

Tontitown Planning Commission Meeting Agenda 05/27/08

- 1) Roll Call**
- 2) Approval of Agenda**
- 3) Approval of Minutes for 4/22/08 meeting**
- 4) Old Business:**
 - A. None**
- 5) New Business:**
 - A. Ice Vending Installation request**
 - B. Maestri Lot Split**
 - C. Charles & Molly May lot split**
 - D. Charles & Ruth May Lot Split #2**
 - E. Pianalto Lot Split**
- 6) Reoccurring Items:**
 - A. Discussion of conflicts of Ordinances and or changes needed.**
 - B. Review of and suggestions for changes to the current land use map**
- 7) Review Items for placement on City Council agenda**
- 8) Comments from Commissioners**
- 9) Adjourn**

OWNER/DEVELOPER
PARCEL # 001-17114-001
RUTH ANN MAY
19072 CLEAR WATER RD
SPRINGDALE, AR 72762
DEED: 2007-1477

001-17114-002
 DEMORET, CAROL JONES
 19090 Clear Water Rd
 Springdale AR 72762-0940
 DEED: 94-025967

001-17114-007
 BOYCE, JEREMY D
 P.O. BOX 226
 TONTITOWN AR 72770
 DEED: 2006-24029

001-17114-002
 DEMORET, CAROL JONES
 19090 Clear Water Rd
 Springdale AR 72762-0940
 DEED: 94-025967

N:668831.723
 E:641451.755

001-17114-003
 MAY, CHARLES THOMAS JR.
 & MOLLY
 2261 Floyd Rd
 Springdale AR 72762-0960
 DEED: 95-014420

001-17126-002
 HARMON UNITED METHODIST CHURCH
 19032 Harmon Rd
 Fayetteville AR 72704-8670

CERTIFICATE OF ACCURACY OF SURVEY
 I certify that the plan shown and described herein is a true and correct survey and that the monuments have been placed as shown hereon as required by "Regulations, Standards and Specifications for the Division, Development and Improvement of Unincorporated Land in Washington County".

Date: _____

Surveyor: _____

FLOOD CERTIFICATION: The herein described tract is not within the 100 year flood plain per FIRM map no. 05143C0045F dated 05/16/2008.

BASIS FOR BEARINGS: Arkansas State Plane Grid, North Zone.

001-17126-004
 PKD INVESTMENTS, LLC
 6984 Zon Loop
 Springdale AR 72762-8408
 DEED: 2005-49943

001-17138-002
 MITCHELL, CARL R & REBECCA K.PARSLY
 19065 CLEARWATER RFD
 SPRINGDALE AR 72762
 DEED: 2006-18219

001-17138-000
 CALCAGNI, MARK LEONARD & JACQUELINE ANN
 12642 Arbor Acres Rd
 Springdale AR 72762-0927
 DEED: 920-687

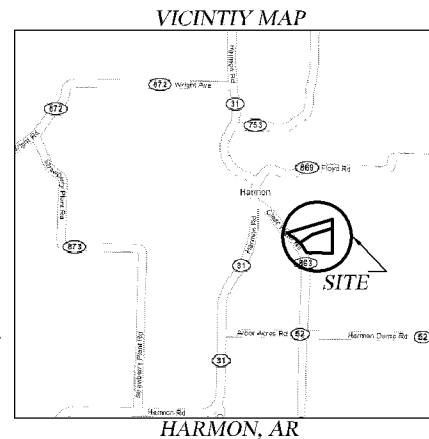
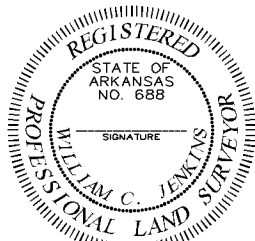
LINE	BEARING	DISTANCE
L1	N 28°18'19" W	14.90'
L2	N 32°48'34" W	63.68'
L3	N 22°57'46" W	41.94'
L4	N 36°14'23" W	65.24'
L5	N 36°16'30" W	15.21'
L6	N 36°16'30" W	39.90'
L7	N 49°08'54" W	60.39'
L8	N 53°31'15" W	45.25'
L9	N 63°21'59" W	11.99'
L10	N 52°10'48" W	46.80'
L11	N 40°22'39" W	47.00'
L12	N 86°38'33" W	71.27'

TONTITOWN PLANNING COMMISSION APPROVAL
 This plat was approved by the Tontitown Planning Commission at a meeting on _____.

Planning Dept Chairman: _____ Date: _____

Owner: _____ Date: _____

Owner: _____ Date: _____



LEGEND

- WATER METER
- GAS METER
- SET IRON PIN
- FOUND IRON PIN
- ▭ BUILDING SETBACK
- WASH. WATER AUTH.
- ARK WEST GAS
- OZARKS ELEC LINE
- BOUNDARY

ORIGINAL DESCRIPTION - Warranty Deed filed 2007-1477 in the Office of the Circuit Clerk, Washington County, Arkansas, containing 5.8 acres.

SURVEY DESCRIPTION - TRACT 1

A part of the SE1/4 of the NW1/4 and a part of the SW1/4 of the NE1/4 of Section 15, Township 17 North, Range 31 West, being more particularly described as follows: Beginning at a 1/2" rebar located S86°50'08"E 336.37 feet and N03°17'33"E 396.02 feet from the Southwest Corner of the SW1/4 of the NE1/4 of said Section 15 and running thence S76°05'41"W 342.70 feet to a 1/2" rebar; thence S59°18'01"W 235.62 feet to the centerline of Washington County Road No. 863 (Clear Water Road); thence Northwest along said centerline the following: N36°16'30"W 39.90 feet, N49°06'54"W 60.39 feet, N53°31'15"W 45.25 feet, N63°21'59"W 11.99 feet, N52°10'48"W 46.80 feet, N40°22'39"W 47.00 feet; thence leaving said centerline and running N76°05'41"E 749.40 feet to a 1/2" rebar; thence S03°17'33"W 146.16 feet to the point of beginning, containing 2.39 acres, more or less, Washington County, Arkansas.

Subject to the Washington County Road No. 863 (Clear Water Road) right-of-way along the West line, a 25 foot wide utility easement East of and contiguous to said right-of-way, a 15 foot wide electrical service line easement described as 7.5 feet either side of an existing electric line running Northwest through the East side, and any other easements and/or right-of-ways of record.

SURVEY DESCRIPTION - TRACT 2

A part of the SE1/4 of the NW1/4 and a part of the SW1/4 of the NE1/4 of Section 15, Township 17 North, Range 31 West, being more particularly described as follows: Beginning at a 1/2" rebar located at the Southwest Corner of the SW1/4 of the NE1/4 of said Section 15 and running N86°38'33"W 71.27 feet to the centerline of Washington County Road No. 863 (Clear Water Road); thence Northwest along said centerline the following: N28°18'19"W 14.90 feet, N32°48'34"W 63.68 feet, N22°57'46"W 41.94 feet, N36°14'23"W 65.24 feet, N36°16'30"W 15.21 feet; thence leaving said centerline and running N59°18'01"E 235.61 feet; to 1/2" rebar; thence N76°05'41"E 342.70 feet to a 1/2" rebar; thence S03°17'33"W 396.02 feet to a 1/2" rebar; thence N86°50'08"W 336.37 feet to the point of beginning, containing 3.40 acres, more or less, Washington County, Arkansas.

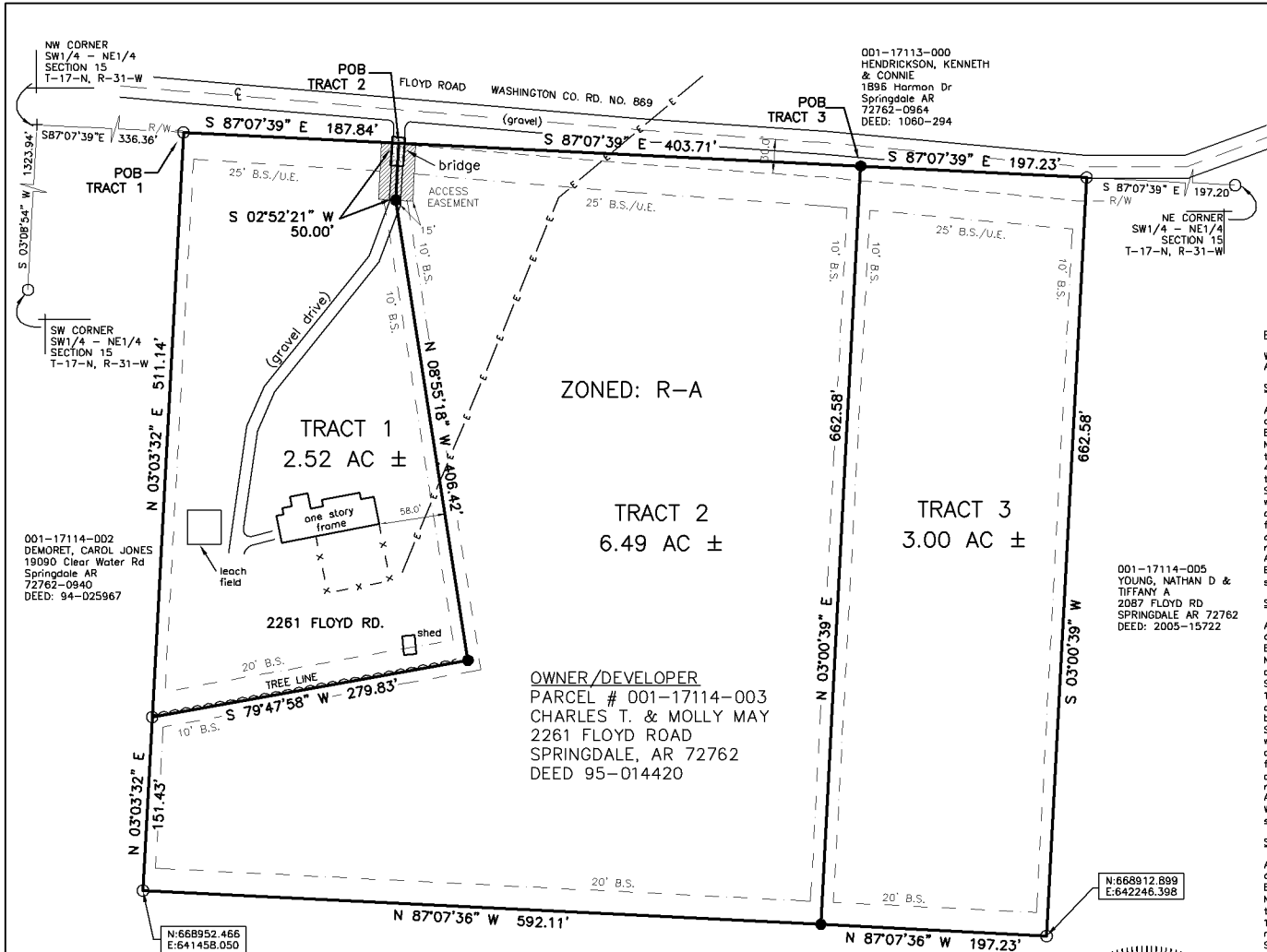
Subject to the Washington County Road No. 863 (Clear Water Road) right-of-way along the West line, a 25 foot wide utility easement East of and contiguous to said right-of-way, a 60 foot wide access easement, for ingress and egress, along the South line, a 15 foot wide electrical service line easement described as 7.5 feet either side of an existing electric line running Northeast through the South side and Northwest through the East side, and any other easements and/or right-of-ways of record.

TRACT SPLIT
 for
Charles T. & Ruth A. May

JENKINS SURVEYING, INC.
 125 F. TOWNSHIP STE. 8
 FAYETTEVILLE, AR 72703
 PHONE: (479) 445-6967
 FAX: (479) 445-6905

DATE: 5/12/08
 DRAWN BY: daj
 SCALE: 1" = 100'
 LOCATION: 15-17-31
 JOB NO: 08-048

PLAT CODE: 500-17N-31W-0-15-104-72-688



NW CORNER SW 1/4 - NE 1/4 SECTION 15 T-17-N, R-31-W

POB TRACT 1

SW CORNER SW 1/4 - NE 1/4 SECTION 15 T-17-N, R-31-W

001-17114-002
DEMOMET, CAROL JONES
19090 Clear Water Rd
Springdale AR
72762-0940
DEED: 94-025967

001-17113-000
HENDRICKSON, KENNETH & CONNIE
1895 Harmon Dr
Springdale AR
72762-0964
DEED: 1060-294

NE CORNER SW 1/4 - NE 1/4 SECTION 15 T-17-N, R-31-W

001-17114-005
YOUNG, NATHAN D & TIFFANY A
2087 FLOYD RD
SPRINGDALE AR 72762
DEED: 2005-15722

OWNER/DEVELOPER
PARCEL # 001-17114-003
CHARLES T. & MOLLY MAY
2261 FLOYD ROAD
SPRINGDALE, AR 72762
DEED 95-014420

001-17114-000
CAROL DEMOMET
19090 Clear Water Rd
Springdale AR
72762-0940
DEED:94-025971

FLOOD CERTIFICATION: The herein described tract is not within the 100 year flood plain per FIRM map no. 05143000A1 dated 05/16/2008.

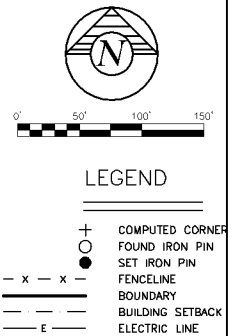
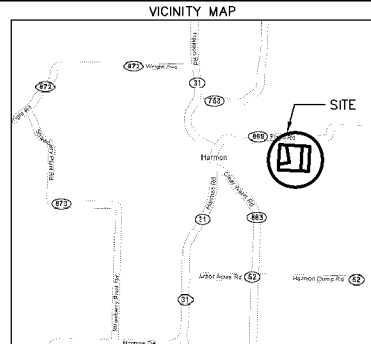
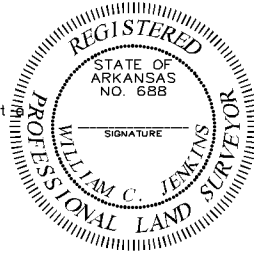
BASIS FOR BEARINGS: Arkansas State Plane North Zone

CERTIFICATE OF ACCURACY OF SURVEY
I certify that the plan shown and described herein is a true and correct survey and that the monuments have been placed as shown hereon as required by "Regulations, Standards and Specifications for the Division, Development and Improvement of Unincorporated Land in Washington County".

Date: _____
Surveyor: _____

TONTITOWN PLANNING COMMISSION APPROVAL
This plot was approved by the Tontitown Planning Commission at meeting on _____.

Planning Dept Chairman: _____ Date: _____
Owner: _____ Date: _____
Owner: _____ Date: _____



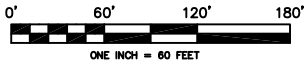
PARENT TRACT
HARMON, AR
Warranty Deed filed 95-014420 in the Office of the Circuit Clerk and Ex-Officio Recorder, Washington County, Arkansas.

SURVEY DESCRIPTION - TRACT 1
A part of the SW 1/4 of the NE 1/4 of Section 15, Township 17 North, Range 31 West, being more particularly described as follows:
Beginning at a 1/2" rebar located S87°07'39"E 336.36 feet from the Northwest Corner of the SW 1/4 of the NE 1/4 of said Section 15 and running thence S87°07'39"E 187.84 feet to the centerline of a concrete bridge; thence S02°52'21"W 50.00 feet along said centerline and it's projection to a 1/2" rebar; thence S08°55'18"E 406.42 feet to a 1/2" rebar; thence S79°47'58"W 279.83 feet to a 1/2" rebar; thence N03°03'32"E 511.14 feet to the point of beginning, containing 2.51 acres more or less, Washington County, Arkansas.
Subject to the Washington County Road No. 869 (Floyd Road) right-of-way along the North line, a 25 foot wide utility easement South and contiguous to said right-of-way, a 15 foot wide access easement, for ingress and egress, described as 15 feet of equal and uniform width West of a line that begins S87°07'39"E 524.20 feet from the Northwest Corner of the SW 1/4 of the NE 1/4 of said Section 15 and runs S02°52'21"W 50.0 feet along the centerline of said bridge and it's projection, and any other easements and/or right-of-ways of record.
Also, a 15 foot wide access easement, for ingress and egress, described as 15 feet of equal and uniform width East of a line that begins S87°07'39"E 524.20 feet from the Northwest Corner of the SW 1/4 of the NE 1/4 of said Section 15 and runs S02°52'21"W 50.0 feet along the centerline of said bridge and it's projection.

SURVEY DESCRIPTION - TRACT 2
A part of the SW 1/4 of the NE 1/4 of Section 15, Township 17 North, Range 31 West, being more particularly described as follows:
Beginning at a point located at the center of a concrete bridge that is S 87°07'39" E 524.20 feet from the Northwest Corner of the SW 1/4 of the NE 1/4 of said Section 15 and running thence S87°07'39"E 403.71 feet along the North line of said 40 acre tract to a 1/2" rebar; thence leaving said North line and running S03°00'39"W 662.58 feet to a 1/2" rebar; thence N87°07'36"W 592.11 feet to a 1/2" rebar; thence N03°03'32"E 151.43 feet to a 1/2" rebar; thence N79°47'58"E 279.83 feet to a 1/2" rebar; thence N08°55'18"W 406.42 feet to a 1/2" rebar; thence N02°52'21"E 50.00 feet to and along the centerline of said concrete bridge to the point of beginning, containing 6.49 acres, more or less, Washington County, Arkansas.
Subject to the Washington County Road No. 869 (Floyd Road) right-of-way along the North line, a 25 foot wide utility easement South and contiguous to said right-of-way, a 15 foot wide access easement, for ingress and egress, described as 15 feet of equal and uniform width East of a line that begins S87°07'39"E 524.20 feet from the Northwest Corner of the SW 1/4 of the NE 1/4 of said Section 15 and runs S02°52'21"W 50.0 feet along the centerline of said bridge and it's projection, and any other easements and/or right-of-ways of record.
Also, a 15 foot wide access easement, for ingress and egress, described as 15 feet of equal and uniform width West of a line that begins S87°07'39"E 524.20 feet from the Northwest Corner of the SW 1/4 of the NE 1/4 of said Section 15 and runs S02°52'21"W 50.0 feet along the centerline of said bridge and it's projection.

SURVEY DESCRIPTION - TRACT 3
A part of the SW 1/4 of the NE 1/4 of Section 15, Township 17 North, Range 31 West, being more particularly described as follows:
Beginning at a 1/2" rebar located S87°07'39"E 927.91 feet from the Northwest Corner of the SW 1/4 of the NE 1/4 of said Section 15 and running thence S87°07'39"E 197.23 feet along the North line of said 40 acre tract; thence leaving said North line and running S03°00'39"W 662.58 feet to a 1/2" rebar; thence N87°07'36"W 197.23 feet to a 1/2" rebar; thence N03°00'39"E 662.58 feet to the point of beginning, containing 3.00 acres, more or less, Washington County, Arkansas.
Subject to the Washington County Road No. 869 (Floyd Road) right-of-way along the North line, a 25 foot wide utility easement South and contiguous to said right-of-way, and any other easements and/or right-of-ways of record.

TRACT SPLIT for CHARLES T. & MOLLY MAY	
JENKINS SURVEYING, INC. 125 E. TOWNSHIP STE. 3 FAVEETVILLE, AR 72703 PHONE (479) 443-6397 FAX (479) 443-6803	DATE: 5/12/08 DRAWN BY: dwj SCALE: 1" = 100' LOCATION: 15-17-31 JOB NO: 08-039
PLAT CODE: 500-17N-31W-0-15-130-72-688	



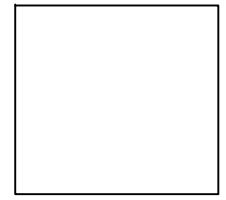
BASIS OF BEARINGS: ARKANSAS-NORTH STATE PLANE GRID

PARCEL 830-37690-000
WARRANTY DEED 710-75

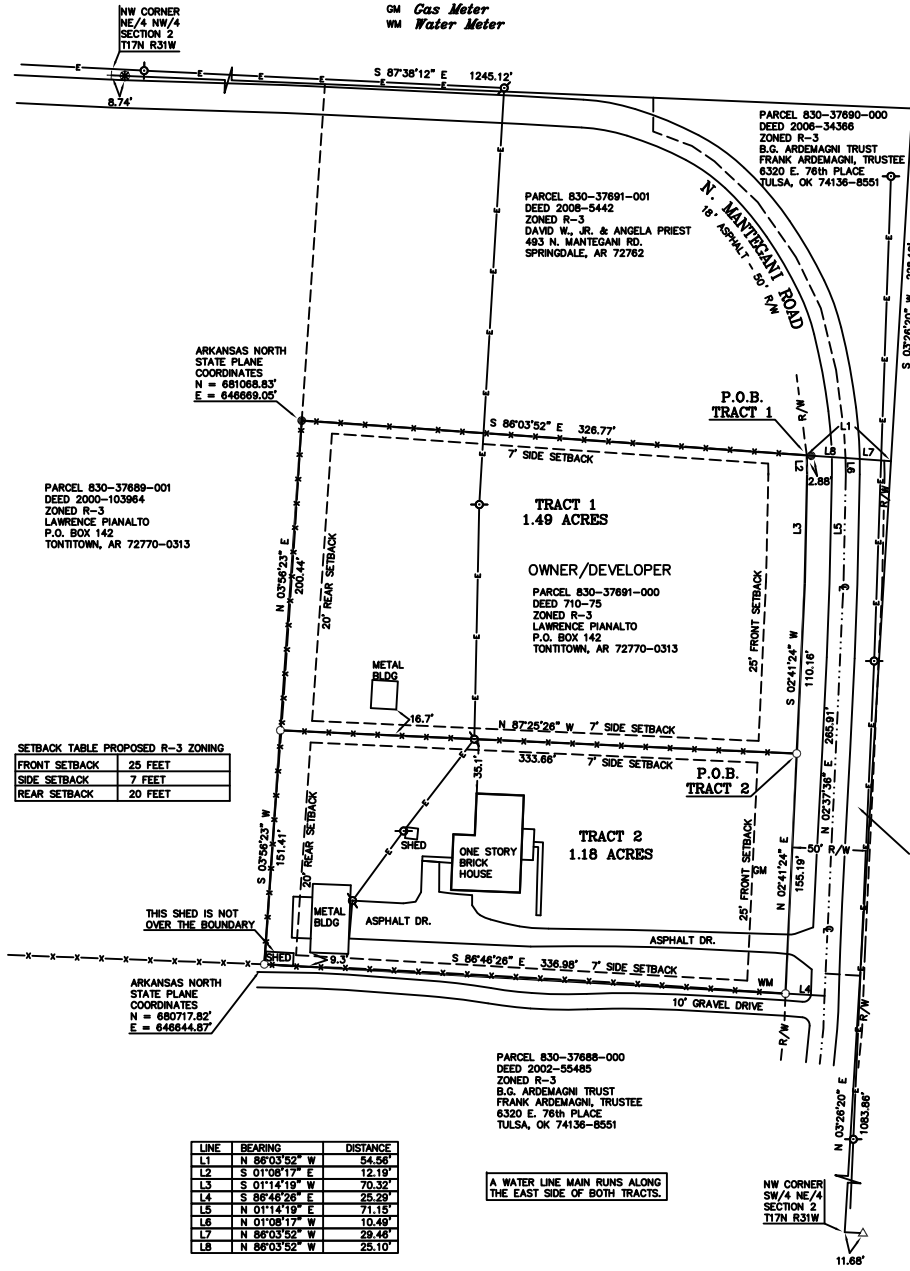
Legend:

- Found Iron Pin
- Set Iron Pin
- △ Found Nail
- ⊕ Found Cotton Picker Spindle
- ⊙ Found Aluminum Monument
- × Fence
- Power Pole
- E Overhead Electric
- GM Gas Meter
- WM Water Meter

ORIGINAL DESCRIPTION
PART OF THE FRACTIONAL NORTHEAST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 2, IN TOWNSHIP 17 NORTH, RANGE 31 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT POINT 13.11 CHAINS EAST OF THE NORTHWEST CORNER OF SAID FRACTIONAL NORTHEAST QUARTER, THENCE EAST TO THE CENTER OF THE PUBLIC ROAD, THENCE SOUTH WITH THE CENTER OF THE SAID PUBLIC ROAD 8.50 CHAINS, THENCE WEST TO A POINT 13.11 CHAINS FROM THE WEST LINE OF SAID FORTY ACRE TRACT, THENCE NORTH 8.50 CHAINS TO THE POINT OF BEGINNING, CONTAINING 4.58 ACRES, MORE OR LESS, SUBJECT TO ALL ROADS ADJOINING SAID LANDS.



AR 17-31-31-31



ARKANSAS NORTH STATE PLANE COORDINATES
N = 681267.23'
E = 647140.06'

NE CORNER SE/4 SW/4 SECTION 35 T17N R31W
78.98'

PARCEL 830-37690-000
DEED 2006-34366
ZONED R-3
B.G. ARDEMAGNI TRUST
FRANK ARDEMAGNI, TRUSTEE
6320 E. 76th PLACE
TULSA, OK 74136-8551

OWNER'S CERTIFICATION & DEDICATION

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY, AND HEREBY DEDICATE ALL ROADS AND/OR EASEMENTS INDICATED ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES.

STATE OF ARKANSAS
COUNTY OF WASHINGTON
SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY
OF MAY, 2008.

NOTARY PUBLIC

CITY OF TONTITOWN

PLANNING DEPARTMENT CHAIRMAN

DATE

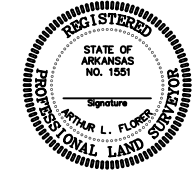
MAYOR

CITY CLERK

PARCEL 830-37690-000
DEED 2006-34366
ZONED R-3
B.G. ARDEMAGNI TRUST
FRANK ARDEMAGNI, TRUSTEE
6320 E. 76th PLACE
TULSA, OK 74136-8551

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP #05143C0025C, DATED SEPTEMBER 18, 1991.

THIS SURVEY WAS COMPLETED ON MAY 6, 2008 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.



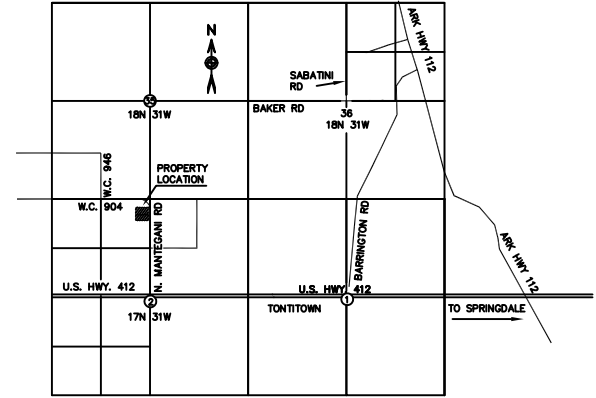
SURVEY DESCRIPTION - TRACT 1

PART OF THE NE/4 OF THE NW/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, TONTITOWN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NE/4 OF THE NW/4, THENCE S 87°38'12" E 1245.12 FEET TO THE NE CORNER OF SAID NE/4 OF THE NW/4, THENCE S 03°28'20" W 228.18 FEET, THENCE N 86°03'52" W 54.56 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. MANTEGANI ROAD AND THE POINT OF BEGINNING, THENCE ALONG SAID WEST RIGHT-OF-WAY S 01°08'17" E 12.19 FEET, THENCE S 01°14'19" W 70.32 FEET, THENCE S 02°41'24" W 110.16 FEET TO A SET IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG AN EXISTING FENCE N 87°25'26" W 333.66 FEET TO A SET IRON PIN, THENCE ALONG AN EXISTING FENCE N 03°56'23" E 200.44 FEET TO A FOUND IRON PIN, THENCE ALONG AN EXISTING FENCE S 86°03'52" E 326.77 FEET TO THE POINT OF BEGINNING, CONTAINING 1.49 ACRES AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION - TRACT 2

PART OF THE NE/4 OF THE NW/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, TONTITOWN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NE/4 OF THE NW/4, THENCE S 87°38'12" E 1245.12 FEET TO THE NE CORNER OF SAID NE/4 OF THE NW/4, THENCE S 03°28'20" W 228.18 FEET, THENCE N 86°03'52" W 54.56 FEET TO THE WEST RIGHT-OF-WAY LINE OF N. MANTEGANI ROAD, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 01°08'17" E 12.19 FEET, THENCE S 01°14'19" W 70.32 FEET, THENCE S 02°41'24" W 110.16 FEET TO A SET IRON PIN AND THE POINT OF BEGINNING, THENCE ALONG AN EXISTING FENCE N 87°25'26" W 333.66 FEET TO A SET IRON PIN, THENCE ALONG AN EXISTING FENCE S 03°56'23" W 191.41 FEET TO A SET IRON PIN, THENCE ALONG AN EXISTING FENCE S 86°46'28" E 336.98 FEET TO A SET IRON PIN ON THE SAID WEST RIGHT-OF-WAY LINE OF N. MANTEGANI ROAD, THENCE ALONG SAID WEST RIGHT-OF-WAY LINE N 02°41'24" E 155.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.18 ACRES AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

VICINITY MAP (NOT TO SCALE)



500-17N-31W-0-02-410-72-1551

TRACT SPLIT SURVEY FOR:

PIANALTO FAMILY TRUST

SURVEY 1, INC.

2620 Melody Lane, Springdale, Arkansas 72762
TEL 479-750-1608 FAX 479-750-1629

Gene E. Buescher R.L.S. #1181
Arthur L. Florer R.L.S. #1551

SETBACK TABLE PROPOSED R-3 ZONING

FRONT SETBACK	25 FEET
SIDE SETBACK	7 FEET
REAR SETBACK	20 FEET

LINE	BEARING	DISTANCE
L1	N 86°03'52" W	54.56'
L2	S 01°08'17" E	12.19'
L3	S 01°14'19" W	70.32'
L4	S 86°46'28" E	26.29'
L5	N 01°14'19" E	71.15'
L6	N 01°08'17" W	10.49'
L7	N 86°03'52" W	29.48'
L8	N 86°03'52" W	25.10'

A WATER LINE MAIN RUNS ALONG THE EAST SIDE OF BOTH TRACTS.

PARCEL 830-37688-000
DEED 2002-55485
ZONED R-3
B.G. ARDEMAGNI TRUST
FRANK ARDEMAGNI, TRUSTEE
6320 E. 76th PLACE
TULSA, OK 74136-8551

NW CORNER SW/4 NE/4 SECTION 2 T17N R31W