

ORDINANCE NO. 2025-7

**AN ORDINANCE ACCEPTING THE FINAL PLAT
AND DEDICATIONS FOR FREEDOM'S LANDING PHASE II, LOCATED AT
HOBBS CIRCLE IN MOUNTAIN HOME, ARKANSAS; AND FOR ACCEPTING
IMPROVEMENTS THEREWITH, AND FOR OTHER PURPOSES**

WHEREAS, the development of the City of Mountain Home, Arkansas, 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. 1997-26 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 March 10, 2025, meeting reviewed the above final plat and unanimously recommended approval;

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

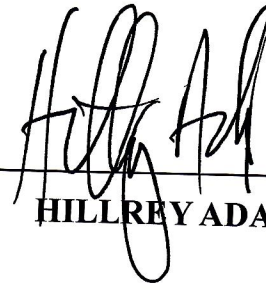
Section 1. Acceptance of final plat and dedications

The City of Mountain Home hereby accepts the final plat, improvements, and public dedications of Freedom's Landing Phase II as set forth on the final plat of the Freedom's Landing Phase II 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 20TH DAY OF MARCH, 2025.



HILLREY ADAMS, MAYOR

ATTEST:



SCOTT LILES, CITY CLERK



SURVEY DESCRIPTIONS:
FREEDOMS LANDING PHASE II:
PART OF THE SW1/4 SW1/4 OF SECTION 34, T20N R13W IN BAXTER COUNTY, ARKANSAS.
BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
FROM THE SW CORNER SW1/4 SW1/4 SECTION 34, THENCE S 88°36'18" E 59.85 FEET, THENCE
N 08°37'01" W 277.11 FEET, THENCE N 08°37'01" W 4.06 FEET TO A SET 1/2" REBAR, FOR THE POINT
OF BEGINNING, THENCE CONTINUING ALONG THE SAME LINE N 08°37'01" W 37.35 FEET, THENCE
N 01°43'32" E 346.88 FEET TO A 3/8" REBAR, THENCE S 88°24'28" E 699.00 FEET,
THENCE S 01°26'16" W 386.02 FEET, THENCE N 88°32'30" W 586.31 FEET, THENCE N 01°26'16" E 4.00
FEET TO A SET 1/2" REBAR, THENCE N 88°32'30" W 107.92 FEET TO THE POINT OF BEGINNING
CONTAINING 6.20 ACRES

ACKNOWLEDGEMENT:

STATE OF Arkansas
COUNTY OF Baxter

BEFORE THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED, THE OWNERS OF THE PROPERTY,
WHO ACKNOWLEDGED THAT THEY HAD EXECUTED THE ABOVE CERTIFICATION AND DEDICATION AS
THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THERE IN SET OUT.

WITNESS MY HAND AND NOTARY SEAL THIS 12 DAY OF February 2025

Stephanie Mallick
NOTARY PUBLIC
BAXTER COUNTY, ARKANSAS

OWNER'S CERTIFICATE:

I DO HEREBY CERTIFY THAT I AM THE FEE OWNER OF
THE PROPERTY SHOWN HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS A
SUBDIVISION DEVELOPMENT NAMED FREEDOMS LANDING.

WITNESS OUR HANDS AND SEAL THIS _____ DAY OF _____, 2025.

OWNERS/DEVELOPERS:

HOBBS INVESTMENTS LLC.
101 W. MAIN ST.
PIGGOTT, AR 72464

FREEDOM HOBBS

SURVEYOR'S CERTIFICATION:

I, JERRY A. ROSE, CERTIFY THAT, UNDER MY SUPERVISION,
THE ABOVE PLATTED AND DESCRIBED PROPERTY WAS
SURVEYED AND THE MONUMENTS SET AS SHOWN, TO THE
BEST OF MY KNOWLEDGE AND ABILITY.

Jerry A. Rose
JERRY A. ROSE

RECORDERS CERTIFICATION:

THE PLAT HEREON WAS FILED FOR RECORD IN MY OFFICE ON
THE _____ DAY OF _____, 2025
AND IS RECORDED AS SLIDE _____ OF BAXTER COUNTY SUBDIVISION SLIDE
WITNESS MY HAND AND SEAL:

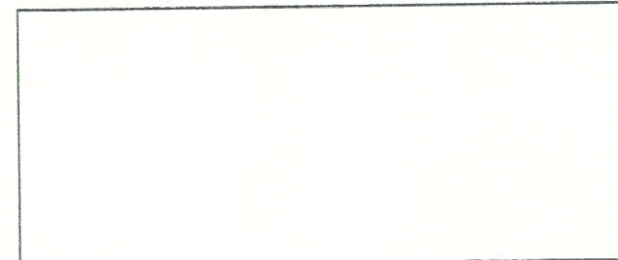
BAXTER COUNTY CLERK

COVENANTS AND RESTRICTIONS:

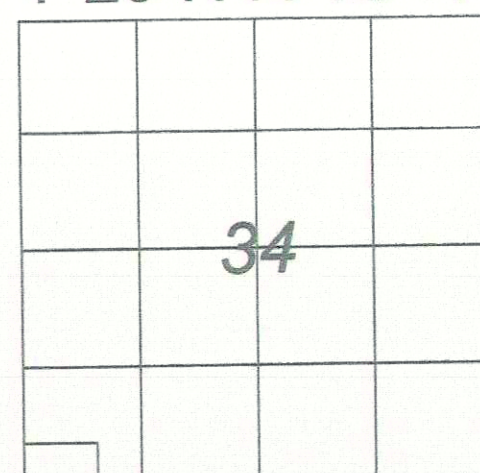
NOW, THEREFORE, THE OWNER OF SAID PROPERTY HEREBY IMPOSES
THE FOLLOWING RESTRICTIONS:
1. EACH LOT SHALL HAVE 1 RESIDENT SINGLE FAMILY DWELLING.
2. DWELLING MUST BE 1000 SQUARE FOOT MINIMUM.
3. DETACHED BUILDING SHALL BE CONSTRUCTED WITH SIMILAR MATERIAL AS HOUSE.
4. BUILDING STANDARDS TO MEET ALL CITY CODES.

**NOTE: NO PART OF THIS PROPERTY LIES WITHIN THE 100
YEAR FLOOD PLAIN.**

PLANNING COMMISSION CERTIFICATION



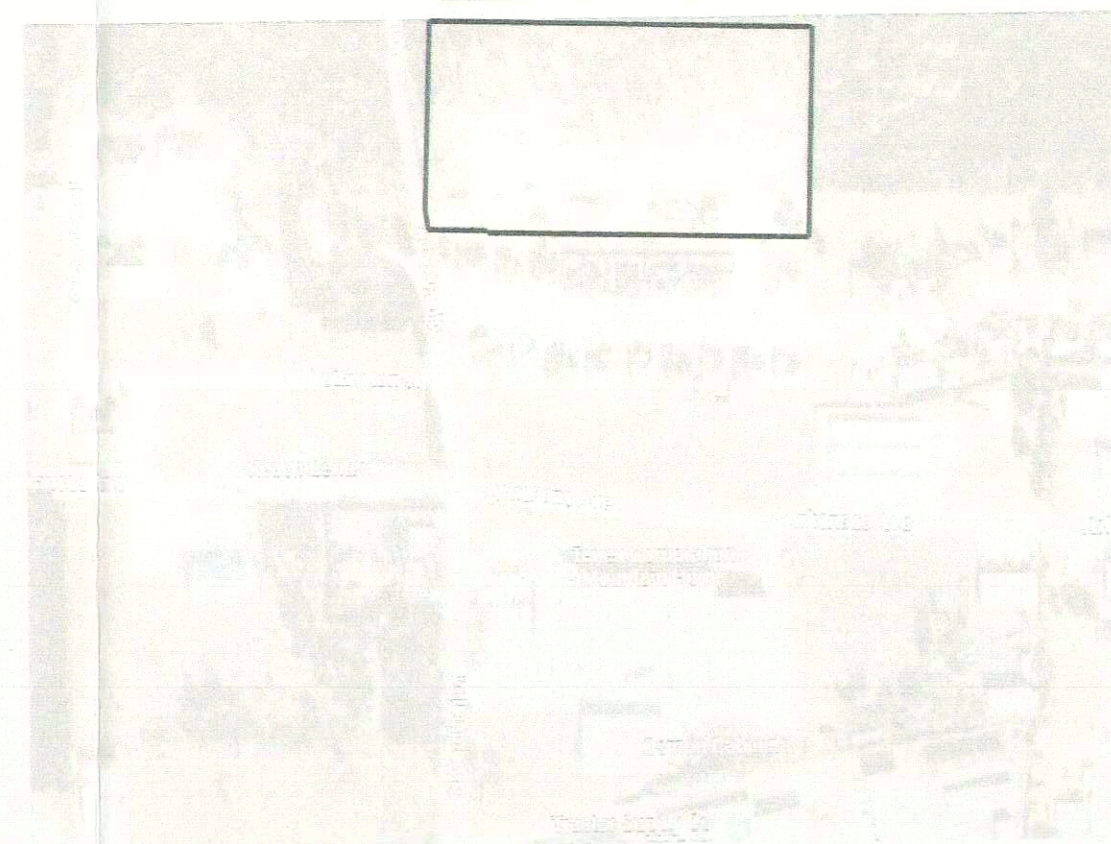
T-20-N R-13-W



LEGEND:

- PROPERTY LINE
- DRAINAGE EASEMENT
- ▲ = SET 1/2" REBAR W/ I.D. CAP
- = FOUND 3/8" REBAR
- = NAIL IN 4" CONC. MON.
- △ = FOUND 1/2" REBAR
- = COMPUTED POINT
- x-- = FENCE

LOCATION MAP

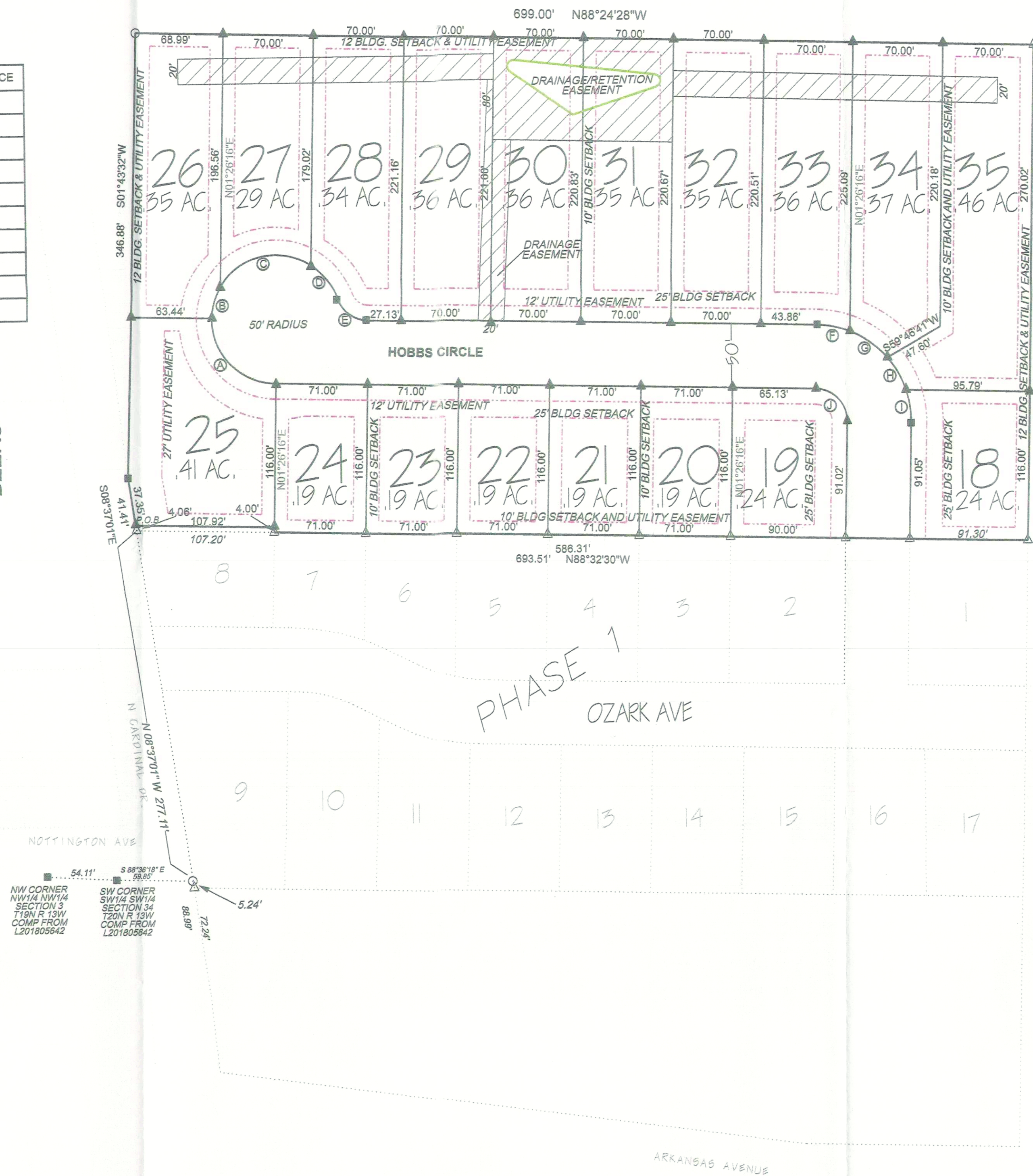


**FINAL PLAT FOR:
FREEDOMS LANDING
PHASE II**

001-15100-200
ALBERT & KELLY
BEERS

CURVE TABLE			
LINE	RADIUS	ARC LENGTH	CHORD BEARING AND DISTANCE
A	50'	78.92'	N 43°45'34" W 70.98'
B	50'	25.80'	N 16°24'51" E 25.80'
C	50'	80.55'	N 77°31'11" E 72.12'
D	50'	33.44'	S 37°10'17" E 32.82'
E	25'	30.77'	S 53°16'40" E 28.87'
F	75'	26.71'	S 78°14'29" E 26.57'
G	75'	36.12'	S 54°03'59" E 35.77'
H	75'	29.20'	S 29°03'38" E 29.02'
I	75'	25.44'	S 08°14'16" E 25.31'
J	25'	78.32'	S 43°53'41" E 70.10'

001-07071-000
ALBERT & KELLY
BEERS



FINAL PLAT

THIS PLAT IS HEREBY APPROVED SUBJECT TO
ACCEPTANCE BY THE CITY COUNCIL OF PUBLIC
DEDICATIONS AND IMPROVEMENTS.

PLANNING COMMISSION

DATE 8/3/2025

CHAIRMAN
SECRETARY

PUBLIC DEDICATIONS AND IMPROVEMENTS HAVE
BEEN ACCEPTED. PLAT MAY BE RECORDED IN THE
OFFICE OF THE COUNTY RECORDER.

ORDINANCE NO. _____
DATED _____

CITY OF MOUNTAIN HOME, ARKANSAS

MAYOR _____ CITY CLERK _____

BAXTER COUNTY

RECORDED IN PLAT BOOK _____ PAGE _____

007-14023-100
SVJ PROPERTIES LLC.

007-14023-100
SVJ PROPERTIES LLC.

**STRIDER
CONSULTING**

STRIDER CONSULTING
142 South College Street
Mountain Home, AR 72653
870-424-4330

http://www.strider.consulting

DRAWN BY:
S.N.M.

SCALE:
1" = 60'

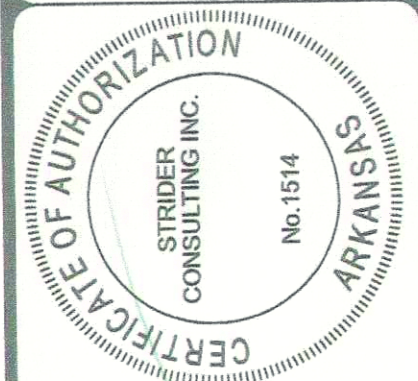
JOB #:
18-0081

DATE:
2/10/2025

REVISION:
N/A

SHEET:
S1.1

FINAL PLAT
FREEDOMS LANDING
PHASE II



SHEET SIZE

D