

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, NOVEMBER 19, 2020**

**PUBLIC HEARING**

**Rezone Parcel# 10-00730-000 (Parks Circle) from R-1 to C-2  
(Klassen)**

**PUBLIC HEARING**

**Special Use Permit Parcel# 10-00381-000  
(First Baptist Church)**

**PUBLIC HEARING**

**Special Use Permit Parcel# 10-00692-000  
(Martinez)**

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- October 15, 2020

- \*Re-zone: Cameron & Janelle Klassen  
Parcel# 10-00730-000
- \*Special Use Permit: First Baptist Church of Gentry  
Parcel# 10-00381-000
- \*Special Use Permit: Hugo & Doris Martinez  
Parcel# 10-00692-000
- \*Subdivision- Sketch 1: Williams Family Revocable Living Trust  
Parcel# 18-13849-000
- \*Sunset Ridge: Country Lots LLC: Final  
Parcel# 10-00148-200
- \*Subdivision- Lot Split: Cletus Dalla Rosa  
Parcel# 10-00878-000
- \*Lot Line Adjustment- First Assembly of God Church of Gentry  
Parcel# 10-00768-000

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, OCTOBER 15, 2020**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on October 15, 2020 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:

**PUBLIC HEARING**

**Rezone a tract of land, South by East Arkansas St.; on the West by North Collins Ave.;  
on the North by McKee Drive; and on the East by Railroad Ave.**

It was announced that this area is currently zoned R-3 and R-0. It was suggested this be changed to R-2. After further discussion from all present, and after Chairman Mike Parks shared that a letter from a developer had also been submitted, suggestions were made to change the zoning to R-1.

There being no further comments, Chairman Mike Parks closed the public hearing portion of this meeting at 7:25p.m.

**PLANNING COMMISSION**

**MEMBERS PRESENT**

Paul Church  
Danny Feemster  
Jim Kooistra  
Jay Williams  
Wanda Meyer  
Mike Parks  
Tammy Runyan

**MEMBERS ABSENT**

**Others in Attendance:** City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Janie Parks, Maxine Foster, Randy Moll, James Ferguson, Ansel Smith, Barry Jarnigan and others.

**Minutes of the September 17, 2020 Regular Meeting:**

**Motion:** Church- To approve the minutes as presented, with the addition of Paul Church to the list of members present and answering roll call at the September meeting

**Second:** Williams

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

**Motion Passed.**

**1). Rezone; City of Gentry: Rezone a tract of land, South by East Arkansas St.; on the West by North Collins Ave.; on the North by McKee Drive; and on the East by Railroad Ave.**

After discussion regarding the preservation of the neighborhood and, public safety issues zoning changes might present:

**Motion:** Williams- to rezone the area to R-1; except that the portion from Arkansas Street, South to the Alley will remain R-0.

**Second:** Kooistra

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

**Motion Passed. This matter will be presented to the City Council for approval.**

**2). Lot Line Adjustment: Tract Split- Lorene Woods; Parcel# 15-07480-000**

After discussion:

**Motion:** Church- to approve the tract split as presented

**Second:** Meyer

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

**Motion passed.**

**3). Proposed Amendment to the Gentry Subdivision Regulations:**

After review and consideration:

**Motion:** Kooistra- to approve the amendment as written; to send to Council for approval

**Second:** Williams

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

**Motion passed.**

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

**Motion:** Meyer

**Second:** Runyan

All in favor, none opposed.

**Motion passed. Meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk

---

Mike Parks, Planning Committee Chairman

---

Petition to Oppose a Rezoning on Parks Circle

November 19, 2020

Dear Gentry Planning Commission/City Council

As concerned neighbors/residents of Parks Circle properties we are opposed to the proposal of the rezoning of the property at 791 Parks Circle. PARCEL #10-00730-000

We respectfully ask for NO rezoning change on this parcel because of commercial creeping into residential properties.

The proposed rezoning will cause substantial detriment to the residential neighborhood:

- 1. Negative impact on our property values.
- 2. Commercial creep would allow unknown uses and would permit any type business to move in.
- 3. More traffic, Litter, Smell, Noise, Unknown People, Trash Dumpsters, Light Pollution, etc.

Please deny this rezoning request. Thank You

Name

Address

Janice Arnold	1021 Ringo DR.
Connie Jackson	743 Parks Cir
Paula Garcia	698 Parks Cir
Mary Barker	742 PARKS CIR
Judy Barker	742 PARKS CIR
Bing	987 Ringo Drive
Jane Collins	1000 Ringo Dr.
Alicia Collins	1000 Ringo Dr.
Ray Arnold	1021 RINGO DR.
Danny Cleaman	986 RINGO DR.
Mark H. Cleaman	986 RINGO DR.
May	661 Parks Circle
May	661 Parks Circle
Carolyn Elaine Ball	577 Parks Circle

Petition to Oppose a Rezoning on Parks Circle

November 19, 2020

Dear Gentry Planning Commission/City Council

As concerned neighbors/residents of Parks Circle properties we are opposed to the proposal of the rezoning of the property at 791 Parks Circle. PARCEL # 10-00730-000

We respectfully ask for NO rezoning change on this parcel because of commercial creeping into residential properties.

The proposed rezoning will cause substantial detriment to the residential neighborhood:

- 1. Negative impact on our property values.
- 2. Commercial creep would allow unknown uses and would permit any type business to move in.
- 3. More traffic, Litter, Smell, Noise, Unknown People, Trash Dumpsters, Light Pollution, etc.

Please deny this rezoning request. Thank You

Name	Address
Randy White	257 Parks Circle, Gentry
Beverly Marley	257 Parks Circle, Gentry
Don Boyd	250 Parks Circle, Gentry
Willy Ramm	225 Parks Circle Gentry
Shelton	153 Parks Circle Gentry
[Signature]	203 PARKS CIRCLE, GENTRY
Jimmi	448 PARKS CIRCLE, GENTRY
[Signature]	411 Parks Circle, Gentry
[Signature]	411 Parks Circle, Gentry
Almaria Coates	500 Parks Cir. Gentry
Cheryl Hulen	570 PARKS C. Gentry
David W. Hulen	570 PARKS CIR GENTRY
Johnnie Glass	1081 Ringo Drive Gentry, AR
Billy Estess	550 Parkside Circle Gentry AR

Petition to Oppose a Rezoning on Parks Circle

November 19, 2020

Dear Gentry Planning Commission/City Council

As concerned neighbors/residents of Parks Circle properties we are opposed to the proposal of the rezoning of the property at 791 Parks Circle. PARCEL # 10-00730-000

We respectfully ask for NO rezoning change on this parcel because of commercial creeping into residential properties.

The proposed rezoning will cause substantial detriment to the residential neighborhood:

- 1. Negative impact on our property values.
- 2. Commercial creep would allow unknown uses and would permit any type business to move in.
- 3. More traffic, Litter, Smell, Noise, Unknown People, Trash Dumpsters, Light Pollution, etc.

Please deny this rezoning request. Thank You

Name

Address

Jeff Nix

300 Parks Cir

Mike Beeler

451 Parks Cir

Linda Allen

410 Parks Circle

Andrew Boyd

250 Parks Circle

Ralph Cappo

790 Parks Circle

Mary Coon

656 Park Cr.

# City of Gentry

101 W. Main St.  
Gentry, AR 72734  
(479) 736-2555  
www.gentryarkansas.us

**The City of Gentry**  
101 W Main St.  
Gentry, AR 72734

November 3, 2020

**Dear Resident,**

This is a Public Notice.

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on November 19, 2020 at 7:00 p.m. at the Gentry Court Chambers located at 112 E. Main St. Gentry, AR 72734. This hearing is to consider a request by Cameron and Jane Klassen to change the zoning for the property located at 791 Parks Circle, parcel # 10-00730-000 from R-1 to C-2.

For those unable to attend the meeting, you may phone 479-736-2555 ex. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734.

Sincerely,

**City of Gentry**

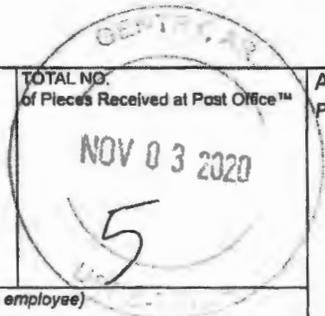


Owner	Parcel #	Property	Mailing
Kelsie F Klassen	10-00731-000	1030 S Gentry Blvd	PO Box 945
Wooden Spoon Restaurant LLC	10-00723-002	1000 S Gentry Blve	19058 Jackson Rd
Connie Jackson	10-00729-000	743 Parks Circle	743 Parks Circle
Jack C & Denise D Richardson	10-00706-000	1102 Gentry Blvd	16731 Old HWY 68
Robin M Capps	10-00704-000	790 Parks Circle	PO Box 903



Certificate of Mailing — Firm

Name and Address of Sender  <b>CITY OF GENTRY 101 W. MAIN GENTRY, AR 72734</b>	TOTAL NO. of Pieces Listed by Sender  <b>5</b>	TOTAL NO. of Pieces Received at Post Office™ <b>NOV 03 2020</b> <b>5</b>	At Po
	Postmaster, per (name of receiving employee)  <b>A. Ward</b>		
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		
1. <b>Kelsie F Klassen</b>	<b>PO Box 945 Gentry, AR 72734</b>		
2. <b>Wooden Spoon Restaurant</b>	<b>19058 Jackson Rd Gentry, AR 72734</b>		
3. <b>Connie Jackson</b>	<b>743 Parks Circle Gentry, AR 72734</b>		
4. <b>Jack C &amp; Denise D Richardson</b>	<b>16731 Old Hwy 68 Silviam Springs, AR 72761</b>		
5. <b>Robin M Capps</b>	<b>PO Box 903 Gentry, AR 72734</b>		
6.			



U.S. POSTAGE PAID  
GENTRY, AR  
72734  
NOV 03 20  
AMOUNT  
**\$1.50**  
R2305H130184-02



U.S. POSTAGE PAID  
GENTRY, AR  
72734  
NOV 03 20  
AMOUNT  
**\$1.50**  
R2305H130184-02



U.S. POSTAGE PAID  
GENTRY, AR  
72734  
NOV 03 20  
AMOUNT  
**\$1.50**  
R2305H130184-02



U.S. POSTAGE PAID  
GENTRY, AR  
72734  
NOV 03 20  
AMOUNT  
**\$1.50**  
R2305H130184-02



U.S. POSTAGE PAID  
GENTRY, AR  
72734  
NOV 03 20  
AMOUNT  
**\$1.50**  
R2305H130184-02

## Instructions for Certificate of Mailing — Firm

This service provides evidence that the mailer has presented individual items to the Postal Service™ for mailing, and is available for the following products:

- Domestic services: First-Class Mail®, First-Class Package Service®, Priority Mail®, Media Mail®, Library Mail, Bound Printed Matter, Merchandise Return Service, Parcel Return Service, and USPS Retail Ground™.
- International services: First-Class Mail International® (unregistered items), First-Class Package International Service® (unregistered items), Free Matter for the Blind, and Airmail M-bags®.

The following instructions are for the preparation and use of PS Form 3665, *Certificate of Mailing – Firm* (including USPS-approved facsimiles):

1. Complete and print all forms in ink or ball point pen.
2. Enter the name and address of the sender at the top of the form.
3. Enter a complete return address on each article.
4. Ensure the articles are properly packaged.
5. In the appropriate column, enter the applicable postage and fees.
6. Insert a firm-specific identifier or account number if desired. (This number is for the sender's use only, and the Postal Service will not use it for identification.)
7. When describing and listing three or more individual pieces but not presenting the pieces in the order shown on the sheet, consecutively number each entry line on the sheet and number each piece to show both the corresponding sheet and line number.
8. Enter the total number of articles in the proper space at the top of the form.
9. Obliterate all unused portions of the "Address" column by drawing a diagonal line through the unused portion on the form.
10. When the number of articles presented exceeds the allotted space on the form, use multiple sheets, and in the provided blank spaces in the lower left of the form, number them consecutively to show sheet number and total number of sheets (such as "Page 1 of 4," "Page 2 of 4," etc.).

11. Present PS Form 3665 and the mailing as follows:

- When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.
- When the mailing has at least 50 mailpieces *or* at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

**Privately Printed Forms:** The Postal Service allows mailers to use USPS-approved privately printed or computer-generated firm sheets that are nearly identical in design elements and color to the USPS-provided PS Form 3665. See DMM 503 for details on the approval process.

The mailer must retain the original written approval granted by the Postal Service as evidence that the privately printed facsimile of PS Form 3665 has been approved by the Postal Service. The Postal Service does not retain records on the facsimile approvals. A mailer using privately prepared forms must periodically verify them against the USPS-provided version and, if necessary, make routine updates and obtain approval of the updated facsimile form.

A mailer using an approved privately printed form and wanting the form sheets postmarked by the Postal Service must present the forms with the articles to be mailed at a Post Office facility. The forms become the mailer's only receipt (the Postal service does not retain a copy).

**CITY OF GENTRY, ARKANSAS  
PETITION FOR REZONING**

<p><b>APPLICANT'S NAME:</b> <u>CAM &amp; JANE KLASSEN</u></p> <p><b>MAILING ADDRESS:</b> <u>19058 JACKSON RD</u> <u>GENTRY, ARK 72734</u></p> <p><b>TELEPHONE NUMBER:</b> <u>479.957.3268</u></p>	<p><b>PUBLIC HEARING MEETING DATE:</b> <u>11-19-20</u></p>	<p><b>ZONING CHANGE REQUEST FROM:</b> <u>R-1</u> <b>TO:</b> <u>C-2</u></p>
<p><b>APPLICATION &amp; FEE PAID:</b> <b>DATE:</b> <u>10-5-20</u>      <b>INITIALS:</b> <u>TC</u> <u>\$75.00</u></p>		
<p>I hereby request a zoning change from Zoning District <u>RES</u> to Zoning District <u>RES/COM</u> on the property described below of which I am the owner and have legal possession.</p> <p><b>LAYMAN'S LAND DESCRIPTION:</b> <u>EMPTY LOT DIRECTLY EAST OF THE GARDEN GATE FLOWER SHOP</u></p> <p><b>LEGAL LAND DESCRIPTION:</b></p> <p>I understand and accept the allowances and restrictions of the zoning requested above.</p> <p>I consider the land suitable for all of the uses allowed in the zoning district being requested.</p> <p>I do not consider that the zoning being requested will be detrimental or harmful to surrounding land owners.</p> <p>I consider the uses allowed within the district being requested to be compatible with the uses surrounding the land described above.</p> <p>The addresses of all adjacent land owners are listed on the back of this form and I consider them to be complete and accurate for the purposes of public notice as required by the Gentry Zoning Ordinance.</p> <p>I hereby certify that all of the information I have entered on this form is true and accurate.</p>	<p><b>PLANNING COMMISSION ACTION:</b></p> <p><b>REQUEST APPROVED:</b> DATE: _____ INITIALS: _____</p> <p><b>REQUEST DENIED:</b> DATE: _____ INITIALS: _____</p>	
<p><b>CITY COUNCIL ACTION:</b></p> <p><b>PETITION ACCEPTED:</b></p> <p><b>ORDINANCE #</b> _____</p> <p><b>DATE:</b> _____</p> <p><b>INITIALS:</b> _____</p> <p><b>PETITION DENIED:</b></p> <p><b>DATE:</b> _____</p> <p><b>INITIALS:</b> _____</p>		
<p>DATE AD RAN: _____</p> <p>DATE SIGN PLACED: _____</p> <p>DATE ADJACENT PROPERTY OWNERS NOTIFIED: _____</p>		
<p><u></u>      <u>10/05/2020</u> PETITIONER'S SIGNATURE      DATE</p>		

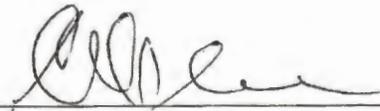
<b>Transaction Result:</b>			
<b>Date/Time:</b>	Monday, October 5, 2020/10:31:53 AM PDT	<b>Amount:</b>	\$ 73.12
<b>Merchant ID:</b>	132380	<b>Service Fee:</b>	\$ 1.88
<b>Transaction Type:</b>	CC SALE	<b>Total Amount:</b>	\$ 75.00
<b>Response Type:</b>	A	<b>Response Code:</b>	A01
<b>Response Description:</b>	APPROVED	<b>Authorization Code:</b>	04637D
<b>ATM Verify Result:</b>			
<b>Details:</b>			
<b>Trace Number:</b>	E8896DBB-3786-4C85-B559-DC957300F84C		

<b>Payment Info:</b>	
<b>Customer Name:</b>	Cameron Klassen
<b>Payment Method:</b>	Credit Card: VISA
<b>Last 4 digits:</b>	*****0911
<b>Order ID:</b>	
<b>Wallet ID:</b>	

<b>Contact Info:</b>			
<b>Company Name:</b>	CITY OF GENTRY, AR CITY HALL SRVCS		
<b>Street Name:</b>	101 W. MAIN		
<b>Street Name 2:</b>			
<b>City:</b>	GENTRY	<b>Postal Code:</b>	72734
<b>State:</b>	AR	<b>Fax Number:</b>	
<b>Phone Number:</b>	479-736-2555		
<b>Customer Service:</b>	866-764-2002		

Thank you for your order.

Account Holder/Authorization Signature



## The Conditional Mixed-Use Permit Checklist

The conditional mixed-use permit is a conditional use permit that may be granted by the Planning Commission, after due consideration of the building owner's residential use application and plan. In determining whether to grant the conditional mixed-use permit, the Planning Commission shall ensure that the following minimum standards are met:

- \_\_\_\_\_ At least one (1) parking spot per unit behind the building in question;
- \_\_\_\_\_ Building Inspector certification that the proposed use is in accordance with applicable building codes;
- \_\_\_\_\_ The front of the building shall maintain a "store front" appearance;
- \_\_\_\_\_ That the proposed usage otherwise appears compatible with the area surrounding the property for which the conditional mixed-use permit is requested, including architectural and use compatibility;
- \_\_\_\_\_ The proposed residential use shall be in compliance with Main Street parking limitations; and
- \_\_\_\_\_ The proposed usage shall otherwise be in compliance with applicable building, safety, water and fire codes.

Upon making determination that the proposed residential use plan is satisfactory, the Planning Commission shall authorize the issuance of a conditional mixed-use permit, which permit will authorize residential usage of the building in accordance with the residential use plan. (Ord. No. 06-579, Sec. 1.)

## Certificate of Authenticity

### Session Information

Signing Session ID:	a899bcfd-6cc3-4e12-930e-5e25c6e11be0	Status:	Completed
Transaction Name:	First Baptist Church of Gentry	Created On:	09/29/2020 1:22:43 PM EDT
Session Title:	Main St- Mixed Use Permit	Last Modified:	09/29/2020 1:45:36 PM EDT
Documents:	1	Owner:	Jessica Jordan
Signers:	2	Company:	Crye-Leike, REALTORS - Gentry

### Signer Information

#### Signature Events

Jessica Jordan  
jessica.jordan@crye-leike.com

Signer Security: Email

Dwayne Fox  
dwaynes\_fox10@yahoo.com

Signer Security: Email

#### Signature

*Jessica Jordan*

IP Address: 72.221.33.20

ID: 9aa13ed4-bef1-4750-9bc0-3db723fc21c0

*Dwayne Fox*

IP Address: 208.163.188.63

ID: c6497a51-d501-4c5e-a6c3-6739e5d205d3

#### Timestamp

Sent: 09/29/2020 1:38:33 PM EDT

Viewed: 09/29/2020 1:38:40 PM EDT

Disclosure: 09/29/2020 1:38:40 PM EDT

Signed: 09/29/2020 1:40:27 PM EDT

Sent: 09/29/2020 1:38:33 PM EDT

Viewed: 09/29/2020 1:44:05 PM EDT

Disclosure: 09/29/2020 1:44:05 PM EDT

Signed: 09/29/2020 1:45:05 PM EDT

### Session Documents

Document	Signatures	Initials	Dates	FormFields	Dropdown	Checkbox	RadioButton
ConditionalMixedUsePermitApplication.pdf	1	0	1	4	0	0	0

### Session Activity

Timestamp	IP Address	Activity
09/29/2020 1:45:37 PM EDT	208.163.188.63	Session completed and closed by Jessica Jordan
09/29/2020 1:45:05 PM EDT	208.163.188.63	Signing Completed by Dwayne Fox (dwaynes_fox10@yahoo.com)
09/29/2020 1:44:05 PM EDT	208.163.188.63	Signature created and disclosure approved by Dwayne Fox (dwaynes_fox10@yahoo.com)
09/29/2020 1:40:27 PM EDT	72.221.33.20	Signing Completed by Jessica Jordan (jessica.jordan@crye-leike.com)
09/29/2020 1:38:40 PM EDT	72.221.33.20	Signature created and disclosure approved by Jessica Jordan (jessica.jordan@crye-leike.com)
09/29/2020 1:38:33 PM EDT	72.221.33.20	Invitation sent to Dwayne Fox(dwaynes_fox10@yahoo.com) by Jessica Jordan
09/29/2020 1:38:33 PM EDT	72.221.33.20	Invitation sent to Jessica Jordan(jessica.jordan@crye-leike.com) by Jessica Jordan
09/29/2020 1:38:33 PM EDT	72.221.33.20	eSignOnline Session Created by Jessica Jordan

# Disclosure

## Consumer Disclosure

Please read the information below regarding the terms and conditions of receiving documents, contracts, and disclosures electronically through the eSign Online electronic signature system. If this information is to your satisfaction and you agree to the terms and conditions, please confirm your acceptance and agreement by checking the box 'I Agree to the above Consumer Disclosure' and selecting the 'Create and Approve Signature button'.

### Electronic distribution of documents and contracts

Crye-Leike, REALTORS - Gentry (We, us, or the Company) acknowledges your agreement to receive required documents, contracts, notices, disclosures, authorizations, and other documents electronically through the eSign Online electronic signature system. We appreciate and thank you for doing your part to go paperless and save our environment. Through the eSign Online electronic signature system, we are able to save time and process a transaction faster. We do not have to print and mail paper copies, wait for signatures that could take days or weeks, and there are no delays associated with waiting for you to mail it back to us. Unless you tell us otherwise in accordance with the procedures described herein this disclosure, we will provide documents through this electronic method during the course of our relationship with you. If you do not agree with this process and method, please let us know as described below.

Crye-Leike, REALTORS - Gentry outsources personal information to a third party processing and storage service provider which is located in the USA. The Buyer and Seller hereby acknowledge that personal information processed and stored by a US third party service provider is subject to the laws of that country and that information may be made available to the US government or its agencies under a lawful order made in that country.

### Paper copies

During the signing process on eSign Online, you will have the opportunity to download and print your copies of the documents before and after signing. At any time, you may contact us to obtain paper copies of documents that have been provided to you electronically. To request paper copies, you must send an email to [jessica.jordan@crye-leike.com](mailto:jessica.jordan@crye-leike.com) and in the body of the email state your full name, address, telephone number, and the name of the document or transaction that you would like a paper copy for. If any fees apply, we will notify you.

### Withdrawing your consent to sign electronically

Once you have decided and agreed to the following disclosure to sign documents electronically, you may at any time thereafter decide to withdraw your consent and receive required documents only in paper format. There are several ways to inform us that you no longer wish to received documents and sign electronically:

- a) During the electronic signing process, you may elect to 'decline' and indicate your reasons for declining and withdrawing your consent.
- b) Send an email to [jessica.jordan@crye-leike.com](mailto:jessica.jordan@crye-leike.com) and in the body of the email indicate your full name, address, telephone number and that you no longer wish to sign electronically and instead would like to receive paper copies

Please be aware that withdrawing your consent to sign electronically may result in delays and/or more time to complete a transaction. We will then have to print and mail paper copies to you, wait for you to receive and sign documents, then wait for you to mail it back and follow the same procedure with other parties to the transaction.

### How to contact Crye-Leike, REALTORS - Gentry

At any time, you may contact us to change your email and contact information, request paper copies, or to indicate your change in consent to sign electronically hereafter.

Contact Name : Jessica Jordan  
Email Address : [jessica.jordan@crye-leike.com](mailto:jessica.jordan@crye-leike.com)  
Phone Number :

### Hardware and Software Requirements

The following are minimum hardware and software requirements to use the eSign Online electronic signature system.

Operating Systems: Windows® 10, Windows® 8, Windows® 7, Windows Vista®, Mac OS® X 10.6 and higher.  
Browsers: Google Chrome® 36 and higher, Internet Explorer® 9.0 and higher, Mozilla Firefox® 31.0 and higher, Safari® 5.1.7 and higher.  
Screen Resolution: 800 x 600 minimum  
Security Settings: Allow per session cookies

PDF Reader: Acrobat® or similar software to view and print PDF files

**Your Acknowledgment and Consent to use electronic signatures**

To confirm to us that you can access this information electronically, which will be similar to other electronic documents that we will provide to you, please verify that you were able to read this electronic consumer disclosure and that you also were able to print on paper or electronically save this page for your future reference and access. Further, you consent to receiving notices and disclosures in electronic format on the terms and conditions described herein this consumer disclosure, please let us know by checking the 'I agree with the above Consumer Disclosure' box below.

By checking the 'I agree with the above Consumer Disclosure' box, I confirm that I can access and read this electronic consumer disclosure to consent to receipt of electronic documents. I can print on paper if I so choose, the disclosure and/or save to a place where I can print it for future reference and access, and until I notify Crye-Leike, REALTORS - Gentry otherwise, I consent to receive from Crye-Leike, REALTORS - Gentry electronic documents that are required to be provided or made available to me by Crye-Leike, REALTORS - Gentry during the course of my relationship with Crye-Leike, REALTORS - Gentry.

# CITY OF GENTRY

## CONDITIONAL MIXED USE PERMIT APPLICATION

<u>APPLICANT'S NAME</u>	<u>PHONE NUMBER</u>	<u>DATE SUBMITTED</u>
First Baptist Church of Gentry	479-736-2646	09/29/2020 12:39 PM CDT
<u>STREET ADDRESS</u>	<u>CITY, STATE, ZIP</u>	
141 W Main St	Gentry, AR 72734	
<u>APPLICANT'S SIGNATURE:</u> <i>Dwayne Fox</i>		

A Conditional Mixed Use permit may be granted by the Planning Commission, after due consideration of the building owner's residential use application and plan. In determining whether to grant the Conditional Mixed Used Permit, the Planning Commission shall ensure that the following minimum standards are met. See back of page for more information.

Applicant Comments: \_\_\_\_\_

Office Use Only	
	<b>REQUIRED ITEMS</b>
	All required items listed below shall be included with the application and plan..
	1. At least one (1) parking spot per unit behind the building in question;
	2. Building Inspector certification that the proposed use is in accordance with applicable building codes;
	3. The front of the building shall maintain a satisfactory "store front" appearance;
	4. That the proposed usage otherwise appears compatible with the area surrounding the property for which the Conditional Mixed Use Permit is requested, including architectural and use compatibility;
	5. The proposed residential use shall be in compliance the Main Street parking limitations;
	6. The proposed usage shall otherwise be in compliance with applicable building, safety, water and fire codes.

Inspector Comments: \_\_\_\_\_

\_\_\_\_\_  
BUILDING OFFICIALS SIGNATURE  
(This signature certifies the inspector finds the use in accordance with building codes)

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PLANNING COMMISSION SECRETARY

\_\_\_\_\_  
DATE

See back of page.

### Mixed Use District Information

This is a special district designed to enhance Gentry's historic Main Street by allowing mixed residential and commercial use along Main Street, bounded by Smith Avenue on the west and by Railroad Avenue on the east. (Ord. No. 2006-579, Sec. 1.)

Residential use in the Mixed Use District Residential may be permitted in the Mixed Use District. Permission may be granted by a conditional mixed use permit within the district on a building by building basis, as follows:

**The application:** The building owner shall first submit a proposed residential use application and plan for the building in question to the Planning Commission. Absent a finding of unusual and extraordinary circumstances, the residential use plan shall include provision for:

- a. At least one (1) parking spot per unit behind the building in question;
- b. Building Inspector certification that the proposed use is in accordance with applicable building codes (building plans must be provided);
- c. The front of the building shall maintain a "store front" appearance;
- d. That the proposed usage otherwise appears compatible with the area surrounding the property for which the conditional mixed use permit is requested;
- e. The proposed residential use shall be in compliance with Main Street parking limitations;  
and
- f. The proposed usage shall otherwise be in compliance with applicable building and safety codes.

Upon making determination that the proposed residential use plan is satisfactory, the Planning Commission shall authorize the issuance of a conditional mixed use permit, which permit will authorize residential usage of the building in accordance with the residential use plan. (Ord. No. 2006-579, Sec. 1.)

See back of page.

CITY OF GENTRY  
101 W. MAIN ST., GENTRY, AR 72734  
**Residential Building Permit Application**  
Phone: 479-736-2555 Inspection Phone: 479-212-0632

Site Address: 415 N. Nelson Ave.

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ #of Units: \_\_\_\_\_ # of Stories: \_\_\_\_\_

Single Family:  Duplex:  Multi-Family:

Additions: Garage:  Barn:  (Attached) Carport:  Patio Cover:  Sunroom:  Storage:  Other:  \_\_\_\_\_  
Alterations: Renovations:  Repairs:  Remodels:  Other:  \_\_\_\_\_  
Accessory Structure: Storm Shelter:  Carport:  Deck:  Fence:  Gazebo: Green House:  Other:  \_\_\_\_\_

**Property Owner Information**

Property Owner Name: Hugo Martinez  
Address: 415 N. Nelson Ave Gentry Ar. 72734  
Phone: 479 203 8571  
Email: \_\_\_\_\_

**Contractors Information**

Contractors Name: Graceland  
Mailing Address: Subam Spring.  
Physical Address: \_\_\_\_\_  
Office Phone: 479 381 2834 Cell Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Contact Person: Brice Contact Phone: same above.

**Structure Information**

New: Heated SQ Feet: \_\_\_\_\_ Garage: \_\_\_\_\_ Total SQ Feet: \_\_\_\_\_  
Other: \_\_\_\_\_ Approximate Construction Cost: \_\_\_\_\_  
Existing: Heated SQ Feet: \_\_\_\_\_ Garage: \_\_\_\_\_ Total SQ Feet: \_\_\_\_\_  
Other: \_\_\_\_\_ Approximate Construction Cost: \_\_\_\_\_

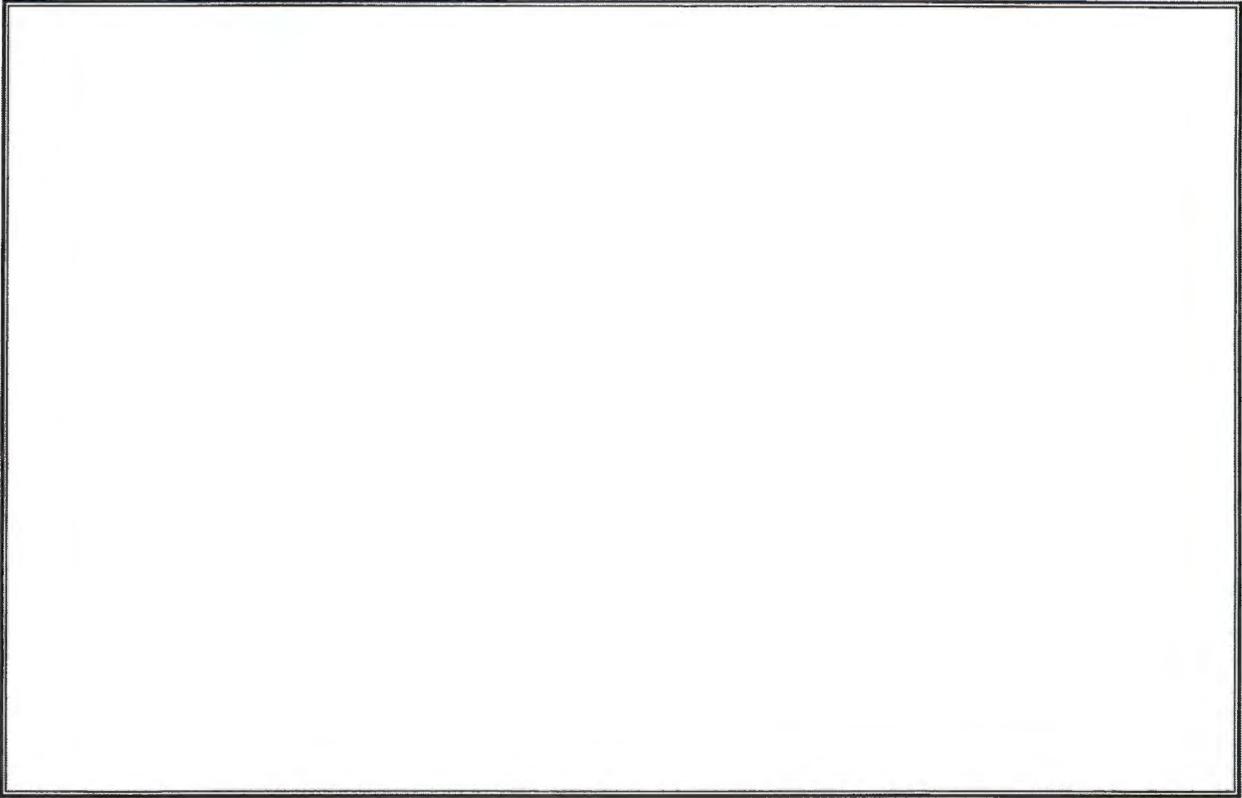
**Subcontractor's List**

Plumber: \_\_\_\_\_ License: \_\_\_\_\_ Phone: \_\_\_\_\_  
Electrician: \_\_\_\_\_ License: \_\_\_\_\_ Phone: \_\_\_\_\_  
Heating & Air-conditioning: \_\_\_\_\_ License: \_\_\_\_\_ Phone: \_\_\_\_\_

**For Office Use Only**

Setbacks: \_\_\_\_\_ Approval Date: \_\_\_\_\_ Zoning: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Flood Plain:  YES  NO  
Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor: \_\_\_\_\_ Date: \_\_\_\_\_  
Permit: \_\_\_\_\_ Receipt: \_\_\_\_\_ Total: \$ \_\_\_\_\_ Date Denied: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Use this box as a replica of your building lot, show location, size and number of feet from the property lines on new construction.



Additional Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I (We), hereby certify that no part of this work has been started, and I (we), assume full responsibility for compliance with all City building, plumbing, electric, mechanical and sanitary requirements. It is understood and agreed by this applicant that any error, misstatement, or misrepresentation of material fact, or expression of material fact, either with or without intention on the part of this applicant, such as might , or would operate to cause a refusal of this application, or any material alteration or change in the accompanying plans, specifications, or structure made subsequent to the issuance of a Permit in accordance with this application without the approval of the Building Inspector, shall constitute sufficient ground for revocation of such Permit.

Date of Application: 09092020 Date Construction is to Begin: ?

Signature of Applicant: [Signature] contractor:  owner:

N Nelson Ave

Mckeel Dr.

Front Door

Property Line

House

Garage

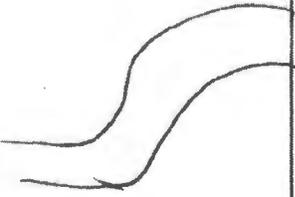
Drive Way

AC

90'

91'

Fence



Mckeel Park

415 N. Nelson Ave

Alvin Martin

90' - wide  
91' - long  
7' - Right

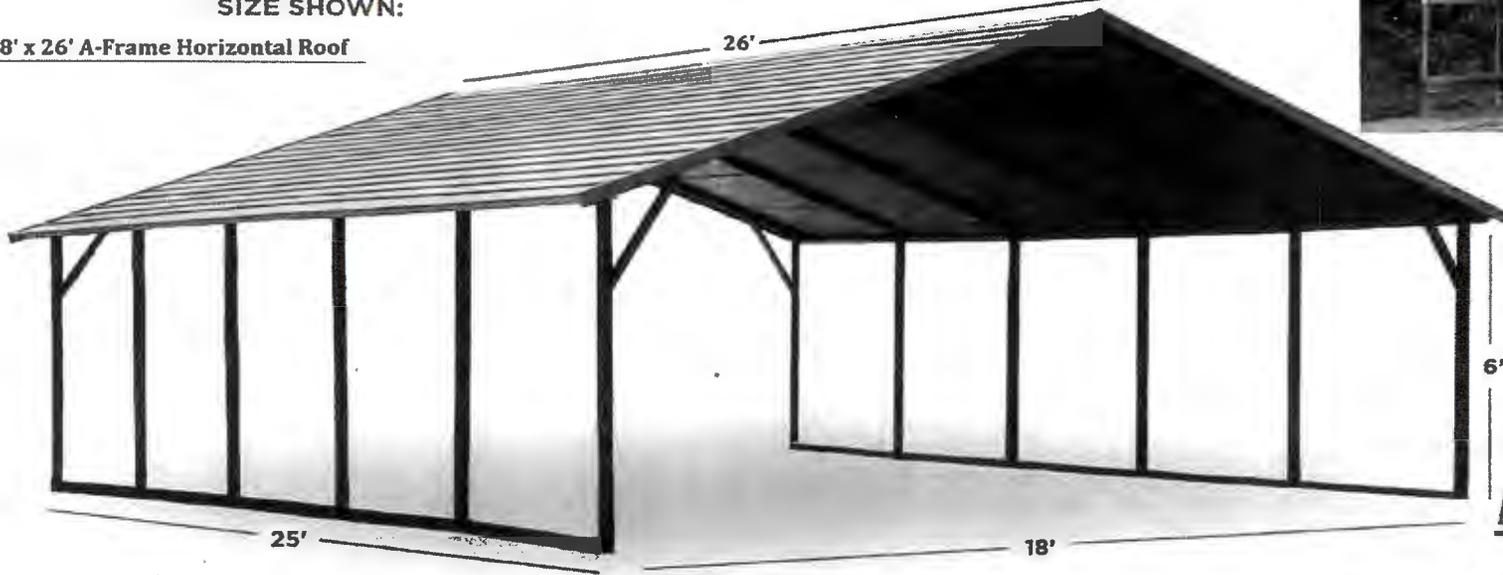
# A-FRAME CARPORT

*415 N. Wilson Ave.*



Ask dealer about extra options

SIZE SHOWN:  
18' x 26' A-Frame Horizontal Roof



*Similar  
different  
Dimensions  
20' long  
21' wide  
7' high*

**NOW WITH!**  
**SALES TAXES PAID**

## A-FRAME HORIZONTAL ROOF BETTER DESIGN

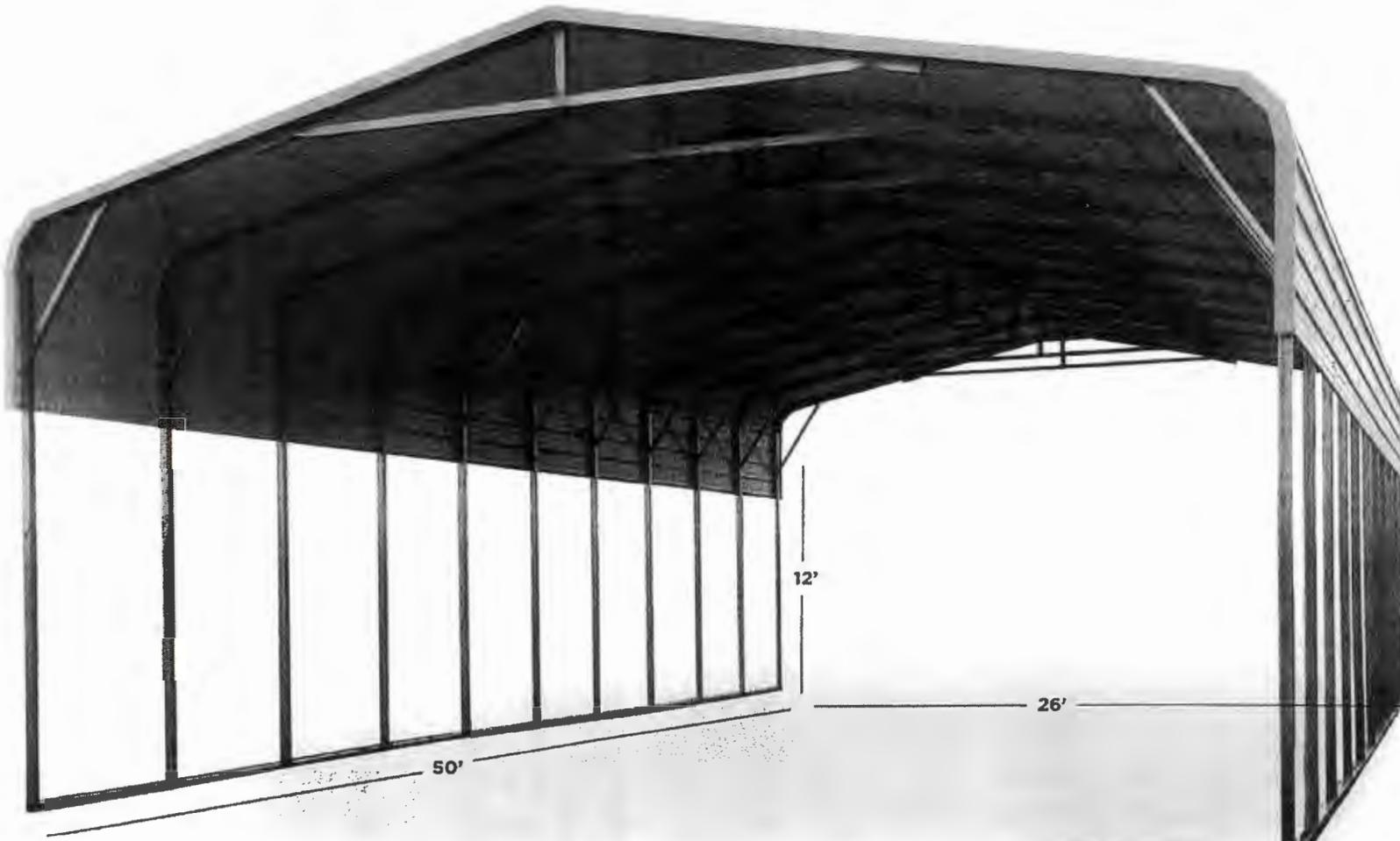
VERTICAL ROOF ADD:	\$320	\$350	\$420	\$550	\$620	\$650	\$750
W \ L	21'	26'	31'	36'	41'	46'	51'
12'	\$950	\$1270	\$1590	\$1800	\$2120	\$2540	\$2760
18'	\$1170	\$1480	\$1800	\$2120	\$2440	\$2760	\$2970
20'	\$1380	\$1700	\$2120	\$2440	\$2860	\$3290	\$3600
22'	\$1700	\$2120	\$2440	\$2860	\$3390	\$3920	\$4350
24'	\$1800	\$2330	\$2760	\$3180	\$3600	\$4130	\$4560
26'	\$2440	\$3070	\$3600	\$4350	\$4880	\$5510	\$6040
28'	\$2540	\$3290	\$3920	\$4560	\$5190	\$5830	\$6360
30'	\$2650	\$3390	\$4030	\$4880	\$5510	\$6150	\$6780

VERTICAL ROOF

Add strength to your building with the vertical roof option



\*This size is built with a truss due to width. Truss is included in price

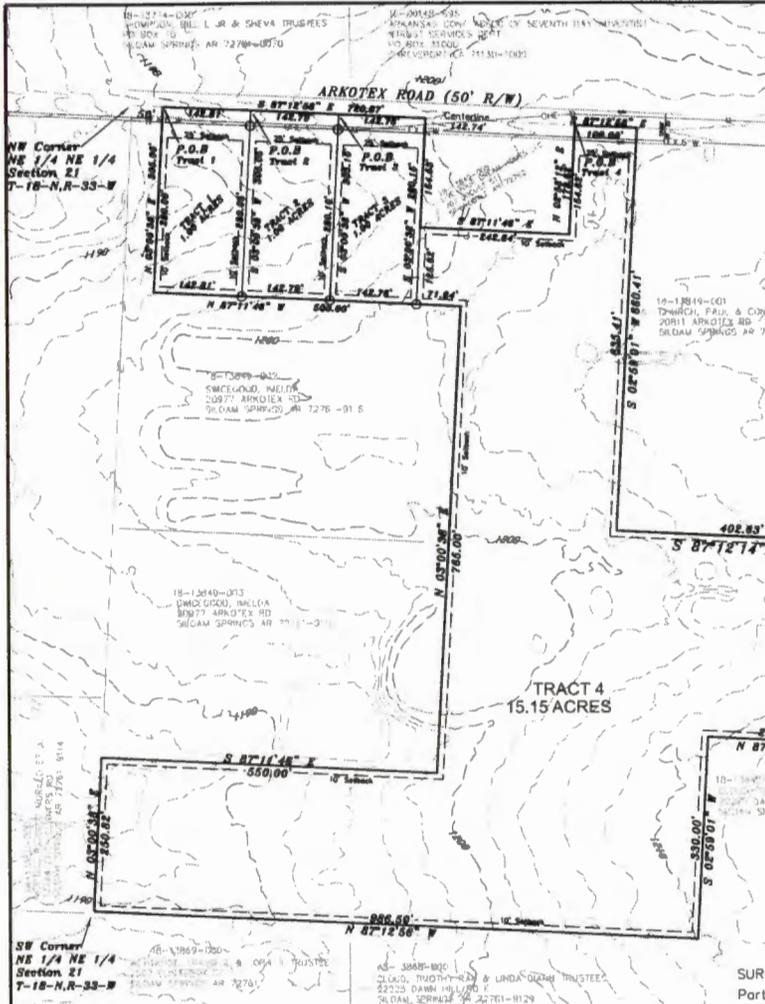


**SIZE SHOWN:**  
26' x 50'

- 12' LEG STANDARD ON ALL SIZES
- UPPER CORNER BRACES ON EACH LEG
- CENTER BRACES ON EACH BOW
- 29 GAUGE HORIZONTAL METAL ROOF
- ONE SHEET OF 29 GAUGE HORIZONTAL METAL PER SIDE

# FEATURES



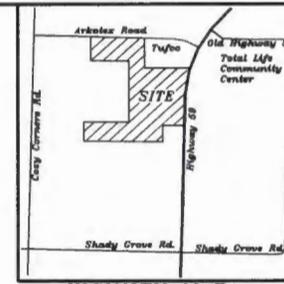


**FLOOD CERTIFICATION:**

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 REVISED 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 SEPTEMBER 8, 2017.



VICINITY MAP

**GENENTRY PLANNING BOARD:**

This plat is hereby approved by the Gentry Planning Board 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 \_\_\_\_\_ Owner \_\_\_\_\_

STATE OF ARKANSAS  
COUNTY OF BENTON

Subscribed and sworn before me this \_\_\_\_ day of \_\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

**NOTE:**  
Development on Tracts 1 - 3 shall be restricted to site built single family houses. No manufactured homes or moved in structures are permitted.

<b>OWNERS and PARCEL No.</b>
18-13849-000
WILLIAMS, BRUCE M & JOYCE L TRUSTEES
6980 AVENIDA DE SANTIAGO
ANAHEIM CA 92807-5104

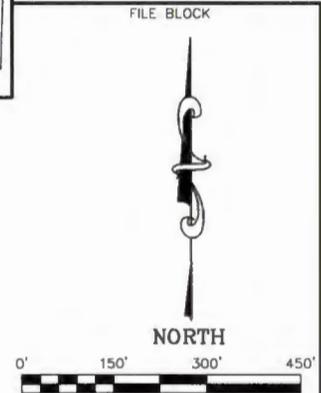
**NOTES AND WAIVERS:**

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: GPS OBSERVATION ARKANSAS NORTH-ZONE
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.

<b>SETBACK TABLE</b>
25' Front
10' Rear
10' Sides

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

Michael E. James RLS#985  
County Surveyor  
Benton County



( IN FEET )  
1 inch = 150 ft.

**LEGEND**

- These standard symbols will be found in the drawing.
- = SET 1/2" REBAR
  - = FOUND IRON PIN
  - = ALUMINUM MONUMENT
  - = COMPUTED POINT
  - P.O.B. = POINT OF BEGINNING



**SURVEY DESCRIPTION (TRACT 1 )**  
Part of the NE 1/4 of the NE 1/4 of Section 21, T-18-N, R-33-W, Benton County, Arkansas, more particularly described as follows:  
Beginning at a point 50.00' S 87°12'58" E of the NW corner of said NE 1/4 of the NE 1/4 ; thence S 87°12' 58" E 142.81'; thence S 03°00'38" W 305.05'; thence N 87°11'46" W 142.81'; thence N 03°00'38" E 305.00'; to the point of beginning having an area of 43560.00 Square Feet, 1,000 Acres. Property is subject to the right of way of Arkotex Road on the north side and any easements of record.

**SURVEY DESCRIPTION (TRACT 2 )**  
Part of the NE 1/4 of the NE 1/4 of Section 21, T-18-N, R-33-W, Benton County, Arkansas, more particularly described as follows:  
Beginning at a point 192.81' S 87°12'58" E of the NW corner of said NE 1/4 of the NE 1/4 ; thence S 87°12' 58" E 142.79'; thence S 03°00'38" W 305.10'; thence N 87°11'46" W 142.79'; thence N 03°00'38" E 305.05'; to the point of beginning having an area of 43560.00 Square Feet, 1,000 Acres. Property is subject to the right of way of Arkotex Road on the north side and any easements of record.

**SURVEY DESCRIPTION (TRACT 4 )**  
Part of the NE 1/4 of the NE 1/4 of Section 21, T-18-N, R-33-W, Benton County, Arkansas, more particularly described as follows:  
Beginning at a point 720.87' S 87°12'58" E of the NW corner of the NE 1/4 of the NE 1/4 of said Section 21 ; thence S 87°12'58" E 100.00'; thence S 02°59'01" W 660.41'; thence S 87°12'14" E 402.63'; thence S 14°30'12" W 90.73'; thence S 03°01'43" E 243.23'; thence N 87°05'49" W 244.97'; thence S 02°59'01" W 330.00'; thence N 87°12'56" W 986.50'; thence N 03°00'38" E 250.82'; thence S 87°11'46" E 550.00'; thence N 03°00'38" E 765.00'; thence N 87°11'46" W 71.64'; thence N 03°00'38" E 125.62'; thence S 87°11'46" E 242.64'; thence N 02°58'12" E 179.62'; to the point of beginning, having an area of 659790.62 Square Feet, 15.15 Acres. Property is subject to the right of way of Arkotex Road on the north side and any easements of record.

**SURVEY DESCRIPTION (TRACT 3 )**  
Part of the NE 1/4 of the NE 1/4 of Section 21, T-18-N, R-33-W, Benton County, Arkansas, more particularly described as follows:  
Beginning at a point 335.60' S 87°12'58" E of the NW corner of said NE 1/4 of the NE 1/4 ; thence S 87°12' 58" E 142.76'; thence S 03°00'38" W 305.15'; thence N 87°11'46" W 142.76'; thence N 03°00'38" E 305.10'; to the point of beginning having an area of 43560.00 Square Feet, 1,000 Acres. Property is subject to the right of way of Arkotex Road on the north side and any easements of record.

CITY OF GENTRY

SUBDIVISION CHECKLIST

**FINAL PLAT**

SUBDIVISION NAME Sunset Ridge Phase 2B & 4	OWNERS NAME Country Lots, LLC	DATE SUBMITTED November 9, 2020
STREET ADDRESS 19051 W AR 12 Hwy	OWNERS ADDRESS 7 Kilsyth Place Bella Vista, AR 72715	DATE PRELIMINARY PLAT COMPLETED & ACCEPTED May 18, 2017

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.

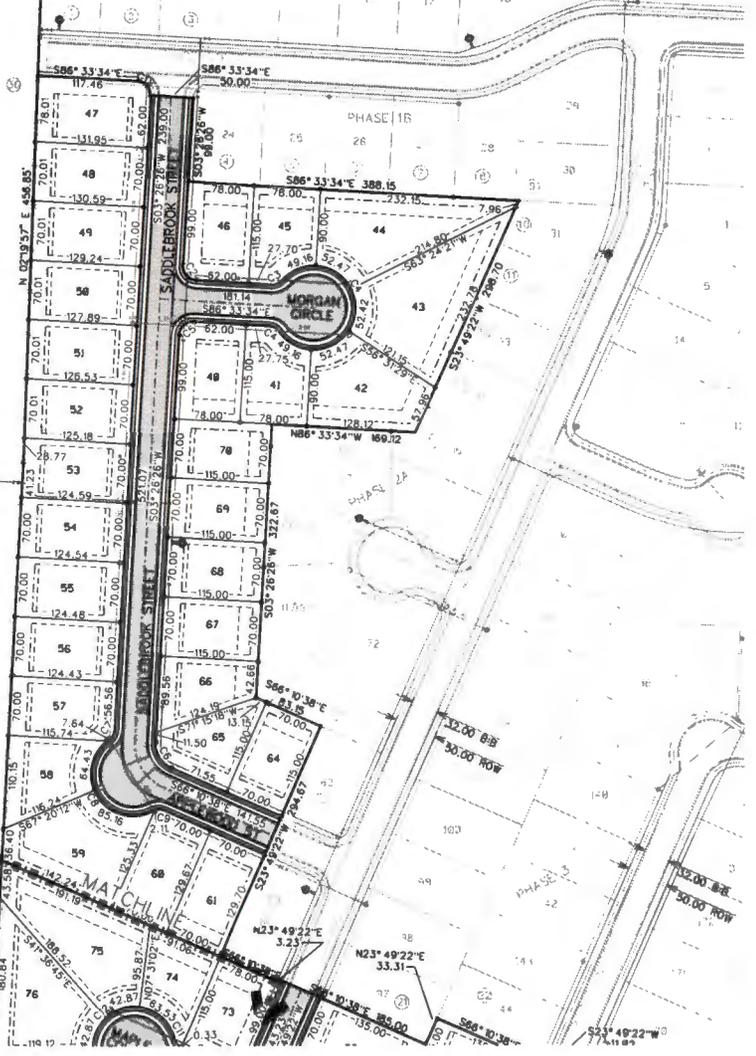
SUPPORTING DATA	
	1. Certificate of ownership and dedication – signed & dated
	2. Certificate of accuracy (by an) engineer or surveyor – signed & dated
	3. Certificate of approval of water & sewer system by the State Health Dept. and/or City water superintendent – signed & dated
	4. Certificate of approval 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



- LEGEND:**
- Found Iron Pin
  - Set 1/2" Rebar
  - Found Stone
  - Benchmark
  - Son. Sewer Manhole
  - ⊕ Valve Box
  - ⊕ Fire Hydrant
  - Street Light
  - Utility Easement
  - Building Setback Line
  - Boundary Line
- ANNOTATION LEGEND:**
- P.O.C. - Point of Commencement
  - P.O.B. - Point of Beginning
  - U.E. - Utility Easement
  - S.B. - Setback
  - B.B. - Back to Back
  - B.L. - Building Line
  - D.E. - Drainage Easement
  - N.T.S. - Not to Scale
  - L.S. - Lift Station

PHASE 2B		PHASE 4		PHASE 1	
LOT#	AREA (SQ. FT.)	LOT#	AREA (SQ. FT.)	LOT#	AREA (SQ. FT.)
40	891.73	73	891.51	51A	1469
41	890.74	74	7500	51B	1218
42	1253.75	75	15987	52	1722
43	1038	76	14180	53	738
44	10817	77	11284	54	861
45	1261	78	7500	55	8750
46	811.79	79	8915	56	8750
47	10291	80	17040	57	8750
48	3180	81	15180	58	8750
49	3084	82	13350	59	8950
50	8999	83	10457	60	8615
51	8950	84	11458	61	8900
52	8915	85	8773	62	8900
53	8731	86	8250	63	2280
54	8719	87	8750	64	8073
55	8716	88	10980	65	8950
56	8712	89	10980	66	8950
57	8673	90	8450	67	8950
58	8795	91	8450	68	8950
59	14137	92	8450	69	8950
60	2485	93	2350	70	8073
61	9077	94	8450	71	7575
62	8950	95	8450	72	8673
63	8950	96	8450	73	10877
64	7803	97	7425	74	1754
65	8950	98	8450	75	8970
66	8950	99	8450	76	8970
67	8950	100	8450	77	8970
68	8950	101	8450	78	8970
69	8950	102	8450	79	8970
70	8950	103	8450	80	8970
		104	8450	81	8970



**LINE TABLE**

Line No.	Length	Bearing
L1	34.48	S82°52'22\"/>
L2	20.02	S84°54'38\"/>
L3	28.00	S88°54'38\"/>
L4	42.81	S82°52'22\"/>

**CURVE TABLE**

Curve No.	Radius (ft.)	Angle (deg.)	Chord Length (ft.)	Chord Bearing	Delta Angle (deg.)
1	18.00	29.13	22.82	S41°33'33\"/>	
2	18.00	29.13	22.82	S40°52'45\"/>	
3	18.00	9.28	9.72	N69°32'00\"/>	
4	18.00	29.07	29.21	S82°28'28\"/>	
5	18.00	29.13	22.82	S48°28'28\"/>	
6	31.00	37.07	39.37	S31°22'08\"/>	
7	18.00	9.28	9.72	S20°28'28\"/>	
8	50.00	159.30	89.87	S31°22'08\"/>	
9	18.00	9.28	9.72	S20°28'28\"/>	
10	18.00	29.13	22.82	S40°52'45\"/>	
11	18.00	9.28	9.72	S44°54'38\"/>	
12	18.00	29.13	22.82	S82°52'22\"/>	
13	18.00	29.13	22.82	S84°54'38\"/>	
14	18.00	29.13	22.82	S51°12'38\"/>	
15	122.00	168.23	44.88	S132°27'28\"/>	
16	18.00	24.47	25.36	S48°16'14\"/>	
17	18.00	24.47	25.32	S36°24'38\"/>	
18	125.00	21.23	21.20	S82°52'22\"/>	
19	125.00	21.23	21.20	N88°13'28\"/>	
20	18.00	29.13	22.82	S44°54'38\"/>	
21	18.00	29.13	22.82	S48°54'38\"/>	
22	18.00	29.13	22.82	S12°28'28\"/>	
23	18.00	29.13	22.82	S48°54'38\"/>	

**LEGAL DESCRIPTION (PHASE 2B AND PHASE 4):**

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1, AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, ALL IN T-18-N, R-33-W, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 202, PHASE 3 OF SUNSET RIDGE SUBDIVISION, DOCUMENT NUMBER L201962718 OF THE BENTON COUNTY PLAT RECORDS:

THENCE N 86°54'38\"/>

**SURVEYOR'S CERTIFICATION:**

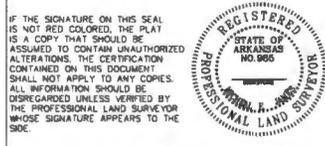
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON NOVEMBER 9, 2020.

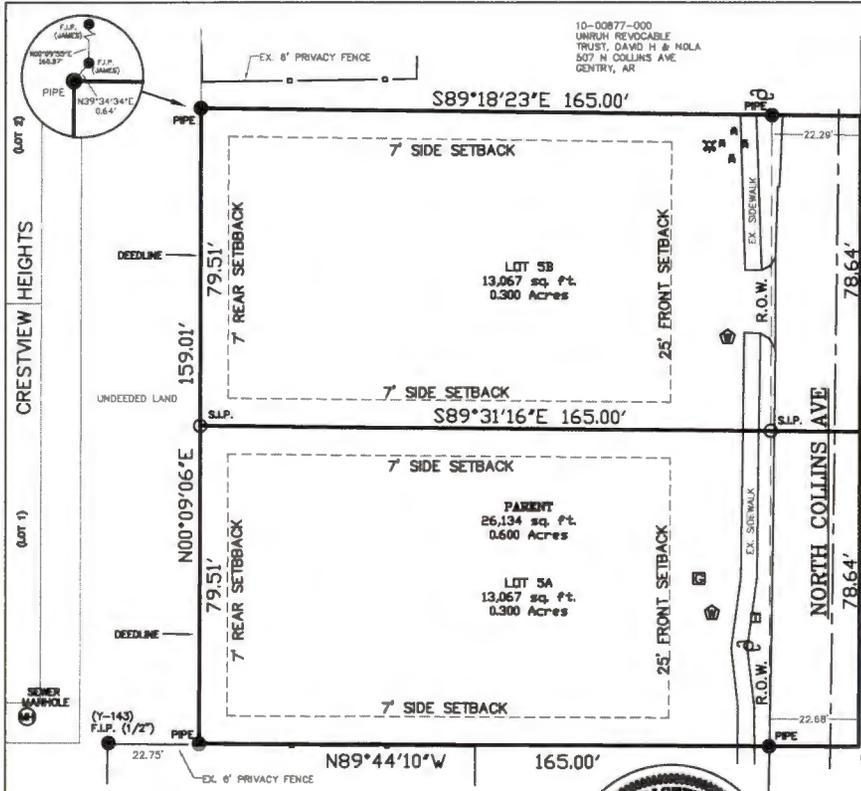
**FLOOD CERTIFICATION:**

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:05007C0370 J. REVISED DATE: FEBRUARY 17, 2007

- NOTES:**
1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
  2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES - NORTH ZONE AS PER GPS OBSERVATION.
  3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
  4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

Parcel Key No.	Parcel No.	Name	Address
1	15-01064-000	Sunset Ridge Homes LLC	8310 Wagon Wheel Rd Springdale, AR 72782
2	15-01783-000	ARK 'N' BIRMAH, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
3	15-01788-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
4	15-01789-000	Trade A Properties, LLC	4020 Cassation Cr Bentonville, AR 72712
5	15-01790-000	Trade A Properties, LLC	4020 Cassation Cr Bentonville, AR 72712
6	15-01791-000	Trade A Properties, LLC	4020 Cassation Cr Bentonville, AR 72712
7	15-01792-000	Jason Keith Walker	2517 Ridge St Gentry, AR 72734
8	15-01793-000	Trade A Properties, LLC	4020 Cassation Cr Bentonville, AR 72712
9	15-01794-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
10	15-01795-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
11	15-01796-000	YML LLC	713 Vesta St Gentry, AR 72734
12	15-01797-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
13	15-01798-000	Michael L & Wafel Kozak	713 Vesta St Gentry, AR 72734
14	15-01799-000	Richard Jay Wilkins	801 Vesta St Gentry, AR 72734
15	15-01800-000	Sam Yarbrough, Tracy B & Kevin Al Wood	2284 Chestwood Ct Gentry, AR 72734
16	15-01801-000	Crestview Investments, LLC	4511 Chestnut Dr Rogers, AR 72762
17	15-01802-000	Ashley Charlene Evans & Davy Lee Smith	2201 Chestwood Ct Gentry, AR 72734
18	15-01803-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
19	15-01804-000	Bob D Jarmon	3212 Applewood St Gentry, AR 72734
20	15-01805-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
21	15-01806-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
22	15-01807-000	County Lot, LLC	17 Varsity Pl Bella Vista, AR 72715
23	15-01808-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
24	15-01809-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
25	15-01810-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
26	15-01811-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
27	15-01812-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
28	15-01813-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
29	15-01814-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
30	15-01815-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
31	15-01816-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
32	15-01817-000	Sunset Ridge Homes, LLC	8310 Wagon Wheel Rd Springdale, AR 72782
33	15-13590-000	William B & Dale J Meek	20280 Deans Hill E Rd Gentry, AR 72734
34	15-13595-000	Dragage Land & Lunde Kay Roberts Co T, LLC	12212 Elderswood Rd Gentry, AR 72734
35	15-01818-000	Richard Jay Wilkins (E.U.)	1511 Chestwood Cr Gentry, AR 72734
36	15-13447-000	Dragage & Beene A, LLC	19413 W Hwy 12 Gentry, AR 72734



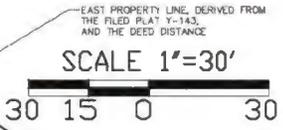


10-00877-000  
UNRUH REVOCABLE  
TRUST, DAVID H. & NOLA  
507 N COLLINS AVE  
GENTRY, AR

10-00884-000  
FOSTER REVOCABLE  
TRUST, B. MARINE  
409 N COLLINS AVE  
GENTRY, AR



SE CORNER  
LOT 5, W.C. HASTINGS  
SUBDIVISION  
(Y-143)



**LEGEND**

- S.I.P. SET IRON PIN (5/8")
- F.I.P. FOUND IRON PIN
- PIPE FOUND PIPE (1")
- PROPERTY LINE
- - - PRIVACY FENCE
- - - OLD LOT LINE
- - - RIGHT OF WAY
- - - BUILDING SETBACK
- ⊕ EXISTING WATER METER
- ☎ TELEPHONE BOX
- ⊕ GAS METER
- ⊕ POWER POLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE



**MCKEE DRIVE**

**OWNERS CERTIFICATION**

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ANY EASEMENTS NECESSARY FOR THE USE OF THE TRACT OWNERS AND FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

REPRESENTATIVE OF RLP DEVELOPMENTS, L.L.C.  
STATE OF ARKANSAS)  
COUNTY OF BENTON )  
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.  
NOTARY PUBLIC MY COMMISSION EXPIRES

**GENTRY PLANNING COMMISSION**

THIS LOT SPLIT HAS BEEN REVIEWED BY THE CITY OF GENTRY AND IS HEREBY APPROVED.

SECRETARY  
DATE: \_\_\_\_\_

**GENTRY CITY COUNCIL**

THIS LOT SPLIT IS HEREBY APPROVED BY THE CITY COUNCIL.

SECRETARY  
DATE: \_\_\_\_\_

**LOT 5A PROPERTY DESCRIPTION**

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5, W.C. HASTINGS'S SUBDIVISION TO THE CITY OF GENTRY, BENTON COUNTY, ARKANSAS; THENCE NORTH 89°44'10" WEST 165.00 FEET TO A FOUND PIPE; THENCE NORTH 00°09'08" EAST 79.51 FEET TO A SET IRON PIN; THENCE SOUTH 89°31'16" EAST 165.00 FEET TO A POINT IN NORTH COLLINS AVENUE; THENCE ALONG SAID AVENUE, SOUTH 00°08'57" WEST 78.64 FEET BACK TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 0.300 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF NORTH COLLINS AVE ALONG THE EAST PROPERTY LINE.

**LOT 5B PROPERTY DESCRIPTION**

COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, W.C. HASTINGS'S SUBDIVISION TO THE CITY OF GENTRY, BENTON COUNTY, ARKANSAS; THENCE THENCE NORTH 00°08'57" EAST 78.64 FEET TO A POINT IN NORTH COLLINS AVE, BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING NORTH COLLINS AVE, NORTH 89°31'16" WEST 165.00 FEET TO AN IRON PIN; THENCE NORTH 00°09'08" EAST 79.51 FEET TO AN FOUND PIPE; THENCE SOUTH 89°18'23" EAST 165.00 FEET TO A POINT IN NORTH COLLINS AVE, THENCE ALONG NORTH COLLINS AVE, SOUTH 00°08'57" WEST 78.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.300 ACRES MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF NORTH COLLINS AVE ALONG THE EAST PROPERTY LINE.

LOT SPLIT OF THE  
SOUTH ONE HALF OF LOT 5  
INTO LOTS 5A AND 5B  
W.C. HASTINGS SUBDIVISION

**FLOOD CERTIFICATION**

THIS PROPERTY DOES NOT LIE IN A TYPE "A" OR "AE" FLOOD ZONE AS SHOWN ON FEMA PANEL #0500700215 J, DATED SEPTEMBER 28, 2007.

**LAND SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ON THE 12TH DAY OF OCTOBER, 2020 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553

**SETBACK CHART R-2**

FRONT SETBACK 25'  
REAR SETBACK 7'  
SIDE SETBACK 7'

**PROPERTY DESCRIPTION**

THE SOUTH HALF 1/2 OF THE EAST 165 FEET OF LOT 5, W.C. HASTINGS'S SUBDIVISION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 33 WEST TO THE CITY OF GENTRY, BENTON COUNTY, ARKANSAS.

**NOTES**

1. PARENT DEED FILED IN DEED RECORD L2020 AT PAGE 24216.
2. PROPERTY IS COUNTY TAX PARCEL #10-00878-000
3. NO EASEMENT SEARCH HAS BEEN MADE OF THIS PROPERTY. ONLY THOSE EASEMENTS ARE SHOWN THAT ARE VISIBLE AT THE TIME OF THIS SURVEY.
4. THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF A SURVEY FILED FOR RECORD AT BOOK 2008 AT PAGE 310.

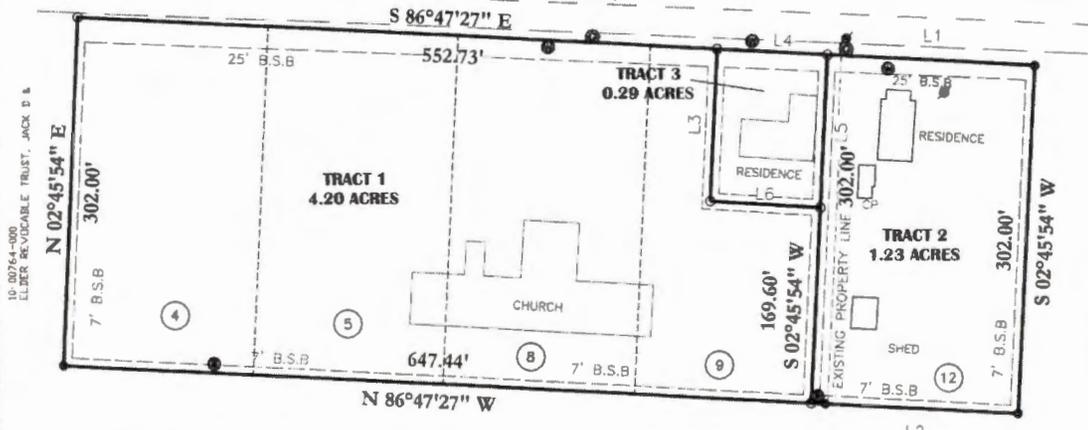
LOT SURVEY		REVISIONS		
OWNER:		No.:	BY:	DATE:
RLP DEVELOPMENTS LLC				
P.O. BOX 3207				
BENTONVILLE, AR 72712				
DRAWN BY: DP/ZS	DATE: 10/12/20			
CHECKED BY: [Signature]	JOB No.: 2020434			
SCALE: 1"=30'	SHEET: 1			

10-01152-000  
GENTRY DG LLC

10-01151-000  
STEELE DEVELOPMENT INC

10-00869-000  
GIBBS REVOCABLE TRUST, ELLEN

CENTERLINE E MAIN STREET (50' R.O.W.)



### LEGEND

These standard symbols may be found in the drawing.

- GAS METER
- POWER POLE
- PROPANE TANK
- FOUND IRON PIN
- SET IRON PIN
- WATER METER

FILING BLOCK

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 86°47'27" E	177.75'
L2	N 86°47'27" W	177.75'
L3	N 02°45'30" E	131.57'
L4	S 86°47'27" E	94.72'
L5	S 02°45'30" W	132.40'
L6	N 86°17'22" W	94.73'



GENTRY PLANNING COMMISSION:

This plat is hereby approved by the Gentry City Counsel 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: 05007C0215 J, REVISED 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, 2020.

### NOTES:

10-00764-000  
ELLER REVOCABLE TRUST, JACK B & LARRY FAMILY REVOCABLE LIVING TRUST-LARRY D & JEDAN A

10-00770-000  
GREGORY, ANDREW J & BRANDY R

10-00770-000  
HIGSON, CHRISTOPHER BRENT

10-00771-000  
TEMPLE, RICHARD C & WILAI

- 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.

### VICINITY MAP



### SURVEY DESCRIPTION:

PIERSON'S ADDITION, BLOCK 6, LOTS 4,5,8,9,12, GENTRY, ARKANSAS

### LEGAL DESCRIPTION TRACT 1:

BEGINNING AT THE NW CORNER OF LOT 4 ; THENCE S 86°47'27" E 552.73'; THENCE S 02°45'54" W 131.57'; THENCE S 86°17'22" E 94.73'; THENCE S 02°45'54" W 169.60'; THENCE N 86°47'27" W 647.44'; THENCE N 02°45'54" E 302.00'; TO THE POINT OF BEGINNING AND CONTAINING 4.20 ACRES

### LEGAL DESCRIPTION TRACT 2:

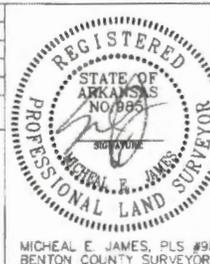
BEGINNING AT THE NE CORNER OF LOT 12 ; THENCE S 02°46'54" W 302.00'; THENCE N 86°47'27" W 177.73'; THENCE N 02°45'54" E 302.00'; THENCE S 86°47'27" E 177.75'; TO THE POINT OF BEGINNING AND CONTAINING 1.23 ACRES

### LEGAL DESCRIPTION TRACT 3:

BEGINNING AT A POINT N 86°47'27" W 11.97' FROM THE NE CORNER OF LOT 9 ; THENCE S 02°45'54" W 132.40'; THENCE N 86°17'22" W 94.73'; THENCE N 02°45'54" E 131.57'; THENCE S 86°47'27" E 94.71'; TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES

PROPERTY ADDRESS: 821 E MAIN STREET, GENTRY, AR. 72734 PARCEL #10-00768-000

REVISION #1:  
REVISION #2:  
REVISION #3:  
DRAWN BY: MUF  
CHECKED BY: MEJ  
**ZONE R-2**



### TRACT SPLIT AND LOT LINE ADJUSTMENT FOR ASSEMBLY OF GOD

PIERSON'S ADDITION, BLOCK 6, LOTS 4,5,8,9,12 SECTION 26, TOWNSHIP 19 NORTH, RANGE 34 WEST BENTON COUNTY, ARKANSAS

James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838	DATE: OCTOBER 28, 2020. SCALE: 1"= 100' JOB NUMBER: JSI6272A FILE NAME: JSI6272A.DWG
----------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

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

MICHAEL E. JAMES, PLS #985  
BENTON COUNTY SURVEYOR