

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

THURSDAY, APRIL 15, 2021

PLANNING COMMISSION

- Roll Call
- Review of Minutes- March 18, 2021- regular meeting

*Howard & Caroline Riggs: Parcel# 18-13338-000: Lot Line Adjustment

*Oscar & Bibiana Mancía: Parcel# 18-13340-000: Lot Line Adjustment

*Ray Netzel: Parcel# 18-13587-000: Tract Split

*Richard & Rocklynn Vanatta: Parcel# 18-13877-001: Lot Line Adjustment

*Leokadia Lovejoy: Parcel# 10-00148-515: Lot Line Adjustment

*Leo & Sondra Nash: Parcel# 18-13862-006: Lot Line Adjustment

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, MARCH 18, 2021

The Planning and Zoning Commission of the City of Gentry, Arkansas met on March 18, 2021 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order and announced the public hearing:

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

Others in attendance: City Attorney Joel Kurtz, City Clerk Jenny Trout, Rick Parker, Mr. and Mrs. James Ferguson, Janie Parks, Mark Smithson, Maxine Foster, James Krein, Cheryl Smith, Jayne Kooistra, Barry Jarnigan and others.

PUBLIC HEARING

Special Use Permit Parcel# 10-00416-000 & 10-00423-000
Eric Holland: Radius Woodworks, LLC 121 S. Nelson Ave.

Currently this area is zoned R-0. Mr. Holland is requesting a special use permit in order to operate a custom cabinet shop without the use of the residence.

There being no further comments, this portion of the public hearing was closed.

PUBLIC HEARING

Special Use Permit Parcel# 10-00120-002
Phillip Merworth, Grand Estates, LLC

This area is zoned commercial. Mr. Merworth is requesting a special use permit in order to build 2 triplexes, or 3 duplexes.

There being no further comments, this portion of the public hearing was closed.

PUBLIC HEARING

**Gentry Zoning Ordinance: Amendments & Rezone
Proposed RN- Residential Neighborhood**

Rick Parker spoke concerns of the possibility of commercial building moving into the area, if the new zoning isn't passed. Discussion was held of the possibility of a historic district, being designated in the future. James Ferguson asked the commission to consider reducing the R-0 area, to the alley behind Arvest Bank, or to make a covenant for office or single residence use; consideration of no chain link fences in the front yards and, no yard parking of semi-trucks, or anything larger than a utility vehicle. Nathan Kennedy voiced is appreciation to all for maintaining the single-family residential area; and Barry Jarnigan raised questions about lot sizes.

There being no further comments, this portion of the public hearing was closed, and the regular meeting of the Planning and Zoning Commission began with roll call:

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, and others.

Review of the Minutes of the February 18, 2021 Regular Meeting:

Motion: Church- To approve the minutes as written

Second: Kooistra

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

Motion Passed.

Review of the minutes of the February 24, 2021 Special Meeting:

Motion: Runyan- to approve the minutes as presented

Second: Meyer

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

Motion passed.

**1). Eric Holland: Radius Woodworks, LLC Parcel# 10-00416-000 & 10-00423-000
Special Use Permit**

After discussion and consideration:

Motion: Church-to approve the special use permit to allow use of the building for a cabinet shop and to dissolve use of the apartment

Second: Kooistra

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

Motion Passed.

2). Grand Estates: Phillip Merworth: Parcel# 10-00120-002- Special Use Permit

After discussion:

Motion: Williams - to approve the special use permit

Second: Meyer

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

Motion passed.

3). Review of new RN (Residential Neighborhood): Amendment to Zoning Code

After review and consideration:

Motion: Church- to send to City Council as written

Second: Kooistra

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

Motion passed.

4). Rezone of the same area: Collins to Railroad & McKee to Arkansas St.

After review and discussion:

Motion: Williams- If the R-0 zone passes, recommend to City Council for rezone to R-N

Second: Kooistra

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

Motion passed.

5). Grand Estates Phase 2 Final; Parcel# 10-00120-002: Subdivision

After review and discussion:

Motion: Meyer- to approve final plat with stipulations: covenants are to be amended and the legal description is to be corrected before recording

Second: Feemster

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

Motion passed.

6). Pioneer Woods Phase 3: Subdivision 2-Preliminary; Paul Church-Parcel# 10-01077-000

After review and consideration:

Motion: Meyer- to approve the preliminary plat for Pioneer Woods Phase 3

Second: Runyan

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

Motion passed.

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

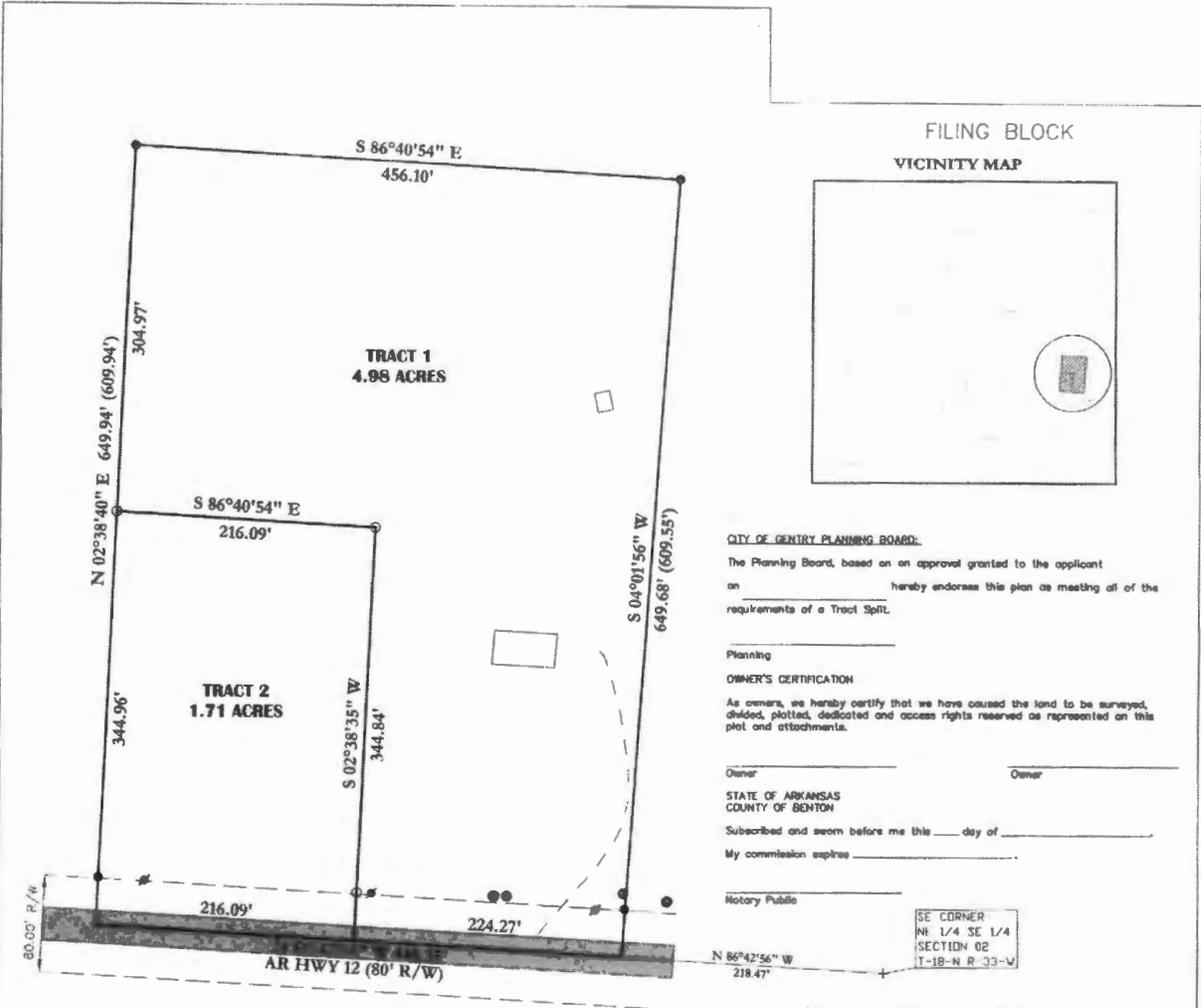
Motion: Williams

All in favor, none opposed.

Motion passed. Meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman



SURVEY DESCRIPTION PARENT TRACT:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 89°54'14" W 218.47' FROM THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 02; THENCE N 86°42'59" W 440.36'; THENCE N 02°38'40" E 649.94'; THENCE S 86°40'54" E 456.10'; THENCE S 04°01'56" W 649.68'; TO THE POINT OF BEGINNING AND CONTAINING 6.69 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF AR HIGHWAY 12 AND ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION PARENT TRACT:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 89°54'14" W 218.47' FROM THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 02; THENCE N 86°42'56" W 224.27'; THENCE N 02°38'35" E 344.96'; THENCE N 86°40'54" W 216.09'; THENCE N 02°38'40" E 304.97'; THENCE S 86°40'54" E 456.10'; THENCE S 04°01'56" W 649.68'; TO THE POINT OF BEGINNING AND CONTAINING 4.98 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF AR HWY 12 AND ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION PARENT TRACT:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 89°54'14" W 442.73' FROM THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 02; THENCE N 86°42'56" W 216.09'; THENCE N 02°38'40" E 344.96'; THENCE S 86°40'54" E 216.09'; THENCE S 02°38'35" W 344.84'; TO THE POINT OF BEGINNING AND CONTAINING 1.71 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF AR HWY 12 AND ANY EASEMENT OF RECORD.

SURVEYOR'S CERTIFICATION:

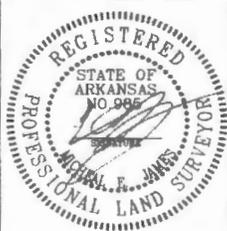
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON NOVEMBER 9, 2021.

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. REVISED DATE SEPTEMBER 28, 2007.

PROPERTY ADDRESS: 19269 W HWY 12, GENTRY, AR. 72734 PARCEL: # 18-1338-000

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



MICHAEL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

500-18N-33W-0-02-100-04-0985

TRACT SPLIT FOR HOWARD RIGGS
PART OF THE NE 1/4 OF THE SE 1/4 SECTION 02, 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 1, 2021 SCALE: 1"= 100' JOB NUMBER: JSI6451A FILE NAME: JSI6451.DWG
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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 _____

SE CORNER
NE 1/4 SE 1/4
SECTION 02
T-18-N R-33-W



(IN FEET)
1 inch = 100 ft.

LEGEND

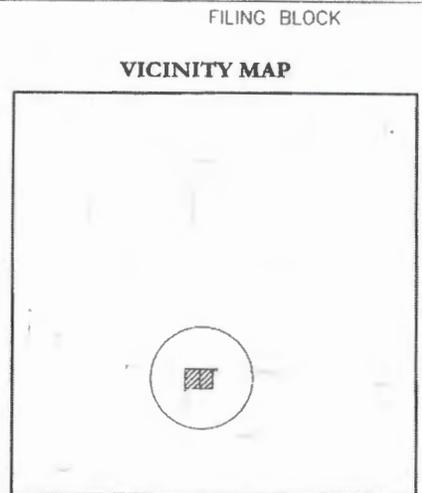
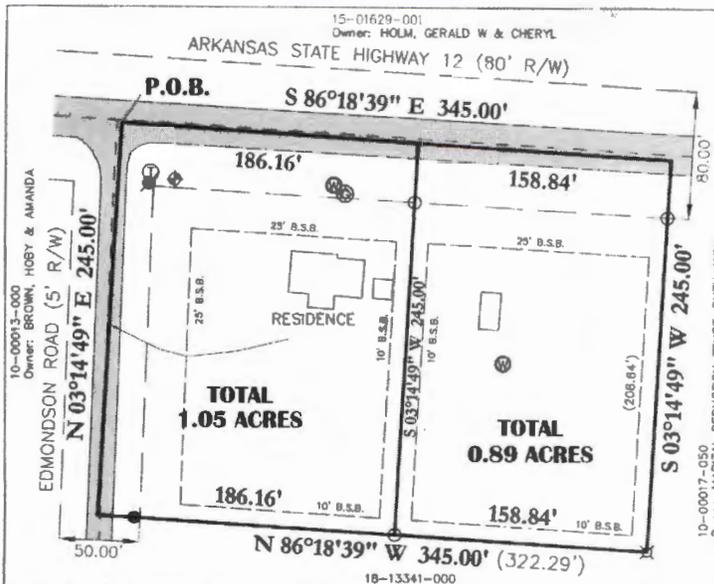
These standard symbols may be found in the drawing.

- FOUND STONE
- ALUMINUM MONUMENT
- △ FOUND IRON PIN
- SET IRON PIN
- FOUND RAILROAD SPIKE
- WATER METER
- GAS METER
- POWER POLE

NORTH

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.



SURVEY DESCRIPTION PARTENT TRACT:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 2 ; THENCE S 86°18'39" E 186.16'; THENCE S 03°14'49" W 245.00'; THENCE N 86°18'39" W 186.16'; THENCE N 03°14'49" E 245.00'; TO THE POINT OF BEGINNING AND CONTAINING 1.05 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF EDMONSON ROAD, ARKANSAS STATE HIGHWAY 12 AND ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 2; THENCE S 86°18'39" E 158.84'; THENCE S 03°14'49" W 245.00'; THENCE N 86°18'39" W 158.84'; THENCE N 03°14'49" E 245.00'; TO THE POINT OF BEGINNING AND CONTAINING 0.89 ACRES. PROERTY IS SUBJECT TO THE RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 12 AND ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION PARTENT TRACT:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 02; THENCE S 86°18'39" E 345.00'; THENCE S 03°14'49" W 245.00'; THENCE N 86°18'39" W 345.00'; THENCE N 03°14'49" E 245.00'; TO THE POINT OF BEGINNING AND CONTAINING 1.940 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF EDMONSON ROAD, ARKANSAS STATE HIGHWAY 12, AND 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: 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 FEBRUARY 8, 2021.



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.

Planning

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

- CENTERLINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACKS:
- WATER METER
- GAS METER
- POWER POLE
- FOUND STONE
- ◆ ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- △ FOUND RAILROAD SPIKE
- △ TELEPHONE PEDESTAL

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.

PROPERTY ADDRESS: 414 S EDMONSON ROAD, GENTRY, AR. 72734 PARCEL #18-13340-000

REVISION #1: 2/8/21
REVISION #2: 4/2/21
REVISION #3:
DRAWN BY: MJF
CHECKED BY: MEJ



MICHAEL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

500-18N-33W-0-02-230-04-0985

**BOUNDARY SURVEY
FOR
OSCAR & BIBIANA MANCIA**

PART OF THE SW1/4 OF THE SE 1/4
SECTION 02, 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 2, 2021.
SCALE: 1" = 75'
JOB NUMBER: JSI6404A
FILE NAME: JSI6404A.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 DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.

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 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: _____

Property Zone: _____ Parcel #'s _____

APPLICANT CONTACT INFORMATION:

Applicant Name: Ray Netzel Email Address: netzel@netzel.com Phone Number: 479-427-5228
Address: 12456 Fairman 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 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: Raymond Netzel

Date: 04/08/2021 9:39 AM CDT

PLANNING COMMISSION/STAFF USE ONLY

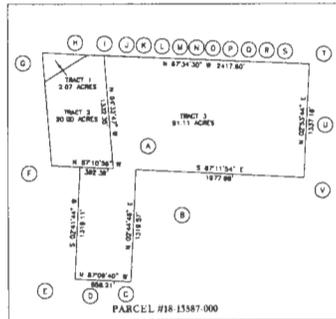
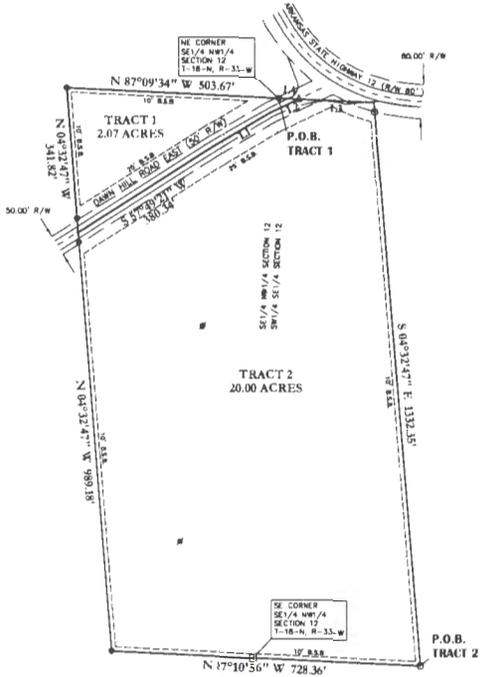
Date of application: _____

Notes from plan/project review:

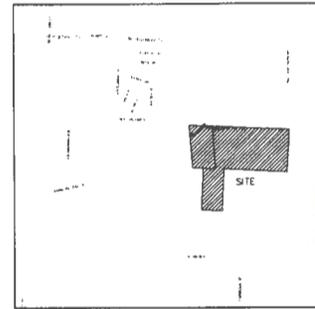
Checklist for Lot -Split

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

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:



LINE	BEARING	DISTANCE
L1	S 59°29'30" W	158.13'
L2	S 64°48'05" W	72.66'
L3	S 87°34'30" E	176.54'
L4	S 87°34'30" E	47.98'



ADJACENT OWNERS

- | | |
|---|---|
| A. 18-13087-000
NETZEL REVOCABLE TRUST-
RAYNETZEL & TITELMANN
18473 W HWY 12 | L. 18-13081-000
OEN RAYNETZEL & BLANCHARD
18473 W HWY 12 |
| B. 18-13088-000
FEDDER, BRADY & SHELBA S
1325 FARMBUCKET RD | M. 18-13089-000
SHELBA, RAY L & BLANCHARD L
18473 W HWY 12 |
| C. 18-13089-000
STROCK, ROBERT L &
BALDWIN S
1325 FARMBUCKET RD | N. 18-13078-000
HARRISON, J B & MARTHA
18473 W HWY 12 |
| D. 18-13093-000
BUTLER, JIM A &
LEDDY, LORRA
18730 JACKSON RD | O. 18-13079-000
GENTNER, GUYEN & SAND
18473 W HWY 12 |
| E. 18-13086-000
BYRNES, ERIC & JESSICA
18880 JACKSON RD | P. 18-13077-000
CLODE, HAROLD L & MARCE L
18473 W HWY 12 |
| F. 18-13084-000
COUCH, KEVIN
18887 DAVIS HILL EAST RD | Q. 18-13078-000
HELL, RICHARD & ALEX D
18473 W HWY 12 |
| G. 18-13086-000
HUFFMAN, DUSTIN & JEFF
18880 DAVIS HILL EAST RD | R. 18-13079-000
BUTLER, C DONALD
18473 W HWY 12 |
| H. 18-13082-000
STROCK, ROBERT L &
BALDWIN S
1325 FARMBUCKET RD | S. 18-13074-000
MATTISON, BOBIE
18730 HWY 12 |
| I. 18-13088-000
TITELMANN, GARRETT DANN
18730 W HWY 12 | T. 18-13073-000
BROWN, JAMES & ANN
18730 HWY 12 |
| J. 18-13084-000
GARNETT, DANN
18730 W HWY 12 | U. 18-13074-000
SPINER, MARCEL J, JR &
LEDDY, J LORRA
18730 HWY 12 |
| K. 18-13088-000
MATHES, KELLY
18880 W HWY 12 | V. 18-13074-000
BYRNES, ERIC & JESSICA
1325 FARMBUCKET RD |

GENTRY PLANNING COMMISSION

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

Secretary _____

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments

Owner _____ Date _____ Owner _____ Date _____

STATE OF ARKANSAS
COUNTY OF BENTON
CITY OF GENTRY

Subscribed and sworn before me this ____ day of _____

My commission expires _____

Notary Public _____

FLOOD CERTIFICATION

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: D5007C0215 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREOF 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 NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 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 2642.18'; THENCE S 02°53'44" W 1332.35'; THENCE N 87°11'54" W 1977.98'; THENCE S 02°44'46" W 1319.57'; THENCE N 87°09'40" W 858.21'; 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 NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 12; THENCE S 87°34'30" E 47.98'; THENCE S 64°48'05" W 72.66'; THENCE S 59°29'30" W 158.13'; THENCE S 57°49'21" W 380.34'; THENCE N 04°32'47" W 341.92'; THENCE S 87°09'34" E 503.67' TO THE POINT OF BEGINNING AND CONTAINING 2.07 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST 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" W 728.36' FROM THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 12; THENCE N 87°10'56" W 728.36'; THENCE N 04°32'47" W 989.18'; THENCE N 57°49'21" E 380.34'; THENCE N 59°29'30" E 158.13'; THENCE N 64°48'05" E 72.66'; THENCE S 87°34'30" E 176.54'; THENCE S 04°32'47" E 1332.35' TO THE POINT OF BEGINNING AND CONTAINING 20.000 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF THE COUNTY ROAD AND TO THE RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 12 AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 3:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST 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 858.21'; THENCE N 02°44'46" E 1319.57'; THENCE S 87°11'54" E 1977.98'; THENCE N 02°53'44" E 1332.35'; 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 91.108 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 PROCEDURE.

PROPERTY ADDRESS: 18473 HIGHWAY 12, GENTRY, AR. 72734 PARCEL #18-13587-000	
REVISION #1:	500-18N-33W-D-12-102-04-0985
REVISION #2:	
REVISION #3:	
DRAWN BY: KEJ	TRACT SPLIT FOR RAY NETZEL
CHECKED BY: MEJ	PART OF SECTION 12
	TOWNSHIP 18 NORTH, RANGE 33 WEST
	BENTON COUNTY, ARKANSAS
	DATE: MARCH, 2021
	SCALE: 1" = 200'
	FILE NAME: JSI646BA.DWG
	James Surveying P.O. Box 617 Gentry, Arkansas 72734 (479)736-8418 Fax (479)736-8830
	MICHAEL E. JAMES, PLS #985 BENTON COUNTY SURVEYOR



Informal Plat Permit Application

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



Application Instructions - Please fill this form out completely and submit all required information. Please Email plat map to Cityhall@cityofgentry.com.

(At least one copy of the 11" by 17" with signatures for online recording) Ten (10) copies of the plat/lot-split/lot line adjustment must be submitted with application.

PROPERTY INFORMATION: (If unknown leave blank)

Property Address: 21409 SHADY GROVE ROAD
Property Zone: A-1 Parcel #'s 18-13885-001 18-13877-010 18-13877-001
18-13823-006 18-13877-015 18-13883-001 18-13884-001

APPLICANT CONTACT INFORMATION:

Applicant Name: ALAU REID & ASSOC Email Address: arasurveying@sbcglobal.net Phone Number: 479-444-8784
Address: 118 S. COLLEGE AVE. FAYETTEVILLE, AR 72701 City/State: _____

Criteria for Approval:

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

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

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

The Planning Commission meets the 3rd Thursday of every month. You will be notified when the meeting will be and of any additional requirements requested (if any) after the Planning Commission reviews your request.

Applicant Signature: _____

Date: 3/25/21

PLANNING COMMISSION/STAFF USE ONLY

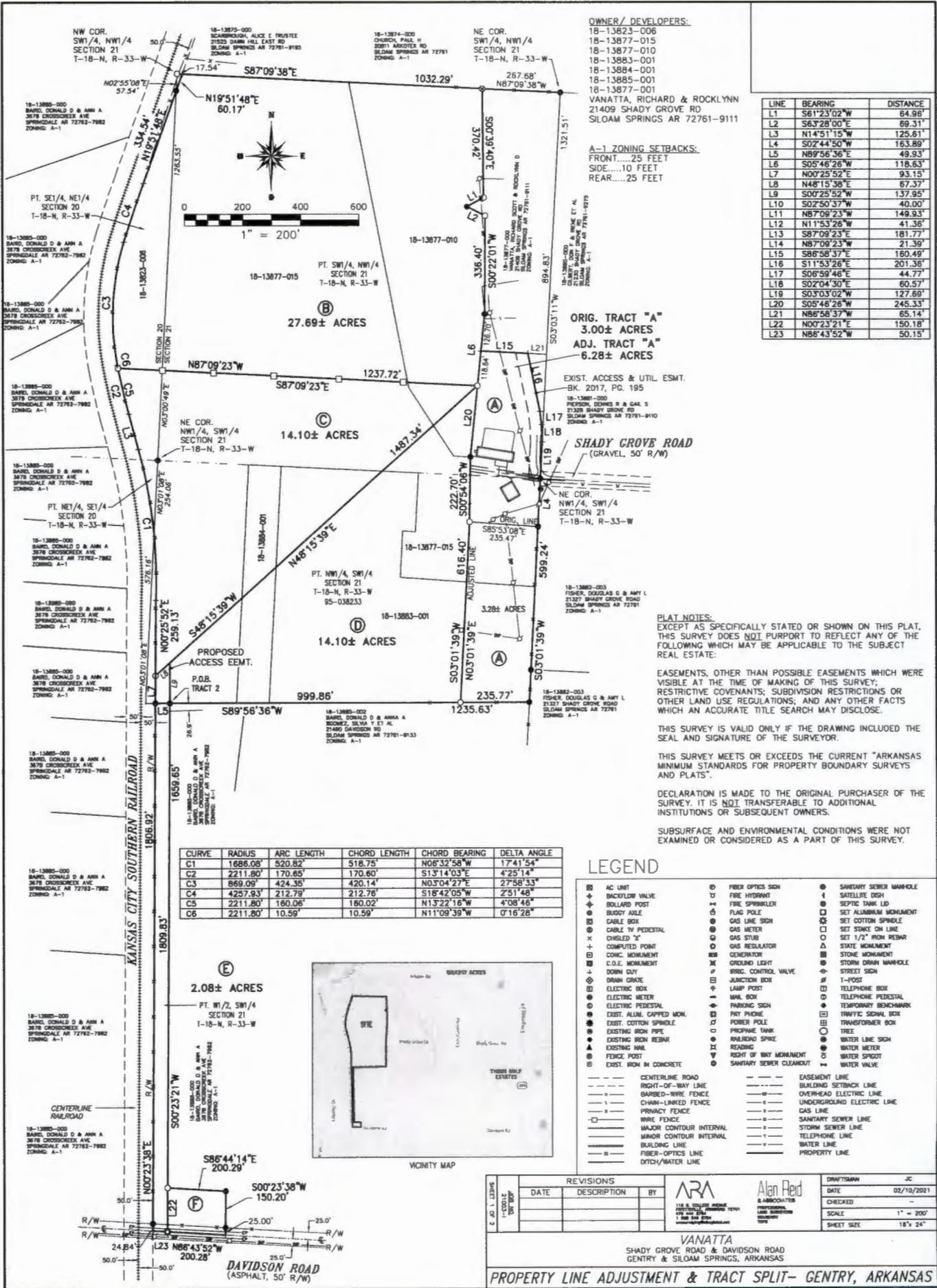
Date of application: _____

Notes from plan/project review:

Checklist for Lot -Split

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

PLANNING COMMISSION REQUEST, CHANGES OR NOTES:



OWNER / DEVELOPERS:
 18-13823-006
 18-13877-015
 18-13877-010
 18-13883-001
 18-13884-001
 18-13885-001
 18-13877-001
 VANATTA, RICHARD & ROCKLYNN
 21409 SHADY GROVE RD
 SILOAM SPRINGS AR 72761-9111

LINE	BEARING	DISTANCE
L1	S61°23'02"W	64.96'
L2	S63°28'00"E	69.31'
L3	N1°45'15"W	125.61'
L4	S02°41'50"W	163.89'
L5	N89°56'36"E	49.93'
L6	S05°46'26"W	118.63'
L7	N00°25'52"E	93.15'
L8	N48°15'38"E	67.37'
L9	S00°25'52"W	137.95'
L10	S02°50'37"W	40.00'
L11	N87°09'23"W	149.93'
L12	N1°53'26"W	41.36'
L13	S87°09'23"E	181.77'
L14	N87°09'23"W	21.39'
L15	S85°58'37"E	180.49'
L16	S11°53'26"E	201.36'
L17	S08°59'46"E	44.77'
L18	S02°04'30"E	60.57'
L19	S03°03'02"W	127.69'
L20	S05°46'26"W	245.33'
L21	N86°58'37"E	65.14'
L22	N00°23'21"E	150.18'
L23	N86°43'52"E	50.15'

A-1 ZONING SETBACKS:
 FRONT.....25 FEET
 SIDE.....10 FEET
 REAR.....25 FEET

ORIG. TRACT "A"
 3.00± ACRES
ADJ. TRACT "A"
 6.2± ACRES

PLAT NOTES:
 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1686.08'	520.82'	518.75'	N06°32'58"W	17°41'54"
C2	2211.80'	170.65'	170.80'	S13°14'03"E	4°25'14"
C3	869.09'	424.35'	420.14'	N03°04'27"E	27°58'33"
C4	4257.93'	212.79'	212.76'	S18°42'05"W	2°51'48"
C5	2211.80'	160.06'	160.02'	N13°22'16"W	4°08'46"
C6	2211.80'	10.59'	10.59'	N11°09'39"W	0°16'28"

LEGEND

- AC UNIT
- BACKFLOW VALVE
- BOLLARD POST
- BUDDY AXLE
- CABLE BOX
- CABLE TV PEDISTAL
- CHESTED "X"
- COMPUTED POINT
- CONC. MONUMENT
- C.O.L.E. MONUMENT
- DOWN GUY
- DRAIN GRATE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC PEDISTAL
- EXIST. ALUM. CAPPED MON.
- EXIST. COTTON SPINDLE
- EXISTING IRON PIPE
- EXISTING IRON REBAR
- EXISTING MAIL
- FENCE POST
- EXIST. IRON IN CONCRETE
- FIBER OPTICS SIGN
- FIRE HYDRANT
- FIRE SPRINKLER
- FLAG POLE
- GAS LINE SIGN
- GAS METER
- GAS STUB
- GAS REGULATOR
- GENERATOR
- GROUND LIGHT
- IRRIG. CONTROL VALVE
- JUNCTION BOX
- LAMP POST
- MAIL BOX
- PARKING SIGN
- PAY PHONE
- POWER POLE
- PROPANE TANK
- RAILROAD SIGN
- READING
- RIGHT OF WAY MONUMENT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SATELLITE DISH
- SEPTIC TANK LID
- SET ALUMINUM MONUMENT
- SET COTTON SPINDLE
- SET STAKE ON LINE
- SET 1/2" IRON REBAR
- STATE MONUMENT
- STONE MONUMENT
- STORM DRAIN MANHOLE
- STREET SIGN
- T-POST
- TELEPHONE BOX
- TELEPHONE PEDISTAL
- TEMPORARY BENCHMARK
- TRAFFIC SIGNAL MARK
- TRANSFORMER BOX
- TREE
- WATER LINE SIGN
- WATER METER
- WATER SPOUT
- WATER VALVE
- EASEMENT LINE
- BUILDING SETBACK LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TELEPHONE LINE
- WATER LINE
- PROPERTY LINE



REVISIONS			DATE	DESCRIPTION	BY
NO.	DATE	DESCRIPTION			
1	02/19/2021	DATE	02/19/2021		
2		CHECKED			
3		SCALE	1" = 200'		
4		SHEET SIZE	18" x 24"		

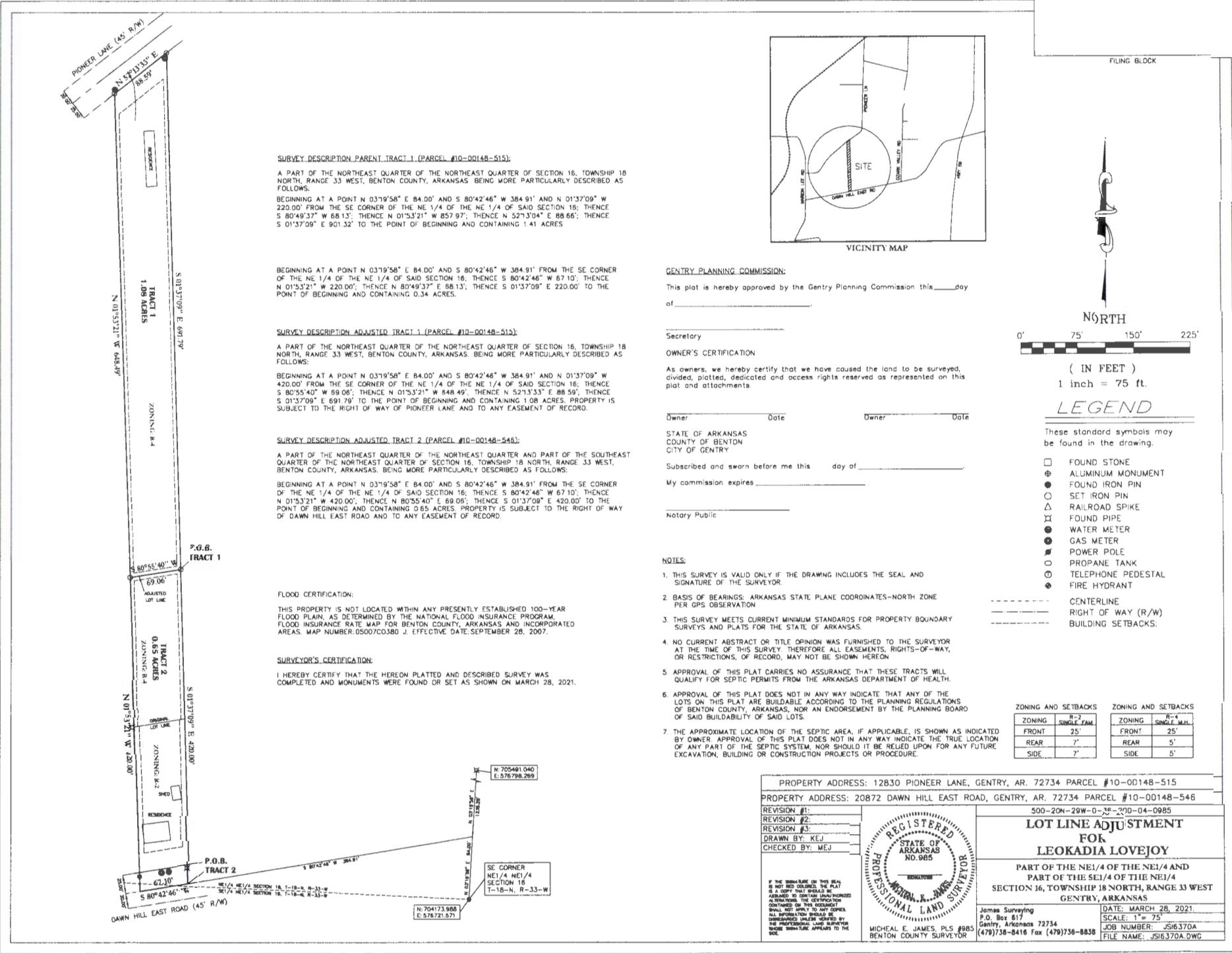
ARA
 1815 S. G. ROAD
 SILOAM SPRINGS, AR 72761
 501-833-1111

Alan Reid
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 12345

DRAFTSMAN: JC
 DATE: 02/19/2021
 CHECKED: --
 SCALE: 1" = 200'
 SHEET SIZE: 18" x 24"

VANATTA
 SHADY GROVE ROAD & DAVIDSON ROAD
 GENTRY & SILOAM SPRINGS, ARKANSAS

PROPERTY LINE ADJUSTMENT & TRACT SPLIT- GENTRY, ARKANSAS



SURVEY DESCRIPTION PARENT TRACT 1 (PARCEL #10-00148-515):
 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 N 03°19'58" E 84.00' AND S 80°42'46" W 384.91' AND N 01°37'09" W 220.00' FROM THE SE CORNER OF THE NE 1/4 OF SAID SECTION 16; THENCE S 80°42'46" W 87.10'; THENCE N 01°53'21" W 220.00'; THENCE N 80°49'37" E 88.13'; THENCE S 01°37'09" E 220.00' TO THE POINT OF BEGINNING AND CONTAINING 1.41 ACRES.

BEGINNING AT A POINT N 03°19'58" E 84.00' AND S 80°42'46" W 384.91' FROM THE SE CORNER OF THE NE 1/4 OF SAID SECTION 16; THENCE S 80°42'46" W 87.10'; THENCE N 01°53'21" W 220.00'; THENCE N 80°49'37" E 88.13'; THENCE S 01°37'09" E 220.00' TO THE POINT OF BEGINNING AND CONTAINING 0.34 ACRES.

SURVEY DESCRIPTION ADJUSTED TRACT 1 (PARCEL #10-00148-512):
 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 N 03°19'58" E 84.00' AND S 80°42'46" W 384.91' AND N 01°37'09" W 420.00' FROM THE SE CORNER OF THE NE 1/4 OF SAID SECTION 16; THENCE S 80°55'40" W 69.00'; THENCE N 01°53'21" W 848.49'; THENCE N 52°13'33" E 88.59'; THENCE S 01°37'09" E 691.79' TO THE POINT OF BEGINNING AND CONTAINING 1.08 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF PIONEER LANE AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION ADJUSTED TRACT 2 (PARCEL #10-00148-546):
 A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHWEST 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 N 03°19'58" E 84.00' AND S 80°42'46" W 384.91' FROM THE SE CORNER OF THE NE 1/4 OF SAID SECTION 16; THENCE S 80°42'46" W 67.10'; THENCE N 01°53'21" W 420.00'; THENCE N 80°55'40" E 68.08'; THENCE S 01°37'09" E 420.00' TO THE POINT OF BEGINNING AND CONTAINING 0.65 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF DAWN HILL EAST ROAD AND 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: 05007C0380 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

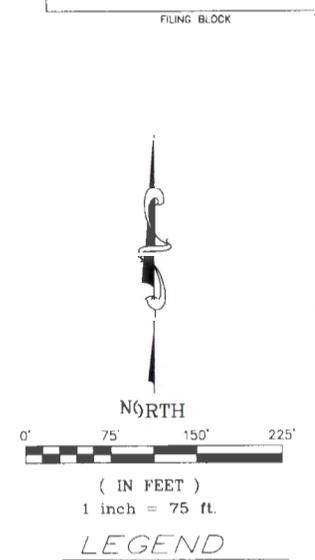
SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MARCH 28, 2021.

GENTRY PLANNING COMMISSION:
 This plat is hereby approved by the Gentry Planning Commission this ___ day of _____

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

Owner _____ 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 _____

- 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 RELED 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.

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

PROPERTY ADDRESS: 12830 PIONEER LANE, GENTRY, AR. 72734 PARCEL #10-00148-515
 PROPERTY ADDRESS: 20872 DAWN HILL EAST ROAD, GENTRY, AR. 72734 PARCEL #10-00148-546

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF ARKANSAS
 NO. 985
 MICHAEL E. JAMES, PLS #985
 BENTON COUNTY SURVEYOR

500-20N-29W-0-25-20D-04-0985
LOT LINE ADJUSTMENT 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)738-8416 Fax (479)738-8838

DATE: MARCH 28, 2021
 SCALE: 1" = 75'
 JOB NUMBER: JS16370A
 FILE NAME: JS16370A.DWG

18-13862-000
MCAFF, SHELBY R & JACKIE R
13916 COZY CORNER RD
SILOAM SPRINGS AR 72761-9113

FILING BLOCK

18-13861-002
PHILLIPS, KIMBERLY S
PO BOX 1313
SILOAM SPRINGS AR 72761-1313

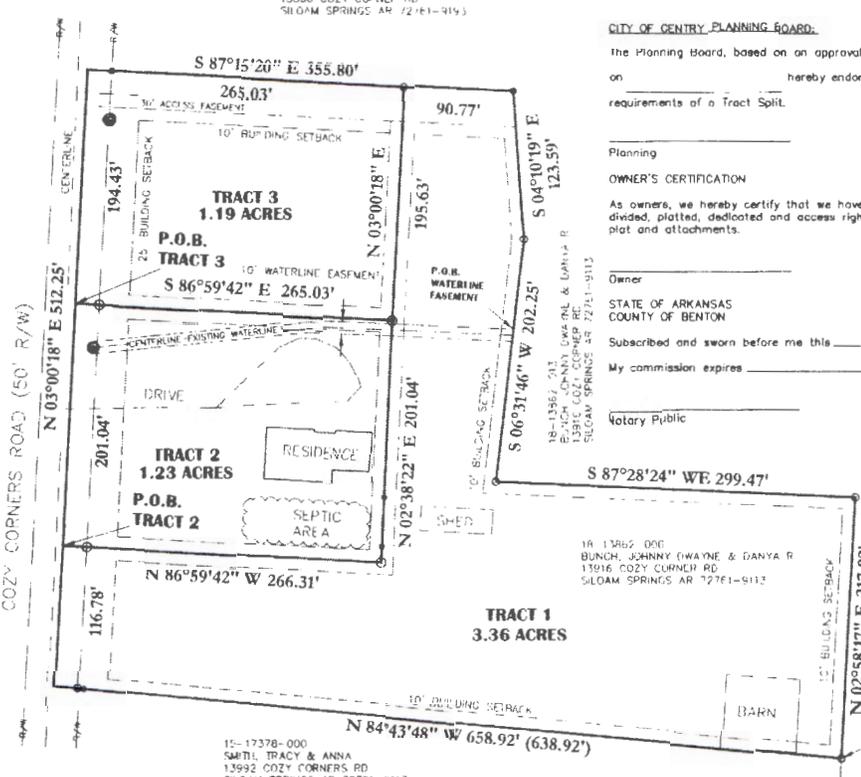
18-13864-000
MCCLELLAN, VIRGINIA S
13916 COZY CORNER RD
SILOAM SPRINGS AR 72761-9113

18-13865-000
BUNCH, JOHNNY DWAYNE & DANYA R
13916 COZY CORNER RD
SILOAM SPRINGS AR 72761-9113

18-13866-000
PATTERSON, JEFFERY D & KIMBERLY L
803 MEADOW BROOK DR
SILOAM SPRINGS AR 72761-8353

18-13867-000
SABITL TRACY & ANNA
13992 COZY CORNERS RD
SILOAM SPRINGS AR 72761-9113

18-13868-000
C & BILLIE JEAN
20715 CLARK C
SILOAM SPRINGS AR 72761-5080



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.

Planning

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

SURVEY DESCRIPTION PARENT TRACT (PARCEL #18-13862-000):

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 00°16'08" W 487.09' FROM THE SE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 21, THENCE N 00°16'08" W 217.92'; THENCE S 89°17'11" W 299.47'; THENCE N 03°17'21" E 202.25'; THENCE N 02°24'44" E 123.59'; THENCE S 89°30'16" W 355.80'; THENCE S 00°14'06" E 512.25'; THENCE S 87°58'13" E 658.92' TO THE POINT OF BEGINNING AND CONTAINING 5.78 ACRES PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD ON THE WEST SIDE AND TO A 30' ACCESS EASEMENT SHOWN AND DESCRIBED HEREON AND TO ANY EASEMENTS OF RECORD.

SURVEY DESCRIPTION TRACT 1:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 02°58'17" E 487.09' FROM THE SE CORNER OF THE SW 1/4 NE 1/4 OF SAID SECTION 21; THENCE N 84°43'48" W 658.92'; THENCE N 03°00'18" E 116.78'; THENCE S 86°59'42" E 266.31'; THENCE N 02°38'22" E 201.04'; THENCE N 03°00'18" E 195.63'; THENCE S 87°15'20" E 90.77'; THENCE S 04°00'19" E 123.59'; THENCE S 08°31'45" W 202.25'; THENCE S 87°28'24" E 299.47'; THENCE S 02°58'17" W 217.92'; TO THE POINT OF BEGINNING AND CONTAINING 3.36 ACRES, PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF COZY CORNER ROAD AND ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 02°58'17" E 217.92'; THENCE N 84°43'48" W 658.92'; THENCE N 03°00'18" E 116.78' FROM THE SE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 21; THENCE N 03°00'18" E 201.04'; THENCE S 86°59'42" E 266.31'; THENCE S 02°38'22" W 201.04'; THENCE N 86°59'42" W 266.31'; TO THE POINT OF BEGINNING AND CONTAINING 1.23 ACRES, PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF COZY CORNER ROAD AND ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 3:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 02°58'17" E 217.92'; THENCE N 84°43'48" W 658.92'; THENCE N 03°00'18" E 317.82' FROM THE SE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 21; THENCE S 86°59'42" E 265.03'; THENCE S 02°38'22" W 201.04'; THENCE N 86°59'42" W 266.31'; THENCE N 03°00'18" E 201.04'; TO THE POINT OF BEGINNING AND CONTAINING 1.19 ACRES, PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF COZY CORNER ROAD AND 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 MARCH 29, 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 D50070360 J REVISED DATE: SEPTEMBER 28, 2007

PROPERTY ADDRESS: 13916 COZY CORNER ROAD, SILOAM SPRINGS, AR 72761 PARCEL #: 18-13862-000

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



MICHAEL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

LEGEND

These standard symbols may be found in the drawing

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

1 inch = 100 ft



NOTES AND WAIVERS:

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 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.

PLAT REFERENCES		DEED REFERENCES	
BOOK	PAGE	BOOK	PAGE
4	154	2904	21467
6	74	2004	57063
6	111	2006	1271
2003	1091		
2003	1092		
2003	1093		
2004	860		
2012	256		
2015	202		



NORTH

500-21N-18W-0-33-100-04 0985

TRACT SPLIT FOR LEO NASH
PART OF THE SW 1/4 OF THE NE 1/4
SECTION 21, 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 29, 2021
SCALE: 1"=100'
JOB NUMBER: JS16488A
FILE NAME: JS16488A.DWG