ORDINANCE NO. 2024-7

AN ORDINANCE ACCEPTING THE FINAL PLAT AND DEDICATIONS FOR GLENBRIAR COMMONS PHASE 2B AND IMPROVEMENTS THEREWITH, AND FOR OTHER PURPOSES

WHEREAS, the development of the City of Mountain Home requires that both the City Council and the Planning Commission have input into the development of the City; and

WHEREAS, the Subdivision Regulations of the City of Mountain Home, Arkansas (adopted on July 17, 1997, through Ordinance No. 97-26 and amended thereafter in Chapter 7, Article 7.5 of said Regulations) provide for City Council acceptance of Public Dedications contained within; and

WHEREAS, the City of Mountain Home Planning Commission at its May 13, 2024, meeting reviewed the above final plat and unanimously recommended approval;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF MOUNTAIN HOME, ARKANSAS:

Section 1. Acceptance of final plat and dedications

The City of Mountain Home hereby accepts the final plat, improvements, and public dedications of Glenbriar Commons Phase 2B as set forth on the final plat of Greenbriar Commons Phase 2B Subdivision.

Section 2. Emergency clause

This Ordinance is necessary to benefit the property owners, and to permit the immediate transfer of title of the property, an emergency is hereby declared to exist pertaining to the recording of the plat, and this Ordinance shall be in full force and effect from and after its passage and publication.

PASSED AND APPROVED THIS 16^{TH} DAY OF MAY, 2024.

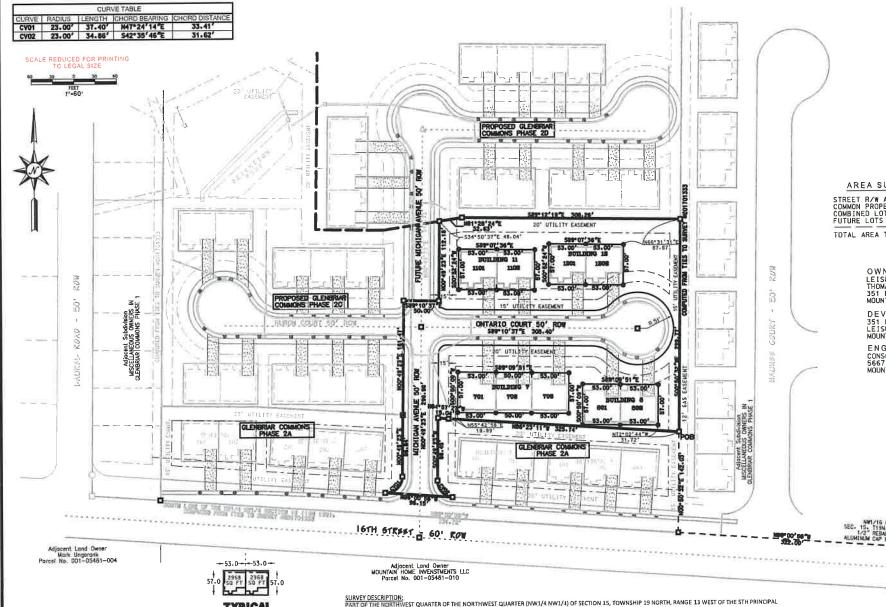
HILLREY ADAMS, MAYOR

ATTEST:

SCOTT LILES, CITY CLERK

FINAL PLAT OF GLENBRIAR COMMONS PHASE 2B

CITY OF MOUNTAIN HOME, BAXTER COUNTY, AR



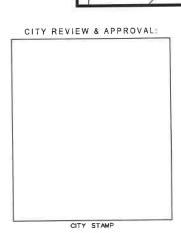


AREA SUMMARY THIS PLAT

STREET R/W AREA COMMON PROPERTY AREA COMBINED LOTS AREA FUTURE LOTS AREA TOTAL AREA THIS PLAT 2.593 AC m/1

OWNERS: LEISURE HOMES CORPORATION & THOMAS J EMBACH 351 EAST 4TH STREET MOUNTAIN HOME, AR 72653

DEVELOPER: 351 EAST 4TH STREET LEISURE HOMES CORPORATION MOUNTAIN HOME, AR 72653 ENGINEER AND SURVEYOR: CONSOLIDATED LAND SERVICES, INC. 5667 HIGHWAY 62 EAST MOUNTAIN HOME, AR 72653



PROJECT

CAMP C PER

BAXTER COUNTY 911 OFFICE

-

RECORDER'S CERTIFICATION:

STREET NAMES AS SHOWN ADDRESSES AS DRIVEWAYS ARE CONSTRUCTED. APPROVAL * APPROVED ON PREVIOUS PRELIMINARY PLAT

NO SCAL

BAXTER COUNTY ADDRESSING

COVENANTS & RESTRICTIONS: INSTRUMENT NO. #L201907145
IN THE BAXTER COUNTY
CLERK'S OFFICE.

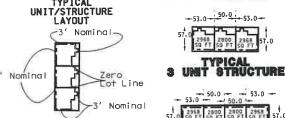
THOMAS E EMBACH

-53.0-50.0-53.0-

0 2968 2800 2968 57. 50 FT 50 FT 50 FT

53.0 - 50.0 - 53.0 - 53.0 - 50.0 - 2968 2000 2968 50 FT 50 FT 50 FT 50 FT 57.

TYPICAL 4 UNIT STRUCTURE



NOTE:
ALL LOT LINES PER STRUCTURE
ARE PARALLEL OR PERPENDICULAR
TO BEARING SHOWN.

PART OF THE MORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 13 WEST OF THE STH PRINCIPAL MERIDIAN, IN BRATTER COUNTY, ARMANAS OS ESCRIBED TOGETHER AS POLLUDY OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 13 WEST OF THE STH PRINCIPAL MERIDIAN, IN BRATTER COUNTY, ARMANAS OS AS OS SECTION 15 ISOUTHEAST CORNER OF NW1/4 NW1/4) BEIGN AS THE NORTHWEST 1/16 CORNER OF SECTION 15, SOUTHEAST CORNER OF NW1/4 NW1/4, NBG*0055*W 32.00 FEET TO A POINT, THEN GO NOO*50*12**E 142.03 FEET TO THE POINT OF BEGINNING; THEN GO NOS*50*12**E 142.03 FEET TO THE POINT OF BEGINNING; THEN GO NOS*50*12**E 142.03 FEET TO THE POINT OF BEGINNING; THEN GO NOS*50*12**E 142.03 FEET TO THE POINT OF BEGINNING; THEN GO NOS*50*12**E 142.03 FEET TO THE CASTERLY RIGHT OF WAY OF MICHIGAN AVENUE, THEN GO ALONG SAID CASTERLY RIGHT OF WAY, SOO*30*23**W 88.45 FEET THEN GO SAIS FEET ALONG A CURVE TO THE LEET WITH A RADIULS OF A POINT ON THE WESTERLY RIGHT OF WAY OF ANDERSON OF A POINT AND MICHIGAN AVENUE, THIN GO ALONS SAID WESTERLY RIGHT OF WAY 37.40 FEET ALONG A CURVE TO THE LEET WITH A RADIULS OF 23 00 FEET THEN GO NOO*40*25**E 38.41 FEET, THEN GO NOO*40*25**E 38.31 FEET, THEN LEAVING SAID WESTERLY RIGHT OF WAY 30*40**A CURVE TO THE LEET WITH A RADIULS OF 23 00 FEET THEN GO NOO*40*25**E 38.31 FEET, THEN LEAVING SAID WESTERLY RIGHT OF WAY 30*40**A CURVE TO THE WESTERLY RIGHT OF WAY 30*40**A CURVE TO THE WESTERLY RIGHT OF WAY 30*50**A CURVE TO THE POINT OF BEGINNING. CONTAINING 2.59 ACRES AS SURVEYED.

- NOTES:

 1. BEARINGS AND COORDINATES ARE ARKANSAS STATE PLANE GRID SYSTEM,
 MORTH ZONE, US SURVEY POOT, NAD B3.

 2. CURRENT CONNIGIS RA-1 BUILDING SETBACK LINES ARE AS FOLLOWS:

 -30 FEET MININUM FROM FROMT RIGHT OF WAY LINE:
 -2ERO FEET ON SIDE LOT LINES WITH A MININUM OF 20 FEET BETWEEN BUILDINGS.

 -30 FEET FROM SIDE STREETSRIGHT OF WAYS.
 -20 FEET FROM REAR PROJECT LINE:

 3. MAXIMUM HEIGHT IS 2 STORY NOT TO EXCEED 50 FEET.

 4. EASEMENT ADDITIONAL EASEMENTS ARE DEDICATED FOR SECONDARY AND MONORMAL SERVICES ALONG AND 3 FEET EACH SIDE
 07 THE RESPECTIVE SERVICE AS CONSTRUCTED. THESE ESSEMENTS ARE NOT SECONDARY AND MONORMAL SERVICES ALONG AND 3 FEET EACH SIDE
 07 THE RESPECTIVE SERVICE AS CONSTRUCTED. THESE ESSEMENTS AND STORMWATER CONVEY AND STORY AND THE HERCEN'S DEDICATED.

 5. STORMWATER CONTROL FEACULTIES SHALL BE PRIVATELY MAINTAINED.

 6. STORMWATER CONTROL FEACULTIES SHALL BE PRIVATELY MAINTAINED.

 7. BOUNDARY CORNERS SHOWN AS COMPUTED WERE LOCATED ON PREVIOUS SURVEYS LISTED IN THE REFERENCES.

1 SURVEY INST # L201701333 2 SURVEY INST # L202000624 3 SURVEY INST # L202010770 4 SURVEY INST # L202104402 5 SURVEY # RS 350-06 6. DOC. #8540-2014 7. SURVEY INST. # L201601177 8. SURVEY INST. # L201701333 9. SURVEY INST. # L201701727

10 SURVEY INST #L201706514 11 SURVEY INST #L201801222 12. SURVEY INST. # L20190235 13. SURVEY INST. # L20190714

REFERENCES

OWNER'S CERTIFICATION AND DEDICATION:

LEISURE HOMES CORPORATION BY ITS UNDERSIGNED DULY ELECTED CETE CERS. AND BY AUTHORITY OF THE BOARD OF DIRECTORS. DOES HEREBY CERTLY HOTHER LEISURE HOMES CORPORATION IS THE FEE OWNER OF THE PROPERTY HOWN HEREDN. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS A SUBJIVISION AWARD "GLENBRIAR COMMONS PHASE 2A". AND DOES HERBBY DEDICATE TO THE PUBLIC. FOR ITS USE. THE ROADS SHOWN HEREON AND TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS

ACKNOWLEDGEMENT:

THOMAS E EMBACH

STATE OF ARKANSAS COUNTY OF BAXTER BEFORE THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED, THOMAS E EMBACH, REPRESENTATIVE OF LEISURE HOMES CORPORATION, WHO ACKNOWLEDGED THAT HE HAD EXECUTED THE ABOVE CERTIFICATION AND DEDICATION AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THERE IN SET OUT, UNDER THE AUTHORITY OF LEISURE HOMES CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS ___

SURVEYOR CERTIFICATION

Dire Hall

JAMIE HALL AR PS 1653 PROFESSIONAL LAND SURVEYOR

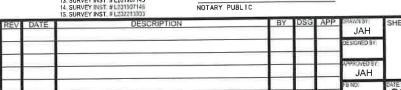
I, JAMIE HALL. DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS SURVEYED UNDER MY SUPERVISION. THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AND SUBDIVISION OF THE PROPERTY. AND THAT THE MONUMENTS WERE SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.





GLENBRIAR COMMONS PHASE 2B LEISURE HOMES CORPORATION

MOUNTAIN HOME, BA	XTER COUNTY,	ARKANSAS



FINAL PLAT OF GLENBRIAR **COMMONS PHASE 2B**

2024-04-15 1"=60' 21069-C1.1