

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:

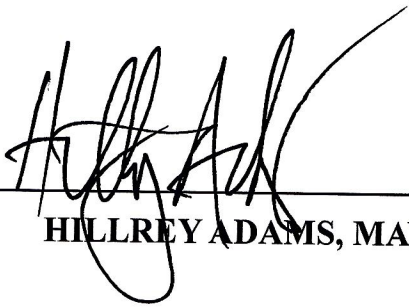
Section 1. Acceptance of final plat and dedications

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.

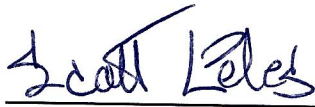
Section 2. Emergency clause

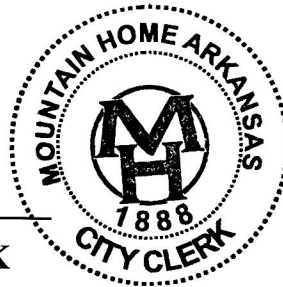
This Ordinance is necessary to benefit the property owners, and to permit the immediate transfer of title of the property, an emergency is hereby declared to exist pertaining to the recording of the plat, and this Ordinance shall be in full force and effect from and after its passage and publication.

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


HILLREY ADAMS, MAYOR

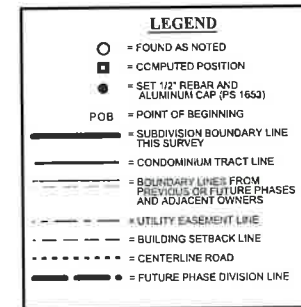
ATTEST:


SCOTT LILES, CITY CLERK



CITY OF MOUNTAIN HOME, BAXTER COUNTY, AR

SCALE REDUCED FOR PRINTING
TO LEGAL SIZE



<u>AREA SUMMARY THIS PLAT</u>		
STREET R/W AREA	0.776	Ac m/l
COMMON PROPERTY AREA	1.196	Ac m/l
COMBINED LOTS AREA	0.621	Ac m/l
FUTURE LOTS AREA	0.000	Ac m/l
<u>TOTAL AREA THIS PLAT</u>	<u>2.593</u>	<u>Ac m/l</u>

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

CITY REVIEW & APPROVAL:

RECORDED'S CERTIFICATION:

CITY STAMP

COVENANTS & RESTRICTIONS:

INSTRUMENT NO. **#1201907145**
IN THE BAXTER COUNTY
CLERK'S OFFICE.

BAXTER COUNTY 911 OFFICE

STREET NAMES AS SHOWN
ADDRESSES AS DRIVEWAYS ARE CONSTRUCTED.

APPROVAL * APPROVED ON
PREVIOUS PRELIMINARY
PLAT

BAXTER COUNTY ADDRESSING

OWNER'S CERTIFICATION AND DEDICATION:

LEISURE HOMES CORPORATION BY ITS UNDERSIGNED DULY ELECTED OFFICERS AND BY AUTHORITY OF THE BOARD OF DIRECTORS, DOES HEREBY CERTIFY THAT LEISURE HOMES CORPORATION IS THE TRUE OWNER OF THE PROPERTY SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS A SUBDIVISION NAMED "GLENBRIAR COMMONS PHASE 2A", AND DOES HEREBY 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 _____ DAY OF _____, 2024.

THOMAS E. EMBACH

THOMAS E EMBACH

ACKNOWLEDGEMENT:

STATE OF ARKANSAS
COUNTY OF BAXTER
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED,
THOMAS E. EMBA, 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 THEREIN SET OUT, UNDER THE
AUTHORITY OF LEISURE HOMES CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

SURVEYOR CERTIFICATION

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.

Jamie Hall
JAMIE HALL AR PS 1653
PROFESSIONAL LAND SURVEYOR



STATE INDEX CODE
500-19N-13W-0-15-400-03-165J
GLENBRIAR COMMONS PHASE 2B



**CONSOLIDATED LAND
SERVICES, INCORPORATED**
ENGINEERING, SURVEYING, & MATERIALS TESTING
5647 HIGHWAY 53 EAST, MOUNTAIN HOME, ARKANSAS
PHONE (501) 425-0101



GLENBRIAR COMMONS PHASE 2B
LEISURE HOMES CORPORATION

MOUNTAIN HOME, BAXTER COUNTY, ARKANSAS

15. SURVEY INST. # LC02213909											
REV	DATE	DESCRIPTION	BY	DSG	APP	DRAWN BY:	SHEET TITLE: FINAL PLAT OF GLENBRIAR COMMONS PHASE 2B				
						JAH					
						DESIGNED BY:					
						APPROVED BY:					
						JAH	FS NO:	DATE:	SCALE:	DRAWING NUMBER:	REVISION:
							21069	2024-04-15	1"=60'	21069-C1.1	

FINAL PLAT OF GLENBRIAR
COMMONS PHASE 2B