

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

**THURSDAY, SEPTEMBER 16, 2021**

**PUBLIC HEARING**

Schuber Mitchell Homes: Variance- Parcel# (lot 5 in Grand Estates Phase 2); 313 Oak Ave.

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- August 19, 2021- regular meeting

\*Schuber Mitchell Homes: Variance- Parcel# (lot 5 in Grand Estates Phase 2);  
313 Oak Ave.

\*Collins Sub Sketch Plan- Concept Review

\*Robin Capps: Occupational License; Home Occupancy Type B;  
Parcel# 10-00704-000; 790 Parks Cir.

\*Switzer Living Trust: Lot Split- Preliminary- Parcel# 10-00658-000;  
1387 E Main St.

\* Switzer Living Trust: Lot Split- Sketch 1- Parcel# 10-00658-000;  
1387 E Main St.

\*Julian & Roxanne Goslee: Lot Split- Parcel# 10-00148-424; Dawn Hill East Rd.

\*Kenneth & Karen Lambert: Lot Split- Parcel# 10-00148-600; 21449 Marion Lee Rd.

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, AUGUST 19, 2021**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on August 19, 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

**MEMBERS ABSENT:** None

**PUBLIC HEARING**

Re-Zone: Charles & Valerie Stewart: Parcel# 10-00864-002: Allen Ave.

Mark Smithson spoke on behalf of the Stewarts advising the Commission members of the reasons for the request. There being no further comments, this portion of the public hearing was closed.

**PUBLIC HEARING**

Re-Zone: Bates & Associates: Parcel# 10-00658-000:  
1387 E Main St.

Jake, Engineer for Bates & Associates, was available for any questions and answers. This property is currently zoned R-2. The proposed request is to rezone to R-N, instead of R-3. The projected build would consist of 42 single family lots. Many adjacent property owners voiced concerns about traffic flow, as well as drainage and flooding issues. After all concerns were heard, this portion of the public hearing was closed.

# **PUBLIC HEARING**

Special Use Permit: Gentry Spanish Seventh Day Adventist Church: Parcel# 10-000107-000:  
121 Shafer Ave.

Mark Smithson advised the Commission the request of the Church, is to space out paving of the parking lot as the money becomes available. There being no further comments, this concluded the public hearing portion of the evening's agenda. Chairman Mike Parks thanked those in attendance for coming and announced the start of the regular session of the planning commission:

## **PLANNING COMMISSION:**

**ROLL CALL:** Paul Church- Present  
Jim Kooistra- Present  
Wanda Meyer- Present  
Mike Parks- Present  
Tammy Runyan- Present  
Danny Feemster- Present  
Jay Williams- Present

**MEMBERS ABSENT:** None

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Jason Barrett, Jesse Fulcher, Janie Parks, Larry & Misty Curran, James Krein, various land owners, and others. Randy Moll attended virtually.

## **Review of the Minutes of the July 15, 2021 Regular Meeting:**

**Motion:** Church- to approve the minutes as written

**Second:** Runyan

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

**Motion Passed.**

**\*At this time Chairman Mike Parks informed members of the planning commission about the City of Gentry COVID Credit Program that was provided in each of their packets\***

**1). Rezone: Charles & Valerie Stewart: Parcel# 10-00864-002: Allen Ave.**

To change the current zone from C-2 to R-2: After discussion and consideration:

**Motion:** Church- to approve the rezone from C-2 to R-2

**Second:** Kooistra

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

**Motion Passed.**

**2). Rezone: Bates & Associates: Parcel# 10-00658-000: 1387 E Main St.**

To change the current zone from R-2 to R-N: After discussion and consideration:

**Motion:** Church- to change the zone to R-N but, this matter will be strongly reviewed for drainage and street issues

**Second:** Feemster

**Roll Call:** Church-yes      Feemster-yes      Kooistra-yes      Williams-yes  
                 Meyer-No      Runyan-yes      Parks-yes

**Motion passed.**

**3). Special Use Permit: Gentry Spanish Seventh Day Adventist Church: \_\_\_\_\_  
Parcel# 10-00107-000: 121 Shafer Ave.**

This item was initially overlooked but, was addressed after the Board of Appeal/Ochoa matter. After discussion and consideration:

**Motion:** Williams- to approve the request as long as the handicapped areas are paved and, on condition of a 4 year review

**Second:** Runyan- seconded the paving; Kooistra- seconded the condition of a 4 year review

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

**Motion passed.**

**4). Board of Appeal: Omar Ochoa: Parcel# 10-00918-000: 184 Orchard Dr.**

To increase footage size of driveway. After discussion and consideration:

**Motion:** Church- to grant permit for 32' driveway

**Second:** Meyer

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

**Motion passed.**

**5). Tract Split: Vanatta/Alan Reid & Associates: Parcel# 18-13877-001: 21409 Shady Grove Rd.**

Alan Reid represented the Vanatta's regarding any questions. After consideration and discussion:

**Motion:** Williams- to approve the property line adjustment tract split

**Second:** Meyer

**Roll Call:** Church=yes      Feemster=yes      Kooistra=yes      Parks=yes  
                 Williams=yes      Meyer=yes      Runyan=yes

**Motion passed.**

**6). Tract Split: William & Delia Haak- Parcel# 18-13568-004: 20083 Dawn Hill E. Rd.**

After discussion:

**Motion:** Church- to approve the lot split

**Second:** Kooistra

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

**Motion passed.**

**7). Kevin & Candra Osnes: Parcel# 18-13909-000: 20591 Shady Grove Rd.**

After review and consideration:

**Motion:** Kooistra- to approve the tract split as shown

**Second:** Meyer

**Roll Call:** Church=yes      Feemster=yes      Kooistra=yes      Parks=yes  
                 Williams=yes      Meyer=yes      Runyan=yes

**Motion passed.**

**8). Subdivision: Apple Valley: Preliminary Plat: Parcel# 10-00122-490: 21920 Marion Lee Rd.**

After review and consideration:

**Motion:** Meyer- to approve the Preliminary Plat with the stipulation that (line 16), signatures are obtained and Layman has had chance to review

**Second:** Kooistra

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

**Motion passed.**

**9). Subdivision: Apple Valley: Sketch Plan: Parcel# 10-00122-490: 21920 Marion Lee Rd.**

The Sketch Plan was reviewed by all members and accepted.

**10). Subdivision: Pioneer Woods Phase 3: Final: Parcel# 10-01056-000: Off Camanche Dr.**

After review and consideration:

**Motion:** Williams- to approve the final

**Second:** Meyer

**Roll Call:** Church-pass      Feemster-yes      Kooistra-yes      Williams-yes

                 Meyer-yes      Runyan-yes      Parks-yes

**Motion passed.**

**11). Concept Review: Jerid Jones: Parcel# 18-13587-000: 18473 W Hwy 12: Q & A**

**12). Concept Review: RLP: Parcel# 10-00086-000: 600 S Gentry Blvd.: Zone & rezone discussion regarding mix use with commercial/residential, etc. was had; SP zone was recommended.**

**13). Ordinance Campgrounds and RV Parks: FOR REVIEW & Discussion: An Ordinance Authorizing the Establishment of RV Parks and Campgrounds within the City Limits of the City of Gentry, Arkansas; and for other Purposes, was provided for review and discussion.**

**Motion:** Williams- to approve with changes, as recommended by City Council

**Second:** Kooistra

**Roll Call:** Church-yes      Feemster-yes      Kooistra-yes      Parks-yes

                 Williams-yes      Meyer-yes      Runyan-yes

**Motion passed.**

**Motion:** Kooistra- to approve the Ordinance on Emergency

**Second:** Meyer

**Roll Call:** Church-yes      Feemster-yes      Kooistra-yes      Parks-yes

                 Williams- pass      Meyer-yes      Runyan-yes

**Motion passed.**

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

**Motion:** Church

**Second:** Meyer

All in favor, none opposed.

**Motion passed. Meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk

---

Mike Parks, Planning Committee Chairman

---

## Jenny Trout

---

**From:** Oscar Sarceno <osarceno@schubermitchell.com>  
**Sent:** Monday, August 23, 2021 1:42 PM  
**To:** City of Gentry; Mark Smithson  
**Cc:** Sam Cook  
**Subject:** 313 Oak Ave (lot 55 in Grand Estates Ph 2)  
**Attachments:** 313 Oak Ave - 1 - Site Plan.pdf

Good afternoon,

We would like to apply for a front variance for 313 Oak Ave in Grand Estates Ph 2. Due to the proximity of the driveway to the drainage trench we would like to apply for a 5' 6" variance. If I could get direction as to how to proceed with this, I would greatly appreciate it.

Attached is a site plan of the new orientation of the home -- the original submittal had the garage on the left of the lot, but we are proposing to have the garage on the right side.

On the updated site plan, I have illustrated the original 25' front setback and also the proposed 19' 6" front setback.

Please let me know if I need to submit any other documents or what steps I need to take.  
Thank you all!



Oscar Sarceno Jr.

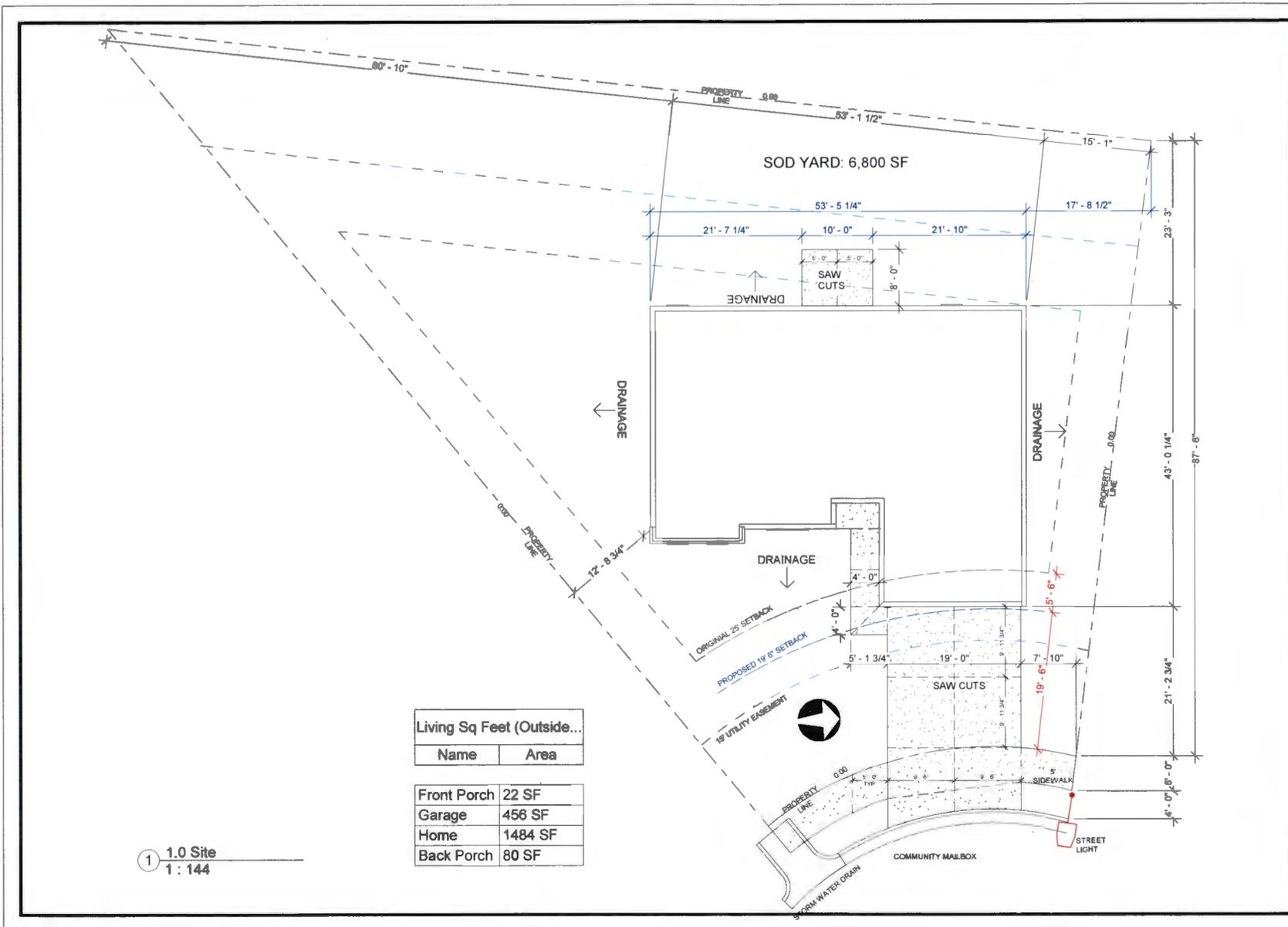
*Architecture Specialist*

**Schuber Mitchell Homes**

p: 4176267000 m: 4173884010

w: [schubermitchell.com](http://schubermitchell.com) e: [architecturesupport@schubermitchell.com](mailto:architecturesupport@schubermitchell.com)





Living Sq Feet (Outside...)

Name	Area
Front Porch	22 SF
Garage	456 SF
Home	1484 SF
Back Porch	80 SF

1 1.0 Site  
1: 144

**VERSION 3.0**

**PLAN** Jessica

**ADDRESS** 313 Oak Ave

**CUSTOMER AVAILABLE**

**SITE** C-1.1

**DATE:** 5/2/2017

**SCHUBER MITCHELL HOMES**





**APPLICATION FOR PRIVILEGE LICENSE**

**CURRENT INFORMATION:**

BUSINESS NAME: The Salon  
OWNER'S NAME: Robin Capps  
BUSINESS LOCATION: 790 parks Circle, Gentry  
MAILING ADDRESS: po box 903, Gentry  
TAX ID NUMBER: \_\_\_\_\_

**PLEASE NOTE CHANGES:** \_\_\_\_\_

<u>\$ 25<sup>00</sup></u> Amount Due	Website <u>Robin Capps</u>
<u>RCapps0803@yahoo.com</u> Owner(s) Business Email	<u>Robin Capps</u> Owner or Authorized Signature
<u>479-233-9793</u> Owner(s) Telephone Number	<u>Robin Capps</u> Owner or Authorized Name- Printed
<u>1 (self)</u> Number of Employees Full-Time	<u>-0-</u> Number of Employees Part-Time
<u>hair salon</u> Type of Business	<u>asap?</u> Date Business Started

No longer in business, please remove from mailing list.       Home Occupation, additional forms attached.

**Application and payments may be mailed to:**

City of Gentry  
Attn: Occupational License  
101 W. Main Street  
Gentry, AR 72734

**CITY OFFICE USE ONLY**

**IF IN RESIDENTIAL ZONE - HOME OCCUPATION PERMIT APPROVED: \_\_\_\_\_**

RECEIPT # \_\_\_\_\_

OCCUPATION LICENSE # 2021 - \_\_\_\_\_

CASH \_\_\_\_\_ CHECK # \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**TYPE A QUESTIONNAIRE**

Please answer the following questions and sign below. Attach this form with the Privilege License Renewal form.

**SELECT ONE**

- ?  YES  NO A. Is the home occupation located anywhere on the property besides within the principal dwelling unit?
- YES  NO B. Does the home occupation have any employees other than the owner(s) and occupant(s) of the residence?
- YES  NO C. Is the home occupation a retail sales operation? (Incidental sales such as shampoo or cosmetics are permitted).
- YES  NO D. Does the home occupation occupy more than 25 percent of the gross habitable ground floor area of the principal dwelling unit?
- YES  NO E. Does the home occupation display merchandise or have outside storage of equipment or material?
- ?  YES  NO F. Does the home occupation alter the external appearance of the principal dwelling unit?
- YES  NO G. Does the home occupation create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside the principal dwelling unit?
- YES  NO H. Does the home occupation have more than one non-illuminated business identification sign mounted flush to the dwelling unit, not more than two square feet in area? (A sign permit is required.)
- YES  NO I. Does the home occupation involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby?
- YES  NO J. Does the home occupation cause more than one customer vehicle to be parked in the vicinity of the principal dwelling unit at a time?
- YES  NO K. Does the home occupation involve the external or visible manufacturing of goods on site?

If you have answered *Yes* to any of the above questions, please contact City Hall to apply for a Type B Conditional Use Permit. If you have answered *No* to all of the above questions, you will be issued your Privilege license under the Type A Conditional Use Permit. *Following issuance of a Type A permit, if for any reason the applicant fails to meet any of the requirements for a Type A permit, administrative approval will be revoked and the applicant will be required to present an application to the Planning Commission for a Type B permit.*

*By signing this application, I affirm that all the information I have provided in regards to my home occupation is true and correct.*

Robert Capra  
Owner's Signature

9-7-21  
DATE



**CONDITIONAL USE PERMIT  
APPLICATION  
HOME OCCUPATION – TYPE 2**

**NAME:** Robin Capps  
**BUSINESS NAME:** The Salon  
**PHYSICAL ADDRESS:** 790. South Parks Cir.  
Gentry  
**OWNERS SIGNATURE:** Robin Capps  
**RESIDENTIAL ZONE:** R-1 **FEE PAID:** \_\_\_\_\_

TYPE B - Type B home occupations are those occupations that do not meet one or more of the requirements of a Type A home occupation and/or by their nature, have characteristics that may not be suitable for a residential structure or area. Type B home occupations must be approved by the Planning Commission through the Conditional Use procedure. However, Type B home occupations must meet the following requirements to be considered for a conditional use permit (see page 2 for permitted & prohibited home occupations):

- \_\_\_\_\_ a. Traffic generated by the proposed use must not negatively impact the safety, ambiance and characteristics of the residential neighborhood.
- \_\_\_\_\_ b. The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside the principal dwelling unit.
- \_\_\_\_\_ c. The home occupation is not primarily a retail sales operation. (Incidental sales such as shampoo or cosmetics are permitted).
- \_\_\_\_\_ d. The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.
- \_\_\_\_\_ e. If the home occupation employs any person not a resident of the home, such non-resident employee shall not be permitted to park at the residence during business hours.

**APPLICATION APPROVED – WITH THE FOLLOWING STIPULATIONS:**

**APPLICATION APPROVED – WITHOUT STIPULATIONS:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

Occupations List on back

CITY OF GENTRY

SUBDIVISION CHECKLIST  
PRELIMINARY PLAT

SUBDIVISION NAME <b>Main Street Village</b>				OWNERS NAME <b>Switzer Living Trust</b>	DATE SUBMITTED <b>9/2/21</b>	DATE COMPLETED & ACCEPTED
STREET ADDRESS <b>1387 E Main St.</b>				OWNERS ADDRESS <b>1387 E Main St.</b>		FEE PAID
ZONING <b>RN</b>	SECTION <b>2</b>	RANGE <b>33</b>	TOWNSHIP <b>18</b>	CITY, STATE, ZIP <b>Gentry, Ar 72734</b>	PHONE NUMBER	# OF LOTS <b>42</b>

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.
Noted on Pg C1	1. Name of Subdivision & Subdivider
Noted on Pg C1	2. Written legal description of the property
Noted on Pg C1	3. Current zoning of property
Noted on Pg C1	4. Names, addresses & telephone number of the owner, developer, surveyor and engineer
Noted all pages	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.
Noted this page	6. Date of the plat and application
Noted on Pg C1	7. A vicinity map showing the location of the property to be subdivided within the City's planning area.
Noted on Pg UT1	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.
Noted on Pg PP1	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
Noted on Pg GP1	10. Topography at two-foot intervals for grades less than ten percent and at five-foot intervals for grades (of) ten percent and more.
ALL LOTS RESIDENTIAL	11. Identify intended use for lots on which other than residential uses are proposed
Noted on Pg PP1	12. Building setback lines. Signature of Building Inspector required.
Drainage report attached with submittal	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.
Noted on Pg PP1	14. Street, sidewalk & curb design shown & designed per ordinance #2005-572 Sec.2.
Noted on Pg PP1	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.
will get signatures during PC	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.

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

# Informal Plat Permit Application

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



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to [Cityhall@cityofgentry.com](mailto: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: Dawn Hill East

Property Zone: \_\_\_\_\_ Parcel #'s 10-00148-424

## APPLICANT CONTACT INFORMATION:

Applicant Name: Julian Goslee Email Address juliangoslee@yahoo.com Phone Number: 501 622 0244

Address: \_\_\_\_\_ City/State: Gentry

## 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 3<sup>rd</sup> 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: Julian Goslee Date: 9/9-21

**PLANNING COMMISSION/STAFF USE ONLY**

Date of application: \_\_\_\_\_

Notes from plan/project review:

---



---



---



---



---

**Checklist for Lot -Split**

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

**PLANNING COMMISSION REQUEST, CHANGES OR NOTES:**

---



---



---



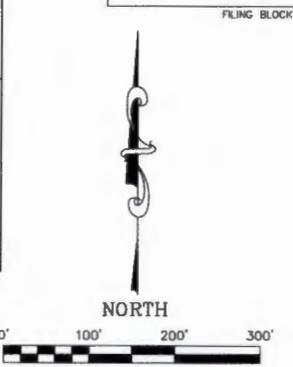
---



---

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°40'40" E	2.75
L2	S 87°37'05" E	1.39



CENTERLINE  
RIGHT OF WAY (R/W)  
BUILDING SETBACKS:  
10' ALONG INTERIOR SIDE LINES  
15' ALONG EXTERIOR SIDE LINES  
15' ALONG REAR  
25' ALONG ROAD FRONTAGE

**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
  - SEPTIC PIT
  - ⊙ TELEPHONE PEDESTAL
  - FIRE HYDRANT

**GENENTRY PLANNING COMMISSION:**

This plat is hereby approved by the Gentry Planning Commission this \_\_\_ day of \_\_\_\_\_

**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: JULIAN GOSLEE (501)-822-0244  
Date: \_\_\_\_\_  
Owner: ROXANNE GOSLEE  
Date: \_\_\_\_\_

STATE OF ARKANSAS  
COUNTY OF BENTON  
CITY OF GENTRY

Subscribed and sworn before me this \_\_\_ day of \_\_\_\_\_  
My commission expires \_\_\_\_\_

Notary Public

- NOTES:**
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
  - BASES OF BEARINGS: ARKANSAS STATE PLANE COORDINATES-NORTH ZONE FOR 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. THE TITLE THIS SURVEY INCORPORATES 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.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON JULY 28, 2021.

**FLOOD CERTIFICATION:**

PART OF THIS PROPERTY LIES WITHIN A 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: 0500700380 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

**SURVEY DESCRIPTION TRACT 3:**

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT S 87°40'40" E 851.18' AND S 02°32'55" W 782.84' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 15; THENCE S 86°40'11" E 276.41'; THENCE S 03°24'22" W 214.21'; THENCE S 79°36'18" W 281.97'; THENCE N 02°52'55" E 281.12' TO THE POINT OF BEGINNING AND CONTAINING 1.57 ACRES.

**SURVEY DESCRIPTION TRACT 1:**

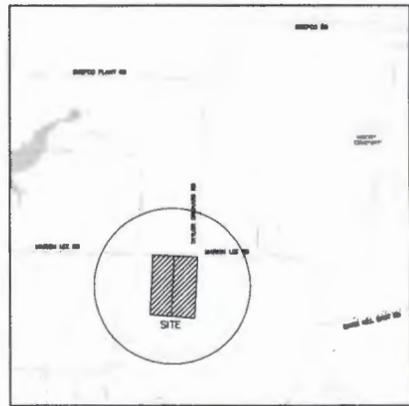
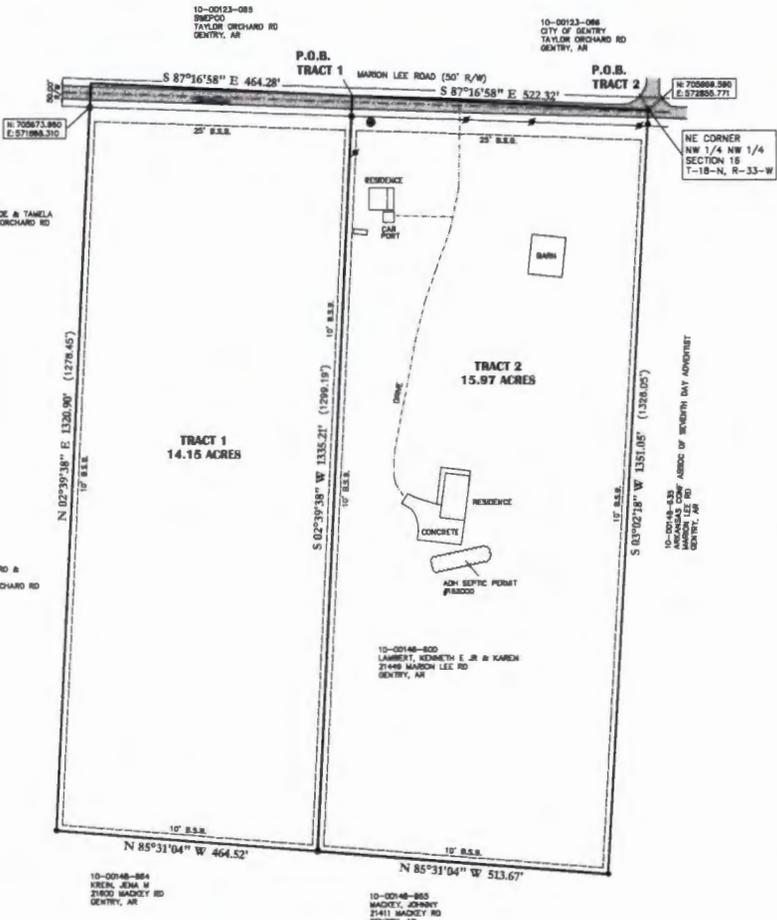
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT S 87°40'40" E 851.18' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 15; THENCE S 87°40'40" E 2.75'; THENCE N 02°52'55" E 400.81'; THENCE S 87°37'05" E 111.00'; THENCE N 47°18'55" E 288.18'; THENCE S 03°24'22" W 737.68'; THENCE N 87°40'40" W 282.14'; THENCE N 02°52'54" E 181.38'; TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES.

**SURVEY DESCRIPTION TRACT 2:**

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT S 87°40'40" E 851.18' AND S 02°32'54" W 181.38' FROM THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 15; THENCE S 87°40'40" E 281.75'; THENCE S 03°22'12" W 828.41'; THENCE N 86°40'11" W 276.41'; THENCE N 02°52'55" E 821.47' TO THE POINT OF BEGINNING AND CONTAINING 4.00 ACRES.

ZONING: A1 - R1	500-18N-33W-0-10-330-04-0985
REVISION #1: 7/29/21	500-18N-33W-0-15-440-04-0985
REVISION #2: 8/28/21	<b>TRACT SPLIT</b>
REVISION #3:	<b>FOR</b>
DRAWN BY: KEJ	<b>JULIAN GOSLEE</b>
CHECKED BY: MEJ	PART OF THE SW 1/4 OF THE SW 1/4 SECTION 10
	PART OF THE NW 1/4 OF THE NW 1/4 SECTION 15
	ALL IN, TOWNSHIP 18 NORTH, RANGE 33 WEST
	GENTRY, ARKANSAS
	James Surveying
	P.O. Box 817
	Gentry, Arkansas 72734
	DATE: JULY 28, 2021.
	SCALE: 1" = 100'
	JOB NUMBER: JS16699A
	FILE NAME: JS16699A.DWG





( IN FEET )  
1 inch = 150 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

**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 \_\_\_\_\_

**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: 0500700360 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 AUGUST 30, 2021.

ZONING: A-1

**DEED REFERENCE:**  
BOOK PAGE  
2002 140600

PROPERTY ADDRESS: 21449 MARION LEE ROAD, GENTRY, AR. 72734 PARCEL #10-00148-600

REVISION #1:  
REVISION #2:  
REVISION #3:  
DRAWN BY: KEJ  
CHECKED BY: MEJ



500-18N-33W-0-16-440-04-0985  
**TRACT SPLIT FOR KENNY LAMBERT**

PART OF THE NW 1/4 OF THE NW 1/4 SECTION 16, TOWNSHIP 18 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS

IF THE SIGNATURE ON THIS SEAL IS NOT BEING COPIED, THE SEAL IS A COPY THAT SHOULD BE RETURNED TO THE SURVEYOR. ALL INFORMATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. THE PROFESSIONAL LAND SURVEYOR'S SIGNATURE APPEARS TO THE RIGHT.

MICHAEL E. JAMES, PLS #905  
BENTON COUNTY SURVEYOR

DATE: AUGUST 30, 2021.  
SCALE: 1" = 150'  
JOB NUMBER: JS6624A  
FILE NAME: JS6624A.DWG

**SURVEY DESCRIPTION PARENT TRACT (PARCEL #10-00148-600):**

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 16; THENCE S 03°02'18" W 1351.05'; THENCE N 85°31'04" W 978.19'; THENCE N 02°39'38" E 1320.90'; THENCE S 87°15'58" E 998.00' TO THE POINT OF BEGINNING AND CONTAINING 30.12 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO ANY EASEMENT OF RECORD.

**SURVEY DESCRIPTION TRACT 1:**

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 87°18'58" W 522.32' FROM THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 16; THENCE S 02°39'38" W 1333.21'; THENCE N 85°31'04" W 484.52'; THENCE N 02°39'38" E 1320.90'; THENCE S 87°15'58" E 484.26' TO THE POINT OF BEGINNING AND CONTAINING 14.16 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO ANY EASEMENT OF RECORD.

**SURVEY DESCRIPTION TRACT 2:**

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 16; THENCE S 03°02'18" W 1351.05'; THENCE N 85°31'04" W 513.67'; THENCE N 02°39'38" E 1333.21'; THENCE S 87°15'58" E 522.32' TO THE POINT OF BEGINNING AND CONTAINING 15.97 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD 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.