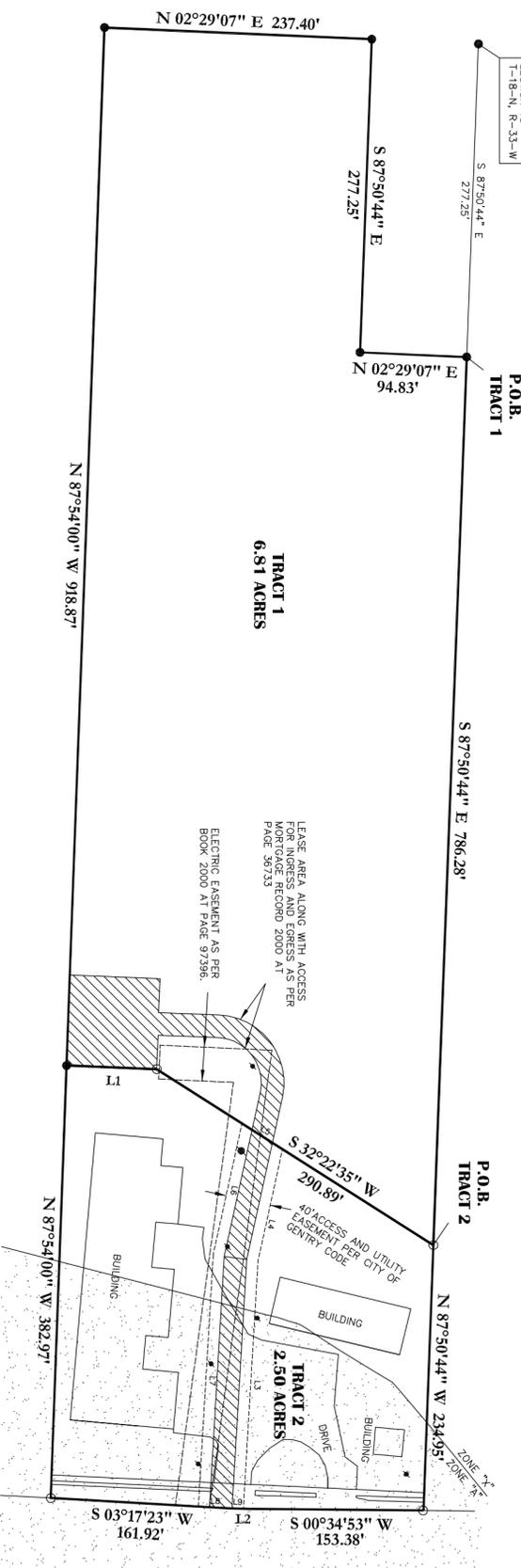


**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

WEDNESDAY, FEBRUARY 24, 2021

SPECIAL PLANNING COMMISSION

- Roll Call
- Adams Truss- Lot split



SURVEY DESCRIPTION TRACT 1:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°50'44" E 277.25' FROM THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 10; THENCE S 87°50'44" E 786.28'; THENCE S 32°22'35" W 290.89'; THENCE S 02°16'00" W 80.00'; THENCE S 02°29'07" E 237.40'; THENCE N 02°29'07" E 94.83'; THENCE N 87°54'00" W 918.87' TO THE POINT OF BEGINNING AND CONTAINING 6.812 ACRES. PROPERTY IS SUBJECT TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION TRACT 2:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°50'44" E 1063.53' FROM THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 10; THENCE S 00°34'53" W 153.38'; THENCE S 00°34'53" W 15.79'; THENCE S 03°17'23" W 161.92'; THENCE N 87°54'00" W 382.97'; THENCE N 02°16'00" E 80.00'; THENCE N 32°22'35" E 290.89'; THENCE S 87°50'44" E 234.95' TO THE POINT OF BEGINNING AND CONTAINING 2.497 ACRES. PROPERTY IS SUBJECT TO A 40' ACCESS AND UTILITY EASEMENT PER THIS PLAT AND TO ANY EASEMENT OF RECORD.

SURVEY DESCRIPTION 40' ACCESS AND UTILITY EASEMENT:

A 40' ACCESS AND UTILITY EASEMENT ACROSS PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°50'44" E 1298.48' AND S 00°34'53" W 159.85' FROM THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 10; THENCE S 00°46'09" W 10.01'; THENCE S 03°17'23" W 30.00'; THENCE N 86°37'35" W 223.08'; THENCE N 77°35'18" W 119.12'; THENCE N 32°22'35" E 42.56'; THENCE S 77°35'18" E 101.43'; THENCE S 86°37'35" E 219.42' TO THE POINT OF BEGINNING AND CONTAINING 0.305 ACRES.

LINE	BEARING	DISTANCE
L1	S 02°16'00" W	80.00'
L2	S 00°34'53" W	15.79'
L3	S 86°37'35" E	219.42'
L4	S 77°35'18" E	101.43'
L5	N 32°22'35" E	42.56'
L6	N 77°35'18" W	119.12'
L7	N 86°37'35" W	223.08'
L8	N 03°17'23" E	30.00'
L9	N 00°46'09" E	10.01'

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.

FLOOD CERTIFICATION:

PART OF THIS PROPERTY LIES WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 0500700215 J. EFFECTIVE DATE: JUNE 05, 2012.

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 29, 2020.

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.

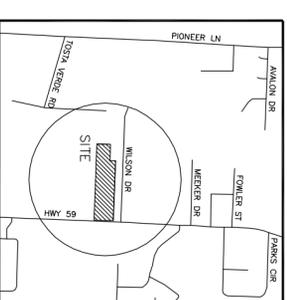
Owner _____ Date _____

STATE OF ARKANSAS
COUNTY OF BENTON
CITY OF GENTRY

Subscribed and sworn before me this ____ day of _____.

My commission expires _____.

Notary Public _____



(IN FEET)
1 inch = 100 ft.

LEGEND

These standard symbols may be found in the drawing.

- FOUND STONE
- ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- RAILROAD SPIKE
- FOUND PIPE
- WATER METER
- GAS METER
- POWER POLE
- PROPANE TANK
- TELEPHONE PEDESTAL
- FIRE HYDRANT

PROPERTY ADDRESS: 12425 COLLINS, GENTRY, AR. 72734 PARCEL #10-00148-005

REVISION #1: _____
REVISION #2: _____
REVISION #3: _____
DRAWN BY: KEU
CHECKED BY: WCU

IF THE SIGNATURE ON THIS SEAL IS NOT RED ORDERED, THE PLAT ASSIGNED TO CONTAIN UNAUTHORIZED ALTERATIONS, THE CERTIFICATION SHALL NOT APPLY TO ANY COPIES. THE PROFESSIONAL LAND SURVEYOR'S SIGNATURE APPEARS TO THE SIDE.

REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL E. JAMES, P.L.S. #985
BENTON COUNTY SURVEYOR

TRACT SPLIT FOR ADAMS TRUSS INC
PART OF THE NE 1/4 OF THE SW 1/4
SECTION 10, 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: NOVEMBER 29, 2020.
SCALE: 1" = 100'
JOB NUMBER: JS16295A
FILE NAME: JS16295A.DWG