

ORDINANCE NO. 2025-16

**AN ORDINANCE ACCEPTING THE FINAL REPLAT
AND PUBLIC DEDICATIONS FOR LOT 2, WEST END PHASE 1,
LOCATED AT WEST END WAY IN MOUNTAIN HOME, ARKANSAS;
AND FOR ACCEPTING IMPROVEMENTS THEREWITH**

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 April 14, 2025, meeting reviewed the above final replat and unanimously recommended approval;

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

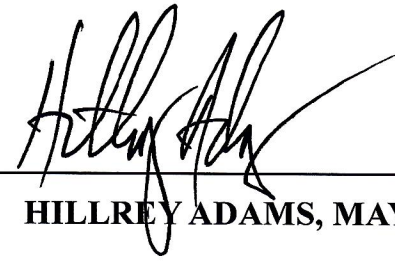
Section 1. Acceptance of final replat and dedications

The City of Mountain Home hereby accepts the final replat, improvements, and public dedications for Lot 2, West End Phase 1, owned by Gregory and Magness Properties LLC, as set forth on the final replat of the development.

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 replat, and this Ordinance shall be in full force and effect from and after its passage and publication.

PASSED AND APPROVED THIS 17TH DAY OF APRIL, 2025.


HILLREY ADAMS, MAYOR

ATTEST:



SCOTT LILES, CITY CLERK



- ### LEGEND
- ▼ SET 1/2" REBAR W/AL. CAP
PS1578
- FOUND 1 1/2" REBAR W/PLASTIC
CAP PS1565
- FOUND 3/8" REBAR W/PLASTIC
CAP PS1268
- ARDOT ROW MONUMENT
- ⊙ FOUND MONUMENT (AS NOTED)
- △ COMPUTED LOCATION
- POB POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
-
- LOT/BOUNDARY LINE
-
- LOT/BOUNDARY LINE
PER ORIGINAL PLAT
-
- EXISTING EASEMENT LINE
-
- EASEMENT (DEDICATED THIS PLAT)
-
- RIGHT OF WAY LINE
-
- BUILDING SETBACK LINE
-
- COMMENCING CALL LINE

THE BASIS OF BEARINGS FOR THIS PROJECT IS
ARKANSAS STATE PLANE, GRID NORTH, NAD83, U.S. FEET
BASED ON THE ARDOT VIRTUAL
REFERENCE STATION NETWORK.

**NOT TO SCALE
REDUCED SIZE**

CITY REVIEW & APPROVAL:

RECORDER'S CERTIFICATION:

VICINITY MAP:

NOT TO SCALE

BAXTER COUNTY 911 OFFICE

STREET NAMES AS SHOWN
ADDRESSES AS DRIVEWAYS ARE CONSTRUCTED.

BAXTER COUNTY ADDRESSING

SURVEY DESCRIPTION OF LOT 2, WEST END - PHASE II

[illegible]

SURVEY DESCRIPTION OF WEST END WAY RIGHT OF WAY DEDICATION

SECTION 17, TOWNSHIP 19 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR WITH ALUMINUM CAP (#P51578), BEING USED AS THE SOUTHWEST CORNER LOT 60; RUN N 51° 52' E, DISTANCE OF 66.00 FEET TO THEN GO ALONG THE WEST LINE OF SAID LOT 22, N00°00'53"E, 42.81 FEET TO A 3/8" REBAR WITH PLASTIC CAP (#P51268) AND THE POINT OF BEGINNING OF THIS CHORD BEARING;

N 106° 51' 40" W, DISTANCE OF 162.96 FEET TO A 3/8" REBAR WITH PLASTIC CAP (#P51268); THEN GO, ALONG A 191° 39' 52" DEGREE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 106° 51' 40", WITH A RADIUS OF 29.99 FEET, AN ARC LENGTH OF 162.96 FEET TO A 1/2" REBAR WITH PLASTIC CAP (#P51578) AND THE POINT OF BEGINNING OF THIS CHORD BEARING;

S 162° 36' 45" E, DISTANCE OF 162.96 FEET TO A 3/8" REBAR WITH PLASTIC CAP (#P51268); THEN GO, ALONG THE WEST LINE OF THE SAID TRACT BY THE FOLLOWING COURSE:

GIVEN THAT WE FIRST GO TO THE RIGHT, THEN GO, ALONG THE WEST LINE OF THE NAD'D TRACT BY WAY, S14° 31' 44" E, 60.00 FEET TO A 1/2" REBAR WITH PLASTIC CAP (#P51655) AT THE SOUTHWEST CORNER PREVIOUSLY OWNED BY JAMES H. WELLS, JR.;

THEN GO, ALONG THE WEST LINE OF SAID TRACT BY WAY, G51° 34' 45" E, 100.33 FEET TO A 3/8" REBAR WITH PLASTIC CAP (#P51268) AND THE POINT OF BEGINNING OF A 65° 32' 27" DEGREE CURVE TO THE LEFT;

THEN GO, ALONG THE CHORD OF CURVATURE OF A 65° 32' 27" DEGREE CURVE TO THE LEFT, WITH AN ARC LENGTH OF 32.15 FEET, WITH A CHORD BEARING OF S62° 54' 41" W AND A CHORD DISTANCE OF 31.97 FEET, TO A 3/8" REBAR WITH PLASTIC CAP (#P51268);

THEN GO, ALONG THE CHORD OF CURVATURE OF A 65° 32' 27" DEGREE CURVE TO THE RIGHT; THEN GO, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30° 33' 03", WITH A RADIUS OF 170.63 FEET, AN ARC LENGTH OF 30.98 FEET, WITH A CHORD BEARING OF S67° 39' 04" W AND A CHORD DISTANCE OF 30.98 FEET, TO THE EAST LINE OF THE MAIN LOTS.

DINNER'S CERTIFICATION AND DEDICATION:

GREGORY & MADNESS PROPERTIES, LLC BY ITS UNDERSIGNED DESIGNATED REPRESENTATIVE, DOES HEREBY CERTIFY THAT GREGORY & MADNESS PROPERTIES, LLC IS THE FEE OWNER OF LOT 2, WEST END - PHASE 1, A COMMERCIAL SUBDIVISION, AND HAVE CAUSED THE SAME TO BE REPLATTED INTO THE LOTS AS SHOWN AND DOES HEREBY DEDICATE TO THE PUBLIC, FOR ITS USE, THE ROAD SHOWN HEREON AND TO THE UTILITY COMPANIES THE UTILITY EASEMENTS SHOWN HEREON.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

GREGORY CO., INC. - MEMBER
BY: WILL GREGORY.
VICE-PRESIDENT
GREGORY CO. INC.

ACKNOWLEDGEMENTS

STATE OF ARKANSAS
COUNTY OF BAXTER
BEFORE THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED, WILL GREGORY,
VICE-PRESIDENT OF GREGORY CO., INC., WHO ACKNOWLEDGED THAT HE HAS EXECUTED
THE ABOVE CERTIFICATION AND DEDICATION AS THEIR FREE AND VOLUNTARY ACT FOR
THE USES AND PURPOSES THEREIN SET OUT, UNDER THE AUTHORITY OF GREGORY CO.,
INC., AS MEMBER OF GREGORY & MAGNESS PROPERTIES, LLC.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

1. KEVIN GREGORY, 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.

KEVIN GREGORY, PS1578
PROFESSIONAL SURVEYOR

CURVE Data				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	29.83'	55.75'	S53°07'33"E	48.01'
C2	570.00'	31.48'	N73°43'22"E	31.43'
C3	270.00'	80.84'	N63°33'47"E	80.54'
C4	270.00'	40.30'	N50°42'35"E	40.26'
C5	120.00'	95.97'	N23°31'24"E	93.43'
C6	330.00'	49.25'	S50°42'35"W	49.21'
C7	330.00'	98.81'	S63°33'47"W	98.44'
C8	25.00'	39.28'	S27°07'45"W	35.36'
C9	120.00'	57.64'	S31°38'35"E	57.09'
C10	25.00'	27.69'	S77°08'06"E	26.30'
C11	986.45'	176.55'	N65°51'19"E	176.31'
C12	1500.00'	78.66'	N30°24'06"W	78.04'
C13	25.00'	39.26'	N62°52'16"W	35.35'
C14	630.00'	34.97'	S73°43'50"W	34.96'
C15	87.42'	32.15'	S62°54'41"W	31.97'
C16	170.63'	90.98'	S67°39'04"W	89.91'

REFERENCE SUBJECTS:
PLAT 1218 (LOT SPLIT OF "WEST END SUBDIVISION" FOR HARPS FOOD STORES, INC.); PLAT 201502271 (FINAL PLAT "WEST END - PHASE 1"); L201502436 AND L202300080.

REFERENCE DEEDS:
EASEMENT 6035-97: WD 11135-2007: WD 11137-2007:
OCD 746-2010: OCD 1133-2010: WD 11704-2013:
ERC 11710-2013: WD L201908352: TWO L202300175:
TWO L202301611: TWO L202406455.



**CONSOLIDATED LAND SERVICE
INCORPORATED**
ENGINEERING, SURVEYING & MATERIALS TESTING
5667 HIGHWAY 62 EAST
MOUNTAIN HOME, ARKANSAS
PHONE (870) 425-6161

**GREGORY & MAGNESS
PROPERTIES, LLC.**
PO BOX 710
MOUNTAIN HOME,
ARIZONA 85653

REPLAT OF:
LOT 2, WEST END - PHASE I

SURVEY DATE:	MARCH 11, 2025
STATE SURVEYOR CODE:	500-10N-13W-0-17-100L03-157N

HORIZONTAL DATUM:
ARKANSAS STATE PLANE,
GRID NORTH, NAD83, U.S. FEET
VERTICAL DATUM: N/A

PROJ. NO.: 25043
DRAWN BY: KG
APPROVED BY: KG

SHEET
1
OF 1

CONSOLIDATED LAND SERVICES

INCORPORATED

ENGINEERING, SURVEYING & MATERIALS TESTING

<http://www.clsi-mtnhome.com>

5667 HIGHWAY 62 EAST
MOUNTAIN HOME, AR 72653



TELEPHONE (870) 425-6161
FAX (870) 424-3884

17 March 2025

Mountain Home Planning Commission
720 South Hickory
Mountain Home, AR 72653

RE: Replat of Lot 2, West End – Phase I

Members of the Commission:

The documents required for the replat submittal of the referenced project have been provided. All streets and facilities are existing prior to this replat and no new streets or facilities are to be constructed under this replat.

Respectfully,

CONSOLIDATED LAND SERVICES, INC.

Kevin Gregory, PS

cc: Gregory & Magness Properties, LLC