulatory signs must be maintained at all times. The relocation or removal of a sign must be approved by the Department.

No advertising or private signs shall be placed on or protrude over the right of way. Parking of vehicles on the right of way is unlawful and prohibited. That our Benton 2 County Area Maintenance Supervisor, Ron Sligar, (479) 736-8500, be notified prior to your starting operations upon limits of the highway right of way in order that he or she may make periodic inspections of signing, construction methods and compliance with the permit. The finished result must meet with the full approval of the District Engineer or his authorized representative.

That any excavation upon the limits of the right-of-way be thoroughly tamped and backfilled to grade and section, and any surplus material and debris shall be properly disposed of and not create an unsightly appearance or interfere with drainage.

The initial installation and future maintenance is the responsibility of the owner and shall be done at no cost to the Department.

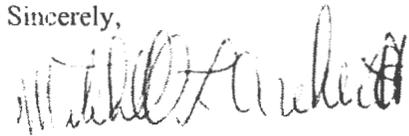
The above conditions are general and not all inclusive. All requirements of the Department's following manuals shall be met.

Rules for Access Driveways to State Highways, 2017 Edition
Arkansas Motor Vehicle and Traffic Laws and State Highway Commission Regulations

All construction must be completed within one year from the date of the permit. Under justifiable conditions, an extension may be granted for a reasonable length of time.

Effective March 10, 2003 Phase II Storm Water Construction Permits will be required on all projects that have a "disturbed soil area" of one acre or more. The permittee will be required to obtain a Storm Water Construction Permit from the Arkansas Department of Environmental Quality (ADEQ) at 501-682-0627 or at 501-682-0621. Regardless of any existing or future ADEQ requirements, all areas of disturbed soil, of any size, on the right of way shall be re-vegetated in accordance with the Standard Specifications for Highway Construction, Edition of 2014.

Sincerely,



Steve Lawrence

District 9 Engineer



ARKANSAS DEPARTMENT OF TRANSPORTATION

AR DOT.gov | IDriveArkansas.com | Lorie H. Tudor, P.E., Director

DISTRICT NINE: 4590 Highway 65 | P.O. Box 610 | Harrison, AR 72602-0610 | Phone: 870.743.2100 | Fax: 870.743.4630

D9 COUNTIES: Baxter, Benton, Boone, Carroll, Madison, Marion, Newton, Searcy

Date: October 01, 2020

RLP Developments, LLC

PO BOX 3207

Bentonville, AR 72712

District No.: 9

County: BENTON

Route: 59

Section: 1

This will acknowledge receipt of deposit in the amount of a \$2000.00 Check to guarantee compliance with the provisions of all work described in Permit No. AD-09-2020-0134 dated Thursday, October 01, 2020.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Lawrence', is written over a light blue horizontal line.

Steve Lawrence

District 9 Engineer

ARKANSAS DEPARTMENT OF TRANSPORTATION

DRIVEWAY ACCESS PERMIT

Permit Number AD-09-2020-0134

Area Supervisor Ron Sligar

Permanent Temporary Commercial Non-Commercial

District 9 County Benton Route 59 Section 1 Log Mile 19.873

Owner RLP Developments, LLC Phone (479) 530-2337 Date 10/1/2020

Address PO BOX 3207 City Bentonville State AR Zip 72712

Longitude -94.4855064 Latitude 36.2553933

Physical address or location of driveway(s) Hwy 59 across Brooke Lynn Drive

Driveway Geometrics

	Width	Radius L	Radius R	Surface Type	Side (NSEW)	Highway	R/W
(1)	<u>32</u>	<u>20.0</u>	<u>20.0</u>	<u>Asphalt</u>	<u>W</u>	<u>59</u>	<u>120</u>
(2)	<u> </u>						
(3)	<u> </u>						
(4)	<u> </u>						

Storm Drain Information

	Number of Culverts	Diameter	Length	Type of Culvert	Dry Ramp
(1)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>True</u>
(2)	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
(3)	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
(4)	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Culverts must be placed in the existing flow line of the ditch unless otherwise noted on the plans

Special Conditions

connecting sidewalk to existing
 Driveway will be a city street upon completion

In consideration of these regulations, the applicant and the Arkansas Department of Transportation subscribe to the following agreement:

1. Permittee is granted permission to construct a driveway(s) pursuant to the regulations of the Arkansas State Highway Commission. The Arkansas Department of Transportation waives none of its powers or rights to direct the removal, relocation and/or proper maintenance of any driveway within the right-of-way of a state highway.
2. That all work will be performed in a neat and workmanlike manner, using materials acceptable to the District Engineer of the Arkansas Department of Transportation, and that the right-of-way will be cleaned up and left in a presentable condition upon completion of the described work.
3. That the Permittee will fully protect the traffic on the highway during construction covered hereunder by the proper traffic control devices in accordance with the Manual on Uniform Traffic Control Devices, and to hold harmless and indemnify the Arkansas Department of Transportation, its officers and employees from all damages, expenses, claims or liability arising out of any alleged damages of any nature to any person or property, due to construction, performance or non-performance of work, or existence of said driveway.

ARKANSAS DEPARTMENT OF TRANSPORTATION

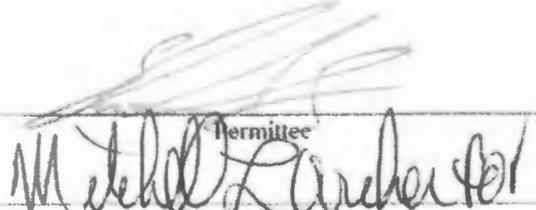
AGREEMENT (Continued)

4. The Permittee shall be responsible for locating and protecting all utilities in the work area(s) and to hold harmless and indemnify the State Highway Commission, the Department and its duly appointed agents, officers and employees, from all damages, expenses, claims or liability arising out of any alleged damages of any nature to any utilities due to the construction, performance, or non-performance of work.
5. The Permittee is either the owner, duly authorized agent, or has the legal right to possession and control of the parcel of property adjacent to the right-of-way frontage within which the said proposed driveway(s) is to be constructed.
6. That no driveway shall be constructed such that there will be parking or servicing of vehicles on the highway right-of-way.
7. That the profile grade of driveways shall be constructed as indicated on the attached sketch or plan.
8. Deposit or surety bond in the amount of \$ 2000 must be deposited with the District Engineer of the Arkansas Department of Transportation at _____, Arkansas before the permit for an access driveway to a commercial concern is issued. If the work is completed as specified, the deposit will be returned, but if the permit requirements are not met, the Arkansas Department of Transportation will revoke the permit, call for the deposit or bond and remove the driveway.
9. The Permittee shall maintain all existing highway, street and county road regulatory, warning, guide and informational signs in an effective location at all times for the duration of the work and shall install them at the correct location upon completion of the work. Any signs damaged by the grantee shall be replaced at no cost to the state.
10. Mailbox support: If installing a new or replacement mailbox, the Department can provide detailed information on approved mailbox installations including supports, boxes, and mountings. The potential for disabling injury and the resulting civil action is reduced when mailboxes are installed using approved methods and materials that are designed with highway safety in mind. Remember, the mailbox owner may be held liable in case of collision.
11. The Permittee is responsible for complying with all applicable local, state, and federal laws and regulations in the execution of permit work.
12. The Permittee is responsible for assuring that sidewalks constructed on highway right-of-way are ADA Compliant. Maintenance of said sidewalks will be the responsibility of the City and/or applicant. The Arkansas Department of Transportation will not be responsible for maintenance of sidewalks constructed as a part of this permit. Cross slope of walks and ramps shall not exceed 1:50 (2%).
13. The Permittee shall undertake measures to avoid tracking of soil and mud from the work area on the highway and shall revegetate, in accordance with the Standard Specifications for Highway Construction, most recent edition, all area of disturbed soil, of any size, on the right-of-way. All projects with disturbed soil shall have an appropriate NPDES Permit as required by the Arkansas Department of Environmental Quality.

SPECIAL PROVISIONS

Deposit \$ 2000

Expiration Date 10/1/2021


 Permittee
 Mitchell L. Anderson
 District Engineer
 Date 10/1/2020
 BML

- Original to District Engineer
- One Copy to Permittee
- One Copy to Area Maintenance Supervisor
- One Copy to Fiscal Services or Utilities



ARKANSAS DEPARTMENT OF TRANSPORTATION

ArkDOT.gov | IDriveArkansas.com | Lorie H. Tudor, P.E., Director

10324 Interstate 30 | P.O. Box 2261 | Little Rock, AR 72203-2261

Phone: 501.569.2000 | Voice/TTY 711 | Fax: 501.569.2400

DATE: October 1st, 2020

TO: Mary Rodgers, Fiscal Services

FROM: Steve Lawrence, District Nine Engineer

A handwritten signature in black ink, appearing to read 'Steve Lawrence', is written over the printed name in the 'FROM' field.

SUBJECT: Permit No. AD-09-2020-0134
Route 59 Section 1 LM 19.873
Benton County

We are attaching Check No. 5909 in the amount of \$2000.00 as deposit to accompany Permit No. AD-09-2020-0134 issued to:

Mailing for check:
RLP DEVELOPMENTS LLC
PO BOX 3207
BENTONVILLE, AR 72712
479-957-2700

c: File

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

SIGNATURE BANK OF ARKANSAS
81-883/829

5909

RLP Developments LLC
PO BOX 3207
BENTONVILLE, AR 72712

9/30/2020

PAY TO THE
ORDER OF

AR DOT

\$

**2,000.00

Two Thousand and 00/100*****DOLLARS

AR DOT
4590 Hwy 65 S
Harrison, AR 72602



MEMO

Rustic Flats

⑈005909⑈ ⑆082908832⑆ 7059655⑈

RLP Developments

5909

AR DOT

Driveway permit

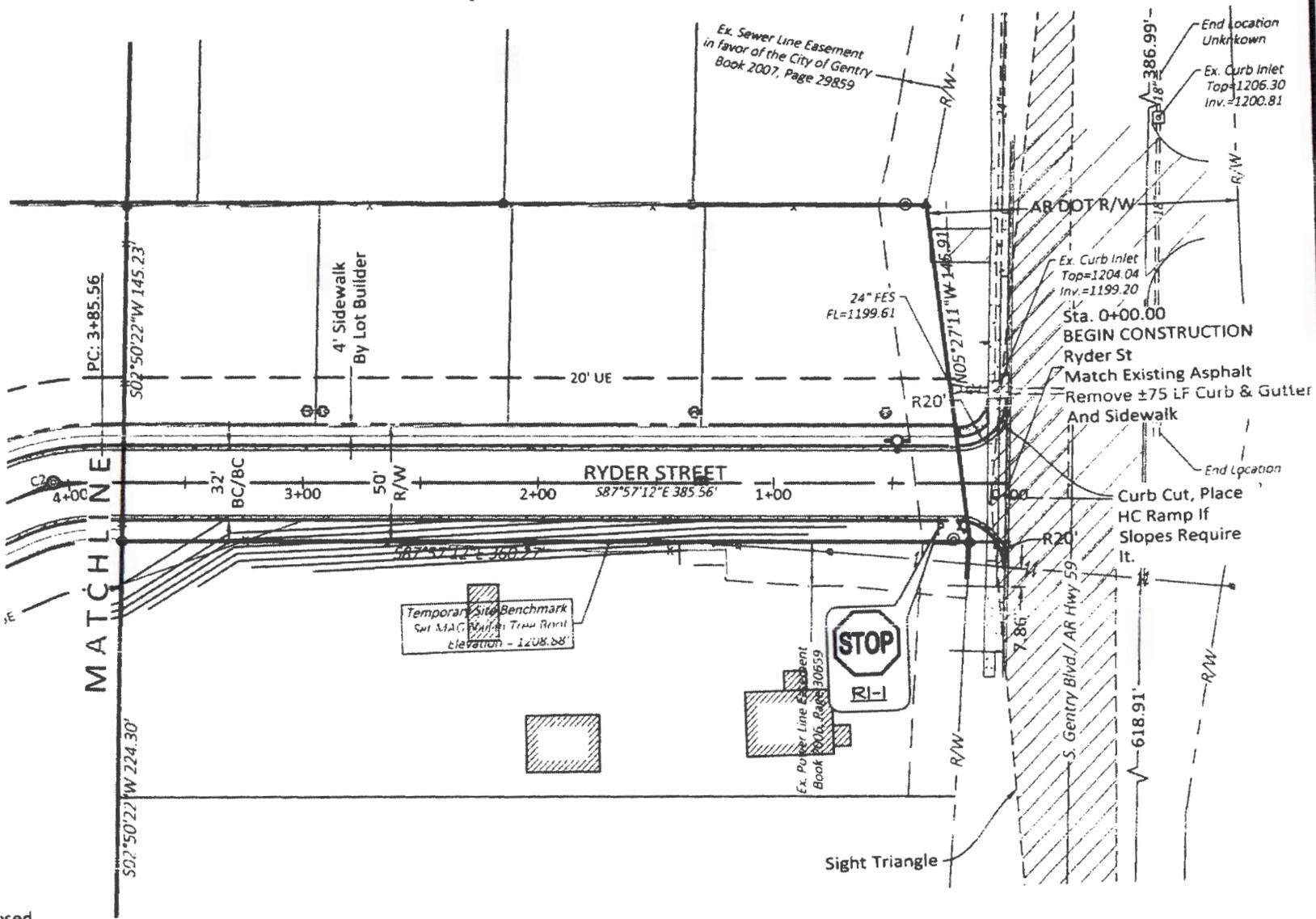
9/30/2020

2,000.00

Signature 9655

Rustic Flats

2,000.00



used

LIMITS OF NO ACCESS EASEMENT

KNOW ALL BY THESE PRESENTS:

THAT DEWEY K. WELLS, *GRANTOR*, individually, hereby for and in consideration of the sum of One and 00/100 Dollars (\$1.00) *and* other good and valuable consideration, paid by RLP DEVELOPMENT, LLC, Grantees, the receipt of which is hereby acknowledged, hereby grants, sells and conveys unto Grantees and unto their heirs and assigns forever a LIMITS OF NO ACCESS EASEMENT across the following described lands located in the County of Benton, State of Arkansas:

LEGAL DESCRIPTION:

An Easement to limit drive construction on to Arkansas Highway 59 from a property described at Warranty Deed Document Number L202008721 in the records of Benton County Arkansas being more particularly described as follows: Beginning at a point labeled as Station 381+14.50 per AHTD Job No. 090154 and being at the Northeast boundary corner of the subject parcel marked by a 2" aluminum monument stamped Arkansas Highway Commission PS 883; thence South 05°11'43" West along the west right of way of Arkansas Highway 59, a distance of 15.33 feet to the terminus of said easement and being 1.0 foot offset west and perpendicular of said right of way.

A sketch of this grant is attached as "Exhibit A" and is to be considered as a part of this Limits of no Access Easement grant document. It is understood that this sketch is descriptive only of the size, shape, and location and does not constitute a plat of the Grantor's property.

The Grantor or his successors shall not cause to be constructed driveway with the above described easement. The Easement listed above shall be perpetual unto Grantee and assignees, unless and until Grantee or assignees formally abandon said Easement.

The undersigned Grantor, does hereby affirmatively state the he has the actual authority to execute this Limits of no Access Agreement and relinquish the property interests transferred herein.

The undersigned Grantor, does relinquish and release unto Grantee, its successors and assigns, all of his respective rights of homestead, dower, and curtesy in regard to the easement herein conveyed.

WITNESS my hand and seal on this 22 day of July, 2020.

D. K. Wells
Dewey K. Wells

ACKNOWLEDGMENT

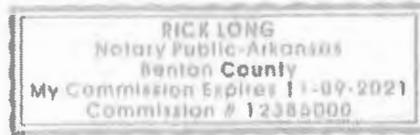
STATE OF ARKANSAS)
)
COUNTY OF BENTON)

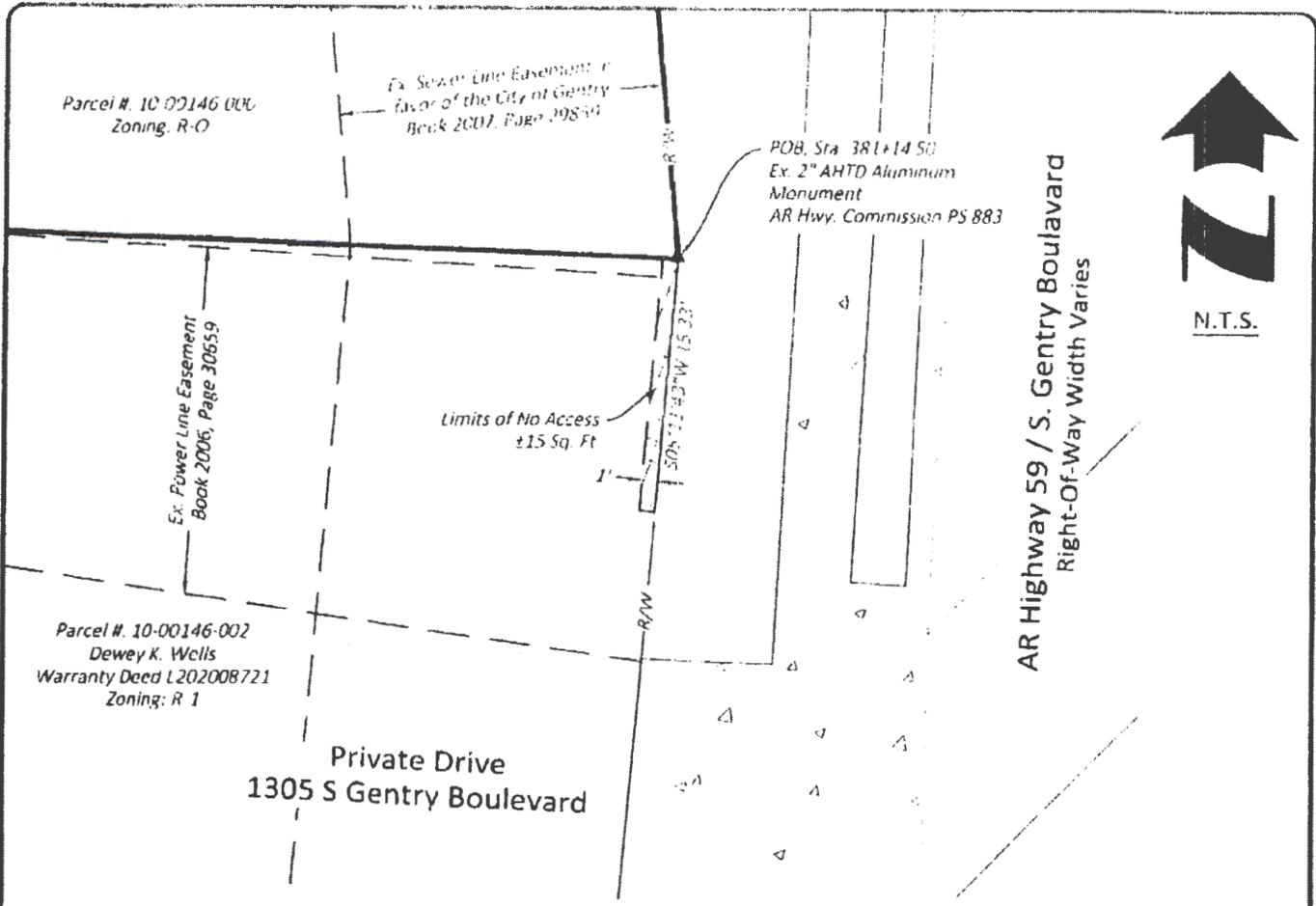
On this day, personally appeared before me, Dewey K. Wells known to me to be the person whose name is subscribed to the within Limits of no Access Easement and acknowledged that he executed the same for the purposes therein contained.

Witness my hand and seal on this 22 day of July, 2020.

Rick Long
Notary Public

My commission expires:
11-09-2021





LEGEND

- Boundary Line
- R/W- Right-Of-Way Line
- Existing Easement Line
- Existing 2" Aluminum Monument
- Limits of No Access Easement

Limits of No Access Easement

An Easement to limit drive construction on to Arkansas Highway 59 from a property described at Warranty Deed Document Number L202008721 in the records of Benton County Arkansas being more particularly described as follows:

Beginning at a point labeled as Station 381+14.50 per AHTD Job No. 090154 and being at the Northeast boundary corner of the subject parcel marked by a 2" aluminum monument stamped Arkansas Highway Commission PS 883; thence South 05°11'43" West along the west right of way of Arkansas Highway 59, a distance of 15.33 feet to the terminus of said easement and being 1.0 foot offset west and perpendicular of said right of way.



2407 SE COTTONWOOD STREET • BENTONVILLE AR 72712 • 479 373 2200 • MORRISONSHIPLEY.COM

EXHIBIT 'A'
LIMITS OF NO ACCESS EASEMENT
Gentry, Arkansas

Drawn By	TBL
Date	04.21.2020
Project No.	RLP-22
Creating Number	ED0817

Drawing Name: P:\BL\220\04\RLP-22\Bentn-Ang-Limit-Access.dwg; User: jsh; Apr 22 2020 10:02AM; Plot Date: Apr 22 2020 10:02AM; Plot Scale: 1.0000; Plot Sheet: 1 of 1

RLP INVESTMENTS INCORPORATED

1111 North Walton Boulevard

Post Office Box 3207

Bentonville, Arkansas 72712

Telephone: (479) 530-2337

Telecopier: (479) 715-6075

DATE: September 30, 2020

TO: ARDOT
c/o Ben Kerwood – Permit Officer
4590 Highway 65 South
Harrison, AR 72602

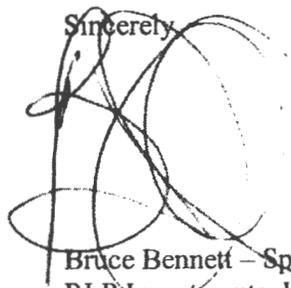
RE: Check for driveway permit fee
Rustic Flats – Gentry, AR

Dear Ben:

Please find enclosed a check in the amount of \$2000.00 as a permit fee for the driveway at Rustic Flats in Gentry, Arkansas. Please advise me of receipt of this correspondence and check at brucebennett.rlp@gmail.com, or anyone else with RLP or Morrison Shipley with whom you have already discussed this matter.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Bennett', with several loops and flourishes.

Bruce Bennett – Special Operations Manager
RLP Investments, Inc.



Arkansas Department of Health

4815 West Markham Street • Little Rock, Arkansas 72205-3867 • Telephone (501) 661-2000
Governor Asa Hutchinson
José R. Romero MD, Secretary of Health

Engineering Section, Slot 37 Ph (501) 661-2623 Fax (501) 661-2032
www.healthy.arkansas.gov/eng After Hours Emergency (501) 661-2136

October 8, 2020

Morrison-Shibley Engineers, Inc.
2407 SE Cottonwood St, Ste 1
Bentonville, AR 72903

RE: WS Ext Rustic Flats Subdivision
Gentry Waterworks – Benton County
Project 110893

Attn: Patrick Foy, P.E.

The plans and specifications for the above captioned project, received on October 7, 2020, have been reviewed and are hereby approved with the following conditions:

1. The Engineering Section relied upon the statements and representations made in the plans and specifications. In case any statement or representation in the aforementioned documents is found to be incorrect, this Approval may be revoked.
2. There shall be no deviation from the plans and specifications unless revised plans and specifications have been first submitted for review and written consent given.
3. The review and approval of the drawings and specifications were for functional and sanitary features and in no way constitute an analysis of the structural design.
4. If construction on this project is not started within one year of the date affixed hereto, this Letter of Approval is void.
5. Construction observation for this project shall be the responsibility of Morrison-Shibley Engineers, Inc.

One set of the plans and specifications is being retained for our files and one set is being returned. When submitting correspondence pertaining to this project, please include our reference number 110893.

Sincerely,

A handwritten signature in black ink, appearing to read 'R Thompson'.

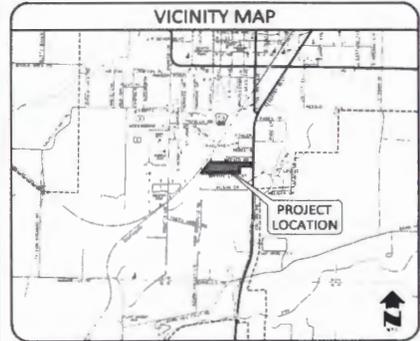
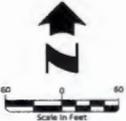
Raymond Thompson, P.E.
Engineer Supervisor
Engineering Section – ADH

RT:AP:ap

Cc: Gentry Waterworks
Benton County EHS

Washington County Health Unit
3720 Wimberly Dr.
Fayetteville, AR 72703

Attn: Marty Harris, State Plumbing Inspector



LEGEND

--- Es. Boundary Line	● Es. Rebar
--- Es. Adjacent Boundary Line	○ Es. Mail
--- Es. Right of Way Line	○ Es. Monument
--- Es. Road Centerline	○ Es. Meter Manhole
--- Es. Easement Line	○ Es. Fire Hydrant
--- Es. Water Line	○ Es. Water Valve
--- Es. Sanitary Sewer Line	○ Es. Sewer Manhole
--- Es. Overhead Electric Line	○ Es. Power Pole
--- Es. Storm Drain Pipe	○ Es. Power Pole w/ Guy Wires
--- Es. Tree Edge Line	○ Es. Sign
--- Es. Fence Line	○ Es. Tree
--- Es. Contours	○ Set 1/2" rebar w/ PSM 1834 Cap
--- Proposed Lot Line	○ Set Mag Nail w/ PSM 1834 Washer
--- Proposed Right of Way Line	○ Proposed Water Meter
--- Proposed Road Centerline	○ Proposed Fire Hydrant
--- Proposed Easement Line	○ Proposed Water Valve
--- Proposed Building Setback Line	○ Proposed Reducer
--- Proposed Concrete Sidewalk By Developer	○ Proposed Stub Out
--- Proposed Concrete Sidewalk By Lot Builder	○ Proposed Sewer Manhole
--- Proposed Handicap Ramp	○ Proposed Flared End Section
--- Proposed Water Line W/Size	○ Proposed Light Pole
--- Proposed Sanitary Sewer Line W/Size	○ Proposed Flared End Section
--- Utility Easement	○ Proposed Junction Box / Curb Inlet
--- Driveway Easement	

CORNER TABLE

Corner #	Angle	Station	Chord	Chord bearing	Chord angle
C1	473.30'	5620.24'	236.29'	S 89°47'49" E	473.30'
C2	45.23'	385.02'	35.56'	S 89°12'34" W	45.97'
C3	45.46'	388.00'	21.04'	S 89°31'31" W	43.19'
C4	30.98'	75.00'	15.51'	S 89°12'34" W	30.17'
C5	28.36'	125.00'	14.79'	S 75°38'00" W	29.28'
C6	22.49'	125.00'	13.38'	S 89°12'34" W	23.49'
C7	38.27'	25.00'	28.00'	S 47°09'37" W	38.20'
C8	88.27'	25.00'	23.00'	S 42°22'33" W	25.00'
C9	10.51'	25.00'	8.53'	S 89°00'00" W	10.47'
C10	11.02'	25.00'	8.83'	S 89°04'00" W	11.00'
C11	88.18'	50.00'	36.71'	S 89°12'34" W	42.02'
C12	14.07'	90.00'	78.00'	S 89°12'34" W	14.07'
C13	34.07'	80.00'	29.00'	S 02°08'00" W	34.28'
C14	34.17'	80.00'	42.67'	S 89°12'34" W	69.81'
C15	23.38'	25.00'	12.71'	S 89°12'34" W	23.38'
C17	2.98'	25.00'	1.29'	S 89°48'00" W	2.98'
C18	28.78'	25.00'	14.57'	S 75°18'12" W	28.60'
C19	31.89'	375.00'	28.20'	S 89°12'34" W	31.89'
C20	123.17'	1400.24'	182.00'	S 89°00'00" W	123.17'
C21	123.19'	1400.24'	25.30'	S 89°00'00" W	123.19'

OWNER / DEVELOPER
 RLP Development LLC
 Bentonville, AR 72712 PO Box 2407
 Contact: Russ Pappas
 Telephone: (479) 340-2137

ENGINEER
 Morrison Shipley Engineers Inc.
 5407 BM Coliseum Blvd.
 Bentonville, AR 72712
 Contact: Charles Fry
 Telephone: (479) 474-0208

SURVEYOR
 Morrison Shipley Engineers Inc.
 5407 BM Coliseum Blvd.
 Bentonville, AR 72712
 Contact: Charles D. Cross
 Telephone: (479) 474-0208

- PLAT GENERAL NOTES:**
1. Basis of bearing: Grid North, Arkansas State Plane Coordinate System, North Zone (2011), derived from RTK GNSS static base and OPUS Processed Solution, having published values of: Latitude 36°12'12.00" North, Longitude 94°27'22.53" West, Convergence angle of 1°36'55" and a scale factor of 1.000049187 (North to Ground).
 2. Vertical Datum: NAVD 88 (GEOID 128). Orthometric Heights derived from State GNSS observations RTK measurements, and terrestrial observations based on OPUS processed solution, having an orthometric height of 367.36 m / 1305.90 USFT.
 3. Flood Information: Based on Graphical review only of FEMA FIRM panel 01055 of Benton County, Arkansas and incorporated areas effective date September 28, 2007, the property lies currently in Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
 4. Every recorded document reviewed and considered as a part of this survey is noted hereon. Surveyor has made no investigation or independent search for assessments or other encumbrances or facts that an accurate and current title search would disclose. There may exist other documents of record or facts affecting this parcel.
 5. Right of Way: The property currently has access to Highway 59 Right of Way on the East portion of the Site.
 6. Zoning: Property is zoned R-0 for Lots 1-4 & R-1 for Lots 5-32.
 7. Some trees cover around the perimeter of property. The rest of the property is open field.

PRELIMINARY PLAT SURVEY DESCRIPTION:

A part of the South half of the Northwest Quarter, Section 10, Township 18 North, Range 33 West of the Fifth Principal Meridian, in Benton County, Arkansas, being a part of Deed Record Document L201860573 and Deed Record Document L201814888, being more particularly described as follows:

Beginning at a one-inch (1") pipe being the Northwest corner of Lot 14, Rustic Ridge Final Plat filed for record at Book _____ as Page _____ in the office of the Circuit Clerk of Benton County, Arkansas; thence along the North line of Country Estates Phase I plat filed for record at Plat Book 2009 Page 572, North 88°33'57" West a distance of 381.71 feet to the easterly Right of Way of the Kansas City Southern Railroad; thence coincident with said Right of Way along a curve to the Left having the following values: Radius of 5620.24 feet, an arc length of 473.30 feet, a chord length of 473.35 feet, and a chord bearing of North 39°43'49" East to a set one-half inch (1/2") rebar with PSM 1834 Cap; thence departing from said Kansas City Southern Railroad Right of Way, South 87°53'34" East along the South of Line of Kay Lynette Subdivision filed for record at Plat Book E Page 132 a distance of 1354.53 feet to a found two and one-half inch (2 1/2") aluminum monument stamped Arkansas Highway Transportation Department PS 883; thence along the westerly Right of Way line of Arkansas State Highway 59, South 02°21'11" East a distance of 145.91 feet to a found two and one-half inch (2 1/2") aluminum monument stamped Arkansas Highway Transportation Department PS 883; thence departing from said Right of Way, North 87°37'12" West a distance of 360.27 feet to a found one-half inch (1/2") rebar; thence South 02°50'22" West along the West line of Warranty Deed 2002 Page 101362, a distance of 224.30 to a five-eighths inch (5/8") rebar with PSM 1834 cap being on the North Line of Rustic Ridge Final Plat; thence North 87°54'17" West along said North Line of Rustic Ridge Final Plat a distance of 917.77 feet to the Point of Beginning. Containing 10.97 Acres Plus or Minus.

Approved And Recommended For Acceptance By The City of Gentry

This _____ Day Of _____ 20____

Gentry City Council _____ Print Name

Streets and Utilities _____ Print Name

Water and Sewer _____ Print Name

Building Inspector _____ Print Name

Fire Department (Chief) _____ Print Name

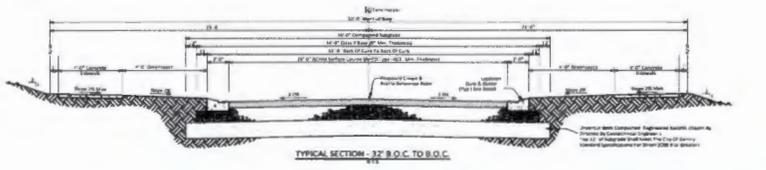
Planning Commission _____ Print Name

Zoning - Low Density Residential (R-1) Single-Family (Lots 5-32)

Building Setbacks				
Front Yard	Int.	Ext. Back to Side	Corner Back to Rear	Rear
25'	10'	25'	15'	10'

Zoning - Residential Office (R-0) Single-Family Attached (Lots 1-4)

Building Setbacks				
Front Yard	Int.	Ext. Back to Side	Corner Back to Rear	Rear
25'	5'	20'	15'	5'



Revisions	By	Date

MORRISON SHIPLEY

5407 BM COLISEUM BLVD. • BENTONVILLE, AR 72712 • 479.475.0559 • MORRISONSHIPLEY.COM

FOR REVIEW

Drawn By: T.A./T.B.L.
 Appraised By: PRF
 Date: 01.22.2020
 Project No.: RLP-22
 Drawing Name: WHAT

RUSTIC FLATS
 at AR Hwy 59
 Gentry, Benton County, Arkansas

PRELIMINARY PLAT
 Issued for Review - 03.09.2020

Sheet No. **3** / **17**



Liberty Utilities

EMPIRE DISTRICT - A Liberty Utilities Company

This AGREEMENT, entered into this day of 9/14/21

between RLP INVESTMENTS

Billing Address: P. O. BOX 3207 BENTONVILLE AR 72712

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:

COST DIFFERENCE BETWEEN OVERHEAD DISTRIBUTION COST OF \$56,193.80 AND UNDERGROUND DISTRIBUTION INSTALLATION COST OF \$82,482.53. TOTAL COST \$26,288.73

Date Service Requested: 9/14/21

SEC./TN./RG.: 10 / 18N / 33W

WORK LOCATION: S. GENTRY BLVD., - 1 BLOCK S. OF GENTRY A
MEEKER DR.

(2) The Company agrees to complete the work as described above for the sum of \$26288.73

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.

(Please sign)

(Please print)

EMPIRE DISTRICT - A Liberty Utilities Company

By: SFULLMER

Cust Tkn: 27645

WO No.: 931857

Account : 143.100