

ORDINANCE NO. 20-824

CITY OF GENTRY, ARKANSAS

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF SANDY ACRES
SUBDIVISION PHASE 1, GENTRY, ARKANSAS; AND FOR OTHER
PURPOSES.**

WHEREAS, the Final Plat of Sandy Acres Subdivision Phase 1, Gentry, Benton County, Arkansas, has been submitted to the Gentry Planning Commission for consideration, and the Planning Commission has recommended conditional approval of the Final Plat, in accordance with the provisions of the City of Gentry's Municipal Code;

WHEREAS, the conditions of approval stipulated by the Planning Commission included:
(1) addition of the correct legal description of the subdivision to the plat for recording purposes;

WHEREAS, said condition has been satisfied, and

WHEREAS, the Final Plat is attached hereto as Exhibit "A", and incorporated herein by reference as if set forth word for word.

NOW THEREFORE, be it Ordained by the City Council for the City of Gentry, Arkansas:

Section 1: The Final Plat of Sandy Acres Subdivision Phase 1, Gentry, Benton County, Arkansas, as shown on the Plat attached hereto as Exhibit "A", and incorporated herein by reference as if set forth word for word should be and is hereby accepted and approved.

Section 2: The Mayor and Director of Finance are hereby authorized and directed to evidence the acceptance of said Plat by certifying said acceptance on the approved Plat or by attaching a copy of this Ordinance to the Plat for recording.

PASSED and APPROVED in regular session this 1st day of June 2020.



Kevin D. Johnston, Mayor

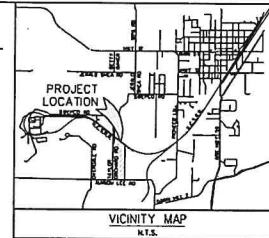
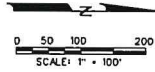
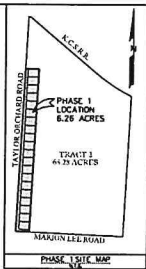
Attest:



Tonya Carney, Director of Finance



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

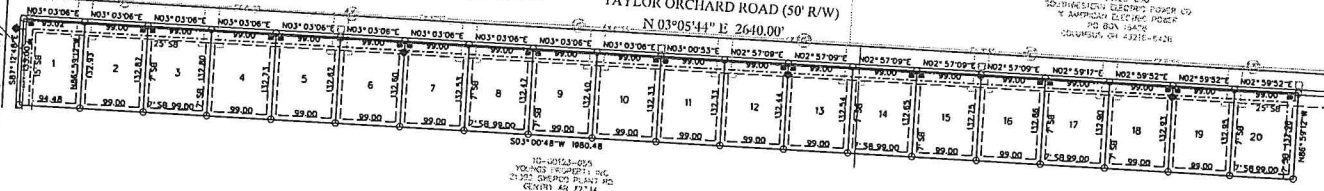


10-00123-005
ANNEXION L. & S. MARION LEE ROAD
SUGAR SPRINGS, AR 72134
10-00123-005
CITY OF GENTRY
101 N. MARION ST.
GENTRY, AR
72734-8929

10-00123-005
CITY OF GENTRY
101 N. MARION ST.
GENTRY, AR
72734-8929

10-00123-005
SOUTHWESTERN ELECTRIC POWER CO
X AMERICAN ELECTRIC POWER
PO BOX 16428
COLUMBUS, OH 43216-6428

10-00123-005
SOUTHWESTERN ELECTRIC POWER CO
X AMERICAN ELECTRIC POWER
PO BOX 16428
COLUMBUS, OH 43216-6428



LOT #	AREA (SQ FT)
1	13,732
2	13,652
3	13,645
4	13,639
5	13,632
6	13,626
7	13,619
8	13,612
9	13,606
10	13,599
11	13,593
12	13,586
13	13,580
14	13,573
15	13,567
16	13,560
17	13,554
18	13,547
19	13,541
20	13,534

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: 05007C0105, EFFECTIVE DATE: SEPTEMBER 26, 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 6, 2018.

PLANNING COMMISSION APPROVAL: This final plat is hereby approved this ____ day of _____, 2020, by the City of Gentry Planning Commission.

Secretary

CITY COUNCIL APPROVAL: This final plat is hereby accepted this ____ day of _____, 2020, by the Gentry City Council.

Mayor

OWNER'S CERTIFICATION AND DECLARATION:

We, the undersigned, do hereby certify that we are the sole owners of the herein platted and described property and do hereby dedicate road rights-of-way and easements, if any, for the use of the general public and installation of utilities.

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this ____ day of _____, 2020.

Notary Public

My Commission expires:

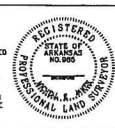
Water/Sewer System are Approved

Streets/Utilities are Approved

Setback Dimensions are Approved

EXHIBIT "A"

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



Final Plat - Sandy Acres Subdivision, Phase 1, Page 1 of 1

Plat Prepared By:
CIVIL ENGINEERING, INC.
P.O. Box 12
Silem Springs, AR 72161
(479) 524-9956

Survey By:
JAMES S. JONES
P.O. Box 617
Gentry, AR 72734
(479) 736-3416
Fax (479) 736-3838

Owner/Developer:
Sandy Acres
21192 Sycamore Plant Road
Gentry, AR 72734
(479) 957-4531

Plat Code:
S-001-12-13-14-15-16-17-18-19-20
Date:
March 08, 2020
Job #:
1127