

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

**THURSDAY, MAY 20, 2021**

**PUBLIC HEARING**

Rezone: Parcel# 10-00416-000 (R-0 to C-2)  
2 Patriots LLC:121 S Nelson Ave.

**PUBLIC HEARING**

Special Use Permit: Parcel# 10-00788-001: 105 S Gentry Blvd.  
McKee Foods Corporation

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- April 15, 2021- regular meeting

\*2 Patriots LLC: Rezone- Parcel# 10-00416-000: 121 S Nelson Ave.

\*McKee Foods Corporation: Special Use Permit- Parcel# 10-00788-001

\*Sam Long & Aet Rajsombath: Tract Split- Parcel# 18-13562-000

\*Netzel Revocable Trust- Raymond & Teresa: Lot Split- Parcel# 18-13587-000

\*Lovejoy: Szarapow Revocable Trust: Lot Split- Parcel# 10-00148-519

# AFFIDAVIT OF PUBLICATION

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

City of Gentry  
PH 2 Patriots

was published in the following weekly paper(s):

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

Of general and bona fide circulation in Benton County, Arkansas

Date(s) of Publication: May 5, 2021

Publication Charges: \$38.16

Brittany Smith  
Brittany Smith

Subscribed and sworn to before me  
This 5 day of May, 2021.

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

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

**\*\*NOTE\*\***  
Please do not pay from Affidavit.  
Invoice will be sent.

**Public Notice**  
You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on May 20, 2021 at 7:00 p.m. at the Gentry Court Chambers, located at 112 E Main Street, Gentry, AR 72734. This hearing is to consider a request by 2 Patriots LLC to rezone parcel # 10-00416-000, located at 121 S Nelson Ave. 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. May 20, 2021  
City of Gentry Administration  
75411304 May 5, 2021

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

City of Gentry  
PH McKee Foods

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This 5 day of May, 2021.

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

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

**\*\*NOTE\*\***  
Please do not pay from Affidavit.  
Invoice will be sent.

Public Notice  
You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on Thursday May 20, 2021 at 7:00 p.m. at the Gentry Council Chambers, 112 E. Main St. Gentry, AR 72734. This hearing is to review a special use permit requested by McKee Foods Corporation for parcel #10-00788-001, 105 S Gentry Blvd, Gentry, AR 72734. 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.  
May 20, 2021  
City of Gentry Administration  
75411301 May 5, 2021

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, APRIL 16, 2020**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on April 16, 2020 at 7:00 p.m. for a virtual meeting at various locations including, the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

**MEMBERS PRESENT**

Paul Church  
Jim Kooistra  
Jay Williams  
Wanda Meyer  
Mike Parks  
Tammie Runyan

**MEMBERS ABSENT**

Danny Feemster

**Others in Attendance:** City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson and Gene James.

**PUBLIC HEARING**

At this time, Chairman Mike Parks stated the Public Hearing was open for discussion regarding RLP Development, LLC's request for Special Use Permit, for 1415 S.W. Gentry Blvd., to allow the existing residence to be used as a real estate office while building and selling lots. There being no public comments:

**Motion:** Runyan- to adjourn the public hearing

**Second:** Williams

**The public hearing portion of this meeting was closed.**

At this time, Chairman Mike Parks announced the regular meeting for Planning & Zoning would commence.

<b>Roll Call:</b> Church-Present	Feemster- Absent	Kooistra-Present	Parks-Present
Williams-Present	Meyer- Present	Runyan- Present	

**Minutes of the March 26, 2020 Regular Meeting:**

**Motion:** Williams- To accept the minutes as presented

**Second:** Meyer

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

**Motion passed.**

**1) Special Use Permit RPL Development, LLC**

**Motion:** Kooistra- to accept the request for Special Use Permit; with a 2 year limit

**Second:** Williams

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

**Motion passed.**

**2) Ritter, Jerry & Sandra & Clark, Carl- Lot Split Parcel# 18-13677-003**

After review and consideration and lengthy discussion of the changes presented specifically a newly acquired 50' easement on the South side of the property:

**Motion:** Williams- to approve the tract split

**Second:** Church

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

**Motion passed.**

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

**Motion:** Church- to adjourn this meeting

**Second:** Kooistra

**All in Favor-** yes

**NONE Opposed**

**Motion passed, meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk

---

Mike Parks, Planning Committee Chairman

---

**Permit #:** 1704  
**Address:** 121 S NELSON AVE  
**City:** GENTRY AR  
**State:**  
**Zip:**

**Receipt #:** 1649  
**Date:** 04/21/2021  
**Paid By:** 2 Patriots LLC

**Description:** 1002

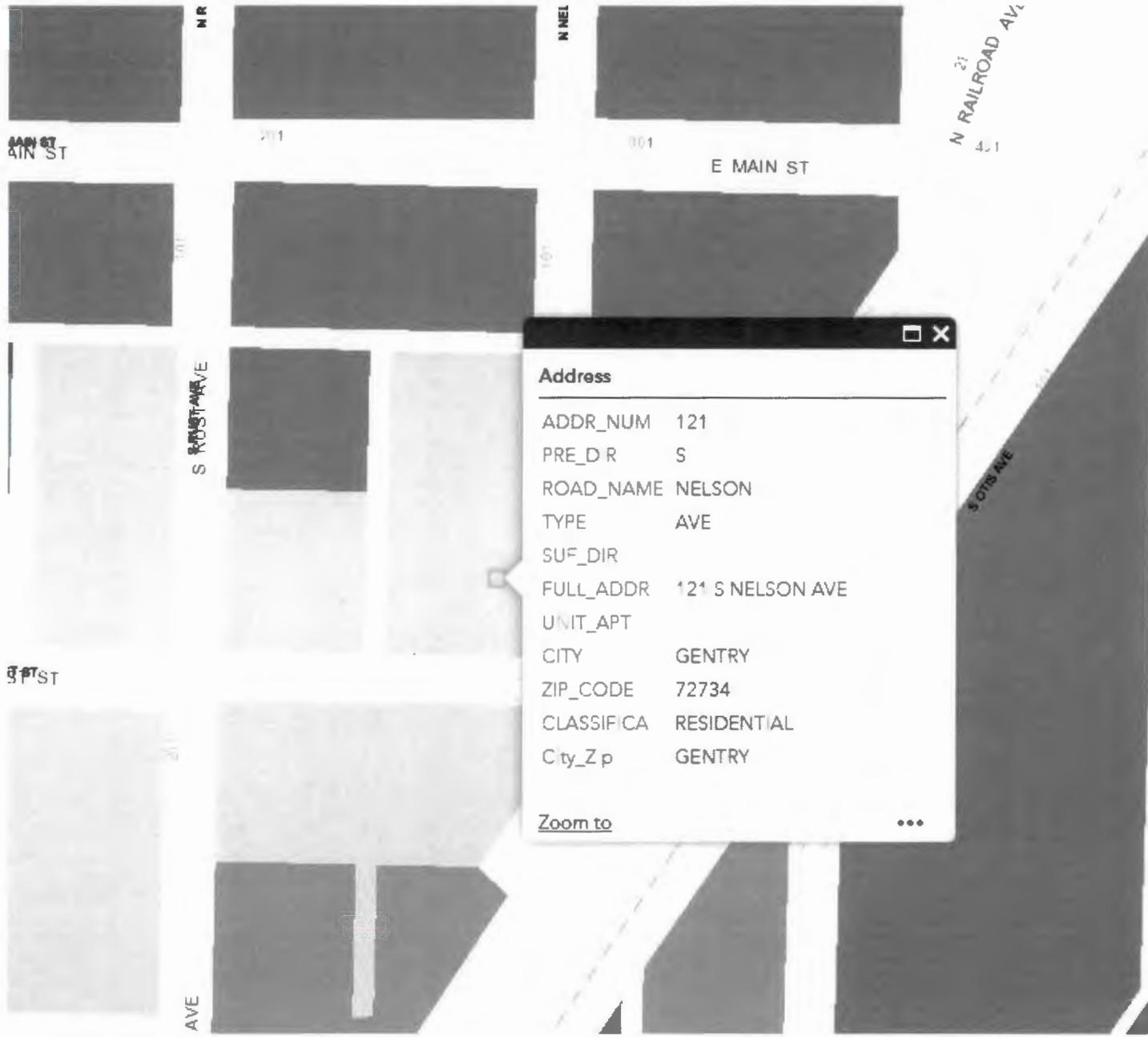
**Payment Type:** Check

**Payment Type Description:**

**Accepted By:** Marisa Pair

**Fees Paid**

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Rezone Request		0.00	75.00	75.00
			<b>Total:</b>	<b>\$75.00</b>







## City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	2 Patriots LLC
Address or Parcel #	121 S Nelson Ave 10-00416-000
Mailing Address	301 Poplar Road Lenteston, AR 72719
Phone Number	606-923-6618
Current Zoning	Residential-O
Proposed Zoning	C-2
10 Scaled Drawings	

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

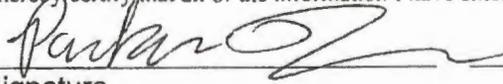
I consider the land suitable for all of the uses allowed in the zoning district being requested.

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

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

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

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

 4/21/21  
Signature Date

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

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

Staff Use Only:	
Date Application Submitted	4/21/21
PC Meeting Date	5/20/21
Fee Paid (\$75.00)	
Date Ad Ran in Newspaper	
Date Signs Placed	
Property Owner Listing	

Gentry Rezone Application

**NOTICE OF INTENT TO REZONE**

(Name) Parker Touchton (2 Patriots LLC)

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from Residential to Commercial

The legal description of the property is as follows: Lot 19-21 Block 32 Parcel 10-00416-000

The common description of the property is: 1215 Nelson Ave Gentry AR

Proposed land use: This is a commercial building that should of never been residential.

Reason for zone request change: Same as above

Adjacent land owners listing: on back

Planning & Zoning Committee		
Request Approved	YES	NO
Date		
Initials		

City Council Action		
Petition Accepted	YES	NO
Ordinance Number		
Date		
Initials		

Brenda Flores  
Cassidy Hinkle  
Derek Wayne Holtz, Cynthia Mare  
Robert & Robin Eckert  
MY Construction  
Douglas & Serena Amath  
& Patriots LLC  
Madison Chamberland

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



# Special Use Permit Application

Application Instructions - Please fill this form out completely and submit all required information. There is a \$35.00 fee for appeal.

**PROPERTY INFORMATION:**

**PERMIT NUMBER:** \_\_\_\_\_

Property Address: 105 S. GENTRY BLVD.

Type of Use Proposed: NEW CONSTRUCTION IS NOT 15' FROM PROPERTY LINE.

Residential  Commercial  
Circle One

Parcel # (if known) 10-00788-001

**APPLICANT INFORMATION:**

Applicant Name: McKee Foods Corporation Phone Number: (479) 736-2601

Address: 555 Mc Kee DR. GENTRY City/State: ARKANSAS

**Owners of adjacent Properties:**

Name: Grand Savings Bank Mailing Address: 101 S. GENTRY BLVD. GENTRY, AR. 72734

Name: EVANS REVOCABLE TRUST, DONALD G. Mailing Address: S. MCKINNON AVE GENTRY, AR. 72734

Name: ROBERTS, JOHN T & WILMA L. Mailing Address: 121 GENTRY BLVD. GENTRY, AR 72734

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

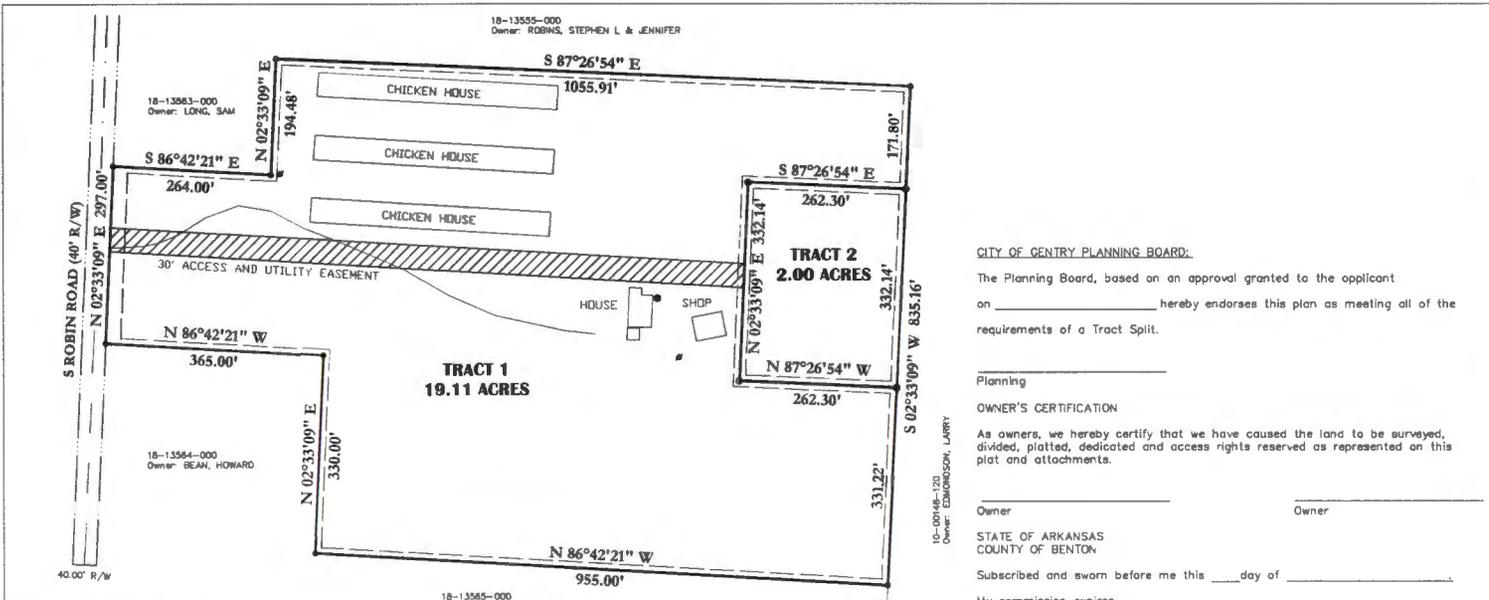
(Please continue on back if more.)

A notice of a public hearing by the Planning Commission on the proposed will be published in the paper at least fifteen (15) days prior to the public hearing. The city shall post a sign which states, "Special use permit requested for this property," in a prominent place within the street right-of-way at the front of the property. The Planning Commission shall determine the nature and condition of all adjacent uses and structures and whether the proposed use will cause no change, an improvement, or an adverse effect upon the adjacent property relative to traffic volume, noise, sight, sound, aesthetic value, and economic value. All special use permits shall be reviewed one year from the time of issue and annually thereafter by the Planning Commission. The holder of the special use permit shall be notified of all annual and special reviews by certified mail at least fifteen (15) days prior to review.

[Signature] 4-21-21  
 Signature of Owner Date

**OFFICE USE ONLY**

Permit	Check _____ Surcharge	Cash Card Holder	Credit Card Penalty	Total



**SURVEY DESCRIPTION PARENT TRACT:**  
 A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 02°33'09" E 328.97' FROM THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 11; THENCE S 02°33'09" W 835.16'; THENCE N 86°42'21" W 955.00'; THENCE N 02°33'09" E 330.00'; THENCE N 86°42'21" W 365.00'; THENCE N 02°33'09" E 297.00'; THENCE S 86°42'21" E 264.00'; THENCE N 02°33'09" E 194.48'; THENCE S 87°26'54" E 1055.91'; TO THE POINT OF BEGINNING AND CONTAINING 21.11 ACRES.

**SURVEY DESCRIPTION TRACT 1:**  
 A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**SURVEY DESCRIPTION TRACT 2:**  
 A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 02°33'09" E 660.19' FROM THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 11; THENCE N 02°33'09" E 332.14'; THENCE S 87°26'54" E 262.30'; THENCE S 02°33'09" W 332.14'; THENCE N 87°26'54" W 262.30'; TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

**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, 2021.

**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.

- NOTES AND WAIVERS:**
- 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 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.

SE CORNER  
 SE 1/4 NW 1/4  
 SECTION 11  
 T-17-N R-32-W

**CITY OF GENTRY PLANNING BOARD:**  
 The Planning Board, based on an approval granted to the applicant on \_\_\_\_\_ hereby endorses this plan as meeting all of the requirements of a Tract Split.

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

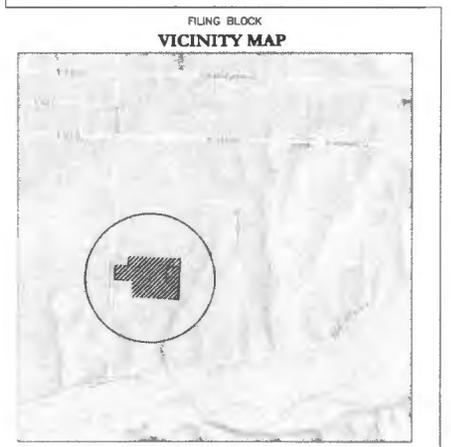
My commission expires \_\_\_\_\_

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

**40' ACCESS AND UTILITY EASEMENT**  
 A 40' ACCESS AND UTILITY EASEMENT ACROSS PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING 20' ON EACH SIDE OF A CENTERLINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

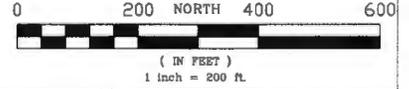
BEGINNING AT A POINT N 02°33'09" E 328.97'; THENCE N 86°42'21" W 955.00'; THENCE N 02°33'09" E 330.00'; THENCE N 86°42'21" W 365.00'; THENCE N 02°33'09" E 173.83' FROM THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 11 TO THE POINT OF BEGINNING THENCE S 86°42'21" E 1057.68' TO THE POINT OF TERMINATION.

PROPERTY ADDRESS: 12278 ROBIN ROAD, GENTRY, AR. 72734 PARCEL: # 18-13562-000	
REVISION #1:	500-18N-33W-0-11-420-04-0985
REVISION #2:	
REVISION #3:	
DRAWN BY: MJF	
CHECKED BY: MEJ	
IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.	
MICHAEL E. JAMES, PLS #985 BENTON COUNTY SURVEYOR	

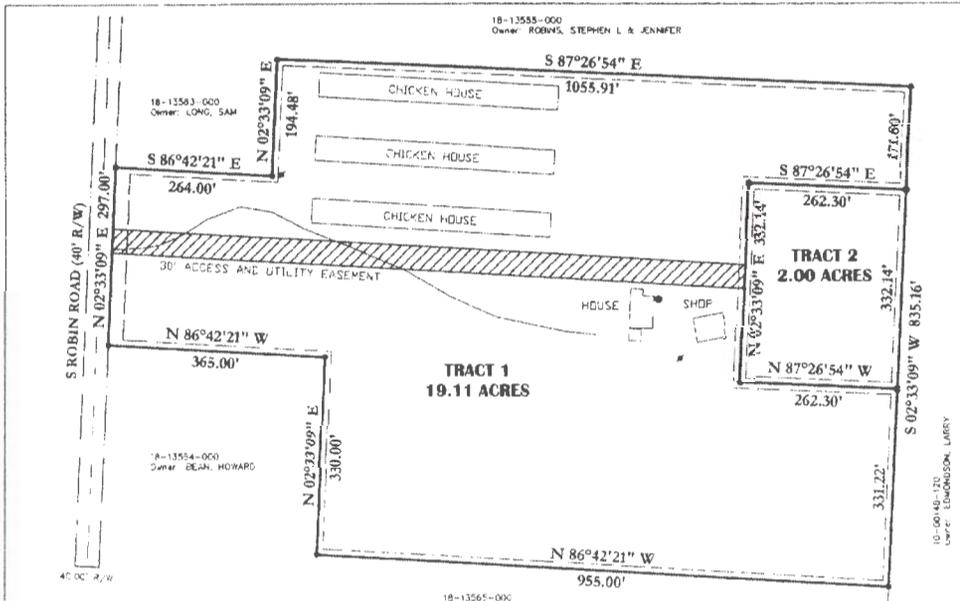


**LEGEND**

- These standard symbols may be found in the drawing.
- FOUND STONE
  - ALUMINUM MONUMENT
  - FOUND IRON PIN
  - SET IRON PIN
  - ▲ FOUND RAILROAD SPIKE
  - WELL
  - GAS METER
  - POWER POLE



<b>TRACT SPLIT FOR SAM LONG</b> PART OF THE SE 1/4 OF THE NW 1/4 SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS	
James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838	DATE: APRIL 27, 2021 SCALE: 1"= 200' JOB NUMBER: JSI6497A FILE NAME: JSI6497.DWG



**SURVEY DESCRIPTION PARENT TRACT:**  
 A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT N 02°33'09\"/>

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 BEGINNING AT A POINT N 02°33'09\"/>

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 BEGINNING AT A POINT N 02°33'09\"/>

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

**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, 2021.

**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: 050070215 J, REVISED DATE: SEPTEMBER 29, 2007).

**CITY OF GENTRY PLANNING BOARD:**  
 The Planning Board, based on an approval granted to the applicant on \_\_\_\_\_ hereby endorses this plan as meeting all of the requirements of a Tract Split.

**OWNER'S CERTIFICATION:**  
 As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, deeded and access rights reserved as represented on this plat and attachments.

Owner: \_\_\_\_\_  
 Owner: \_\_\_\_\_

STATE OF ARKANSAS  
 COUNTY OF BENTON

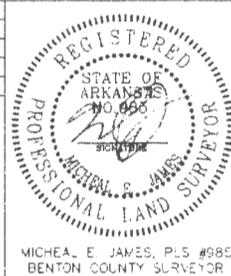
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_

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

Notary Public

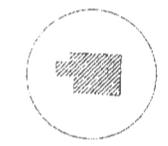
**30' ACCESS AND UTILITY EASEMENT:**  
 A 30' ACCESS AND UTILITY EASEMENT ACROSS PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING 15' ON EACH SIDE OF A CENTERLINE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT N 02°33'09\"/>

REVISION #1:	PROPERTY ADDRESS: 12275 ROBIN ROAD, GENTRY, AR. 72734 PARCEL # 18-13562-000
REVISION #2:	SUB-8N-33W-0-11-420-04-0985
REVISION #3:	
DRAWN BY: MJF	
CHECKED BY: MEJ	



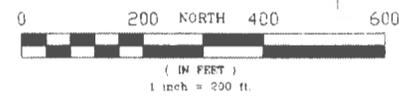
<b>TRACT SPLIT FOR SAM LONG</b>	
PART OF THE SE 1/4 OF THE NW 1/4 SECTION 11, TOWNSHIP 18 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS	
James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838	DATE: APRIL 27, 2021 SCALE: 1"=200' JOB NUMBER: JS16497A FILE NAME: JS16497.DWG

FILING BLOCK  
 VICINITY MAP



**LEGEND**

- These standards symbols may be found in the drawing.
- FOUND STONE
  - ▲ ALUMINUM MONUMENT
  - FOUND IRON PIN
  - SET IRON PIN
  - ⊕ FOUND RAILROAD SPIKE
  - WELL
  - GAS METER
  - POWER POLE



# 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: 12278 Robin Rd, Gentry, AR 72734

Property Zone: \_\_\_\_\_ Parcel #'s 18-13562-000

## APPLICANT CONTACT INFORMATION:

Applicant Name: Sam Long Email Address: \_\_\_\_\_ Phone Number: 790 4666

Address: 12278 Robin Rd City/State: Gentry, AR

## Criteria for Approval:

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

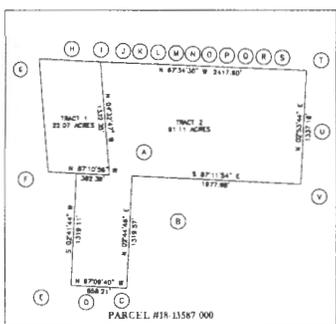
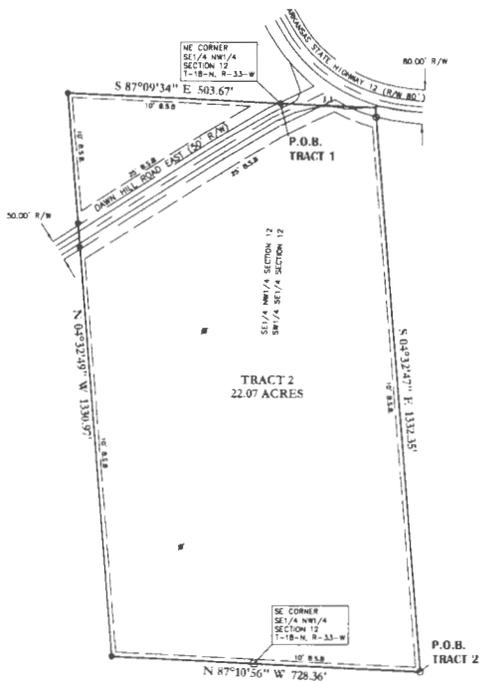
The following information shall be included on any informal plat submitted to the City of Gentry:

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

*The Planning Commission meets the 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.*

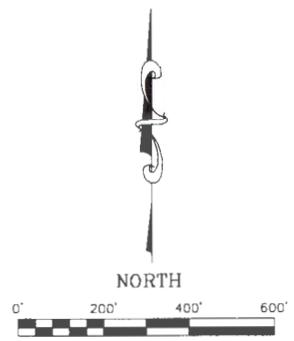
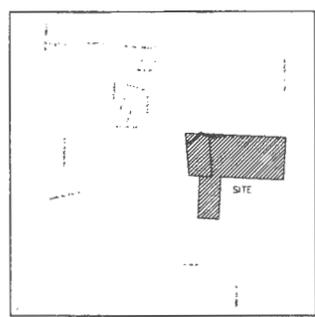
Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	S 87°34'30" E	224.53

FILING BLOCK



**ADJACENT OWNERS**

- |   |   |
|---|---|
| A. 18-13687-000<br>NEELY, MICHAEL TRUST -<br>RANCHO S & TERESA A<br>2415 W HWY 12 | L. 18-13681-000<br>DEAN, RANDOLPH L & BLANCHÉ L &<br>DEAN, SHARL I & DEAN, KELLY R<br>1800 W HWY 12 |
| B. 18-13688-000<br>ROODER, BRUCE B & SHEILA J<br>1345 FARMPLANT RD                | M. 18-13685-000<br>DEAN, RAY L & BLANCHÉ L<br>1800 W HWY 12   |
| C. 18-13691-000<br>STROCKER, ROGER L &<br>BALDWIN<br>1820 FARMPLANT RD            | N. 18-13578-000<br>HARRISON, J R & MARTHA<br>1800 W HWY 12  |
| D. 18-13692-000<br>BUTLER, ANN A &<br>LEON COOK<br>1870 JACKSON RD                | O. 18-13376-000<br>BETHEA, DEBRA H & SANDY<br>TODD W HWY 12   |
| E. 18-13686-000<br>SWINIS, ERIC & JENICA<br>1800 JACKSON RD                       | P. 18-13377-000<br>CLISS, MARL L & MARICE A<br>1842 W HWY 12  |
| F. 18-13694-000<br>COOK, KEVIN<br>1897 DASH HILL EAST RD                          | Q. 18-13378-000<br>HELL, RICHARD D & ALICE D<br>1800 W HWY 12                                       |
| G. 18-13689-000<br>MORTIMER, DEBRA B & JAKE<br>1800 DASH HILL EAST RD             | R. 18-13375-000<br>BUTLER, C DONALD<br>1804 W HWY 12  |
| H. 18-13683-000<br>STROCKER, ROGER L &<br>BALDWIN<br>1800 W HWY 12                | S. 18-13374-000<br>WILKINSON, ROBERT<br>1278 ROY JOHN FARM RD                                       |
| I. 18-13686-000<br>DARRETT, DAHM<br>1874 W HWY 12                                 | T. 18-10772-000<br>BROWN, MARK & ANN<br>1238 ROY JOHN FARM RD                                       |
| J. 18-13684-000<br>DARRETT, DAHM<br>1874 W HWY 12                                 | U. 18-10771-000<br>BROWN, SANDY P JR &<br>BROWN, LORAN<br>W HWY 12                                  |
| K. 18-13682-000<br>BROWN, ERIC & JENICA<br>1300 FARMPLANT RD                      | V. 18-10774-000<br>BROWN, ERIC & JENICA<br>1300 FARMPLANT RD  |

**ENTRY PLANNING COMMISSION**

This plat 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**

TRACTS 1 AND 2 ARE NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN. TRACT 3 IS PARTIALLY LOCATED IN 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: 05007C0215 J EFFECTIVE DATE: SEPTEMBER 28, 2007.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MARCH 18, 2021

NO ZONING

**SURVEY DESCRIPTION PARENT TRACT (PARCEL #18-13587-000)**

THE SOUTH HALF OF THE NORTH-EAST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 12, THENCE N 87°10'56" W 335.97'; THENCE N 04°32'47" W 1331.00'; THENCE S 87°09'34" E 503.64'; THENCE S 87°34'30" E 264.216'; THENCE S 02°53'44" W 1337.16'; THENCE N 87°11'54" W 1977.96'; THENCE S 02°44'46" W 1319.57'; THENCE N 87°09'40" W 658.21'; THENCE N 02°41'44" E 1319.11' TO THE POINT OF BEGINNING AND CONTAINING 113.179 ACRES.

**SURVEY DESCRIPTION TRACT 1**

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°10'56" E 392.39' FROM THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 12; THENCE N 87°10'56" W 726.36'; THENCE N 04°32'49" W 1330.97'; THENCE S 87°09'47" E 503.66'; THENCE S 87°34'30" E 224.53'; THENCE S 04°32'47" E 1332.35' TO THE POINT OF BEGINNING AND CONTAINING 22.07 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO THE RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 12 AND TO ANY EASEMENT OF RECORD.

**SURVEY DESCRIPTION TRACT 2**

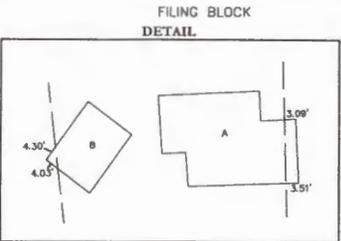
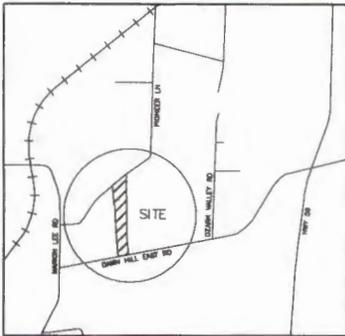
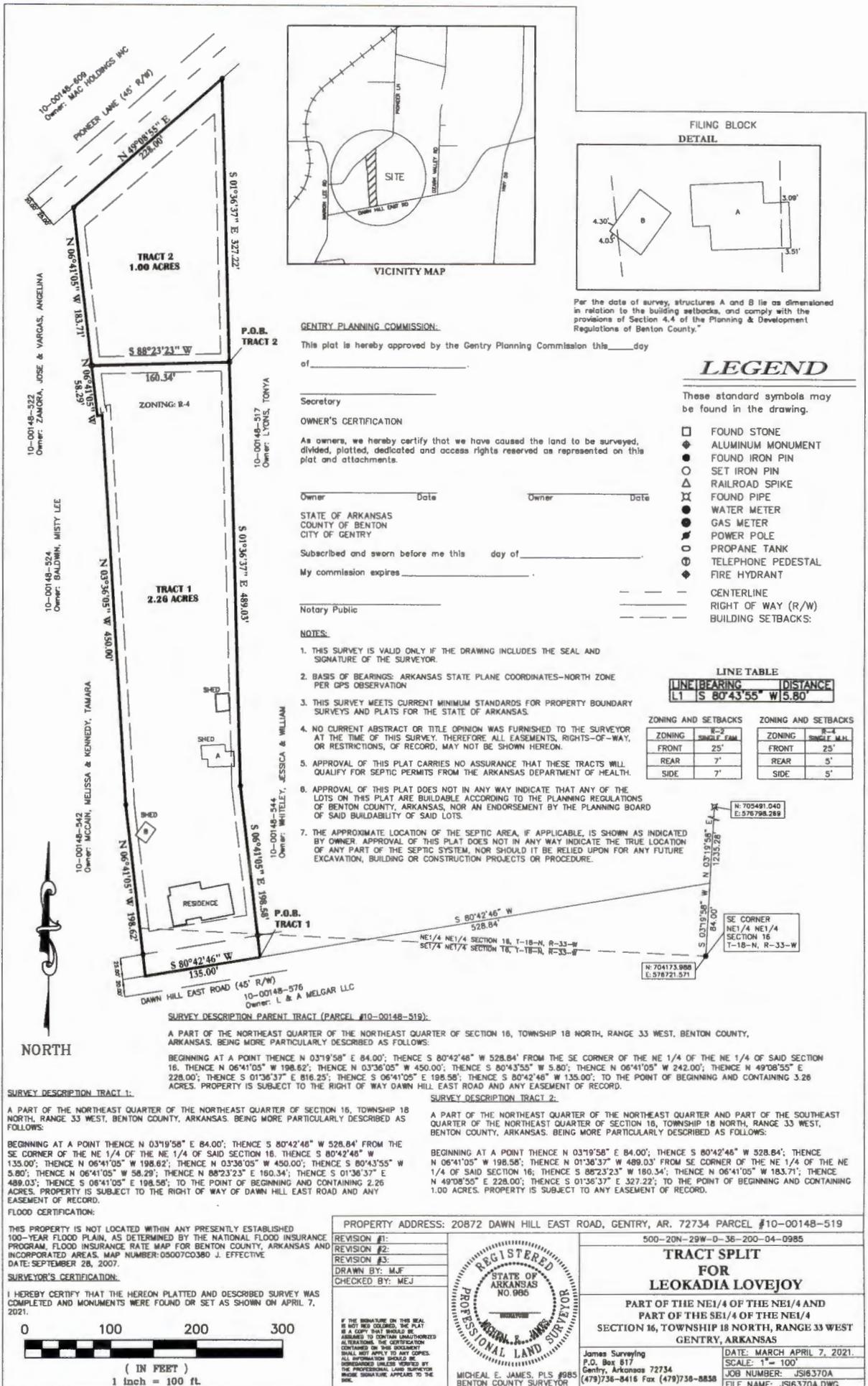
THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°12'05" E 659.37' FROM THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 12; THENCE S 02°41'44" W 1319.11'; THENCE S 87°09'40" E 658.21'; THENCE N 02°44'46" E 1319.57'; THENCE S 87°11'54" E 1977.96'; THENCE N 02°53'44" E 1337.16'; THENCE N 87°34'30" W 2417.60'; THENCE S 04°32'47" E 1332.35'; THENCE N 87°10'56" W 392.39' TO THE POINT OF BEGINNING AND CONTAINING 91.106 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 12 AND 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 RECORD.

PROPERTY ADDRESS: 18473 HIGHWAY 12, GENTRY, AR. 72734 PARCEL #18-13587-000	
REVISION #1: 5/3/21	500-18N-33W-0-12-102-04-0985
REVISION #2:	
REVISION #3:	
DRAWN BY: MEJ	<b>TRACT SPLIT FOR RAY NETZEL</b>
CHECKED BY: MEJ	PART OF SECTION 12 TOWNSHIP 18 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS
	James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838
	DATE: MARCH, 2021
	SCALE: 1" = 200'
	JOB NUMBER: JS1646RA FILE NAME: JS1646RA.DWG



Per the date of survey, structures A and B file as dimensioned in relation to the building setbacks, and comply with the provisions of Section 4.4 of the Planning & Development Regulations of Benton County."

**GENTRY PLANNING COMMISSION:**

This plat 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 GENTRY  
CITY OF GENTRY  
Subscribed and sworn before me this \_\_\_ day of \_\_\_\_\_  
My commission expires \_\_\_\_\_

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

**NOTES:**

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

**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:

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 80°43'55" W	5.80'

ZONING AND SETBACKS		ZONING AND SETBACKS	
ZONING	R-2 SINGLE F. FAM.	ZONING	R-4 SINGLE F. M.H.
FRONT	25'	FRONT	25'
REAR	7'	REAR	5'
SIDE	7'	SIDE	5'

**NORTH**

**SURVEY DESCRIPTION TRACT 1:**

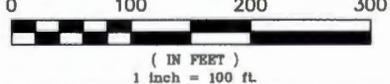
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT THENCE N 03°19'58" E 84.00'; THENCE S 80°42'46" W 528.84' FROM THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 16, THENCE N 06°41'05" W 198.82'; THENCE N 03°36'05" W 450.00'; THENCE S 80°43'55" W 5.80'; THENCE N 06°41'05" W 242.00'; THENCE N 49°08'55" E 228.00'; THENCE S 01°36'37" E 816.25'; THENCE S 06°41'05" E 198.58'; THENCE S 80°42'46" W 135.00'; TO THE POINT OF BEGINNING AND CONTAINING 2.26 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF DAWN HILL EAST ROAD AND ANY EASEMENT OF RECORD.

**SURVEY DESCRIPTION TRACT 2:**

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT THENCE N 03°19'58" E 84.00'; THENCE S 80°42'46" W 528.84'; THENCE N 06°41'05" W 198.58'; THENCE N 01°36'37" W 489.03' FROM SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 16; THENCE S 86°23'23" W 180.34'; THENCE N 06°41'05" W 183.71'; THENCE N 49°08'55" E 228.00'; THENCE S 01°36'37" E 327.22'; TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

**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: 05007CD380 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 APRIL 7, 2021.



PROPERTY ADDRESS: 20872 DAWN HILL EAST ROAD, GENTRY, AR, 72734 PARCEL #10-00148-519

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



500-20N-29W-0-36-200-04-0985

**TRACT SPLIT FOR LEOKADIA LOVEJOY**

PART OF THE NE1/4 OF THE NE1/4 AND PART OF THE SE1/4 OF THE NE1/4 SECTION 16, TOWNSHIP 18 NORTH, RANGE 33 WEST, GENTRY, ARKANSAS

James Surveying  
P.O. Box 817  
Gentry, Arkansas 72734  
(479)736-8416 Fax (479)736-8838

DATE: MARCH APRIL 7, 2021.  
SCALE: 1" = 100'  
JOB NUMBER: JS18370A  
FILE NAME: JS18370A.DWG