

ORDINANCE NO. 2008-09-301

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF VILLAGIO DE PERONA
SUBDIVISION PHASE 1**

WHEREAS, there has been duly presented to the Planning Commission, pursuant to Chapter 152 of the Tontitown Code of Ordinances, a plat to subdivide certain lands with the planning jurisdiction of the City of Tontitown; and

WHEREAS, certain street, utility, and other improvements, as well as easement and right-of-way dedications, were required as a condition of plat approval; and

WHEREAS, certification and verification has been received that all required dedications are shown on the final plat, and that all required improvements have been installed; and

WHEREAS, the Tontitown Planning Commission has granted final plat approval, and recommends City Council approval of the plat, and acceptance of all public facility improvements associated therewith.

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

SECTION 1. That the final plat of Villagio De Perona Subdivision, including all easement and right-of-way dedications shown thereon, is hereby approved.

SECTION 2. That all street, utility, and other public facility improvements required and constructed as part of this subdivision, are hereby accepted as public facilities, and shall, henceforth, be subject to city maintenance, upkeep, and care.

PASSED AND APPROVED this 2nd day of September, 2008


Mayor


Recorder-Treasurer

ROLL CALL

SHALL THE ORDINANCE PASS:

	Yea	Nay
Alderman Sunny Hinshaw	<input checked="" type="checkbox"/>	___ (Ward 1, Position 1)
Alderman Henry Piazza	<input checked="" type="checkbox"/>	___ (Ward 1, Position 2)
Alderman Arthur Penzo	<input checked="" type="checkbox"/>	___ (Ward 2, Position 1)
Alderman David Sbanotto	<input checked="" type="checkbox"/>	___ (Ward 2, Position 2)
Alderman Becky Alston	<input checked="" type="checkbox"/>	___ (Ward 3, Position 1)
Alderman Ken Robertson	<input checked="" type="checkbox"/>	___ (Ward 3, Position 2)
Mayor Joseph Edgmon	___	___
TOTALS:	<u>6</u>	___

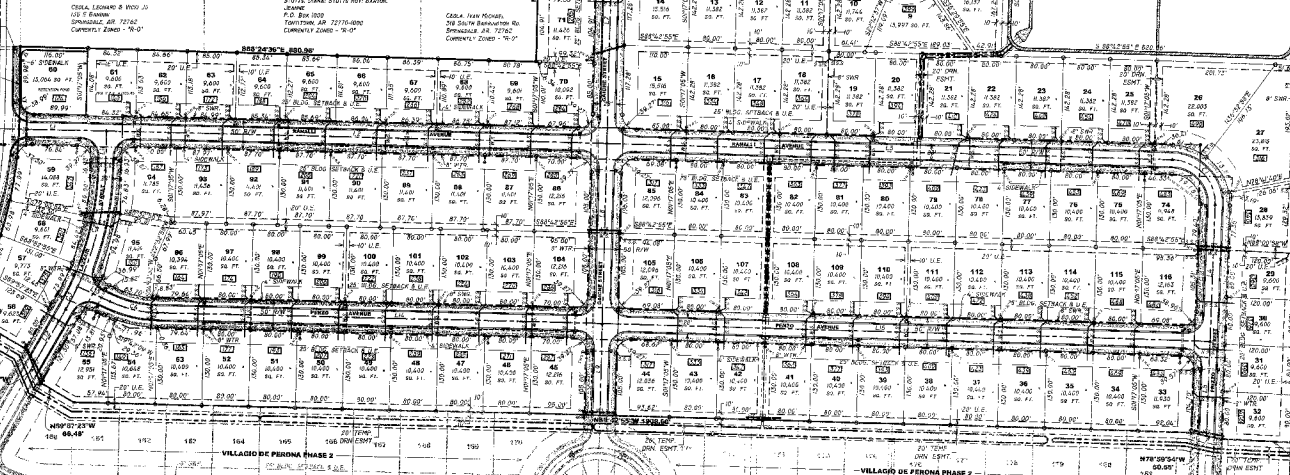
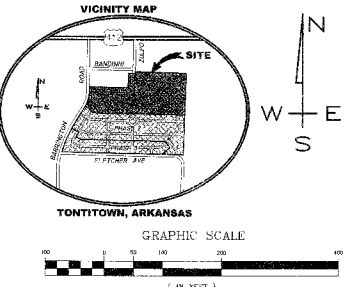
ROLL CALL

SHALL THE ORDINANCE BECOME EFFECTIVE IMMEDIATELY:

	Yea	Nay
Alderman Sunny Hinshaw	___	___ (Ward 1, Position 1)
Alderman Henry Piazza	___	___ (Ward 1, Position 2)
Alderman Arthur Penzo	___	___ (Ward 2, Position 1)
Alderman David Sbanotto	___	___ (Ward 2, Position 2)
Alderman Becky Alston	___	___ (Ward 3, Position 1)
Alderman Ken Robertson	___	___ (Ward 3, Position 2)
Mayor Joseph Edgmon	___	___
TOTALS:	___	___

LEGAL DESCRIPTION

A PART OF THE SE1/4 IN SECTION 1, T17N, R31W IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE SE1/4 OF THE SE1/4, THENCE S07°19'00"W 179.82 FEET, THENCE N84°00'58"W 120.07 FEET, THENCE N78°59'54"W 50.55 FEET, THENCE N88°42'51"W 190.80 FEET, THENCE N05°27'23"W 66.48 FEET, THENCE N25°26'18"W 62.21 FEET, THENCE N05°12'31"W 18.48 FEET, THENCE ALONG A CURVE TO THE LEFT 340.00 FEET, SAID CURVE HAVING A RADIUS OF 685.00 FEET AND A CHORD BEARING OF N10°00'00"E 343.21 FEET, THENCE N00°36'31"E 126.01 FEET, THENCE S88°24'54"E 86.96 FEET, THENCE N07°01'05"E 325.00 FEET, THENCE S08°10'05"E 149.98 FEET, THENCE N01°01'03"E 59.94 FEET, THENCE S38°29'14"E 167.40 FEET, THENCE S07°50'22"W 590.00 FEET TO THE P.O.B., CONTAINING 41.16 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.



LEGEND

- FOUND IRON PIPE
- BOUNDARY CORNER
- △ CENTERLINE MARKER
- POWER POLE
- SET IRON PIN
- SKEWER HANDLE
- AND FIRE HYDRANT ASSEMBLY
- STREET LIGHT
- CENTERLINE STREET
- UTILITY EASEMENT
- BUILDING SETBACK
- 8" SEWER LINE
- 3" WATERLINE
- NEW SIDEWALK
- EXISTING WATERLINE
- DRAINAGE PIPE
- UTILITY CROSSING
- PHASE LINE
- BUILDING ADDRESSES

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE: 9/5/08
OWNER: Ozark Development Group, LLC

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTED IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF TONTTOWN, ARKANSAS.

DATE: 9/5/08
ELECTRIC: Brian B. Davenport
GAS SERVICE: Sam M. Stovall
TELEPHONE: Jim Collins
CABLE TELEVISION: J. Wilkerson
CITY OF TONTTOWN

CERTIFICATE OF APPROVAL

PURSUANT TO THE TONTTOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS PLAT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE: 9/2/08
PLANNING COMMISSION CHAIRMAN: [Signature]
DATE: 9/2/08
MAYOR, CITY OF TONTTOWN: [Signature]
DATE: 9/2/08
RECORDER/TREASURER: [Signature]

CERTIFICATE OF RECORDING

THIS DOCUMENT FILED FOR RECORD _____ DAY, 2008 IN PLAT BOOK NO. _____ PAGE _____

DATE: _____ CIRCUIT CLERK: _____

CERTIFICATE OF SURVEYING ACCURACY

I, _____ HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE: 9/1/08
REGISTERED LAND SURVEYOR: [Signature]
NO. STATE OF ARKANSAS: 1118

- NOTES**
- 1) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRN #0913C0065 DATED MAY 16, 2006.
 - 2) NO WETLANDS EXIST ON THIS PROJECT.
 - 3) PROPERTY ZONING - R-3
 - 4) ALL PROPOSED WATERLINES SHALL BE 8".
 - 5) TWO SIDEWALK ACCESS RAMPS WILL BE INSTALLED AT EACH STREET CORNER AS SHOWN
 - 6) ALL (UTX) UTILITY CROSSINGS SHALL BE 4"-6" PVC BURIED MINIMUM 42" DEEP
 - 7) NO VEHICULAR ACCESS SHALL BE ALLOWED TO ANY LOTS FROM BARRINGTON ROAD OR FLETCHER AVENUE.
 - 8) ALL INTERIOR STREETS ARE 28' BACK TO BACK OF CURB (EXCEPT ROUND ABOUT)
 - 9) ALL COMMON AREAS SHALL BE MAINTAINED BY THE P.O.A.

BUILDING SETBACK TABLE

ZONING	FRONT	BACK	SIDE ST. SIDE
R-3	20'	20'	7' 25'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	118.72'	75.00'	75.92'	106.71'	N63°29'57"W	90°41'17"
C2	297.84'	600.00'	105.13'	105.76'	N31°09'31"E	25°44'51"
C3	43.73'	500.00'	21.88'	43.71'	N27°34'12"E	5°00'34"
C4	82.90'	200.00'	42.65'	82.30'	S16°50'29"E	23°44'53"

LINE TABLE

LINE	LENGTH	BEARING
L1	184.65'	S89°42'55"E
L2	254.17'	S88°42'55"E
L3	965.41'	S88°42'55"E
L4	234.10'	S01°59'02"W
L5	159.28'	S01°59'02"W
L6	214.39'	S01°17'06"W
L7	330.56'	S01°17'06"W
L8	330.00'	S01°17'06"W
L9	155.00'	S01°17'06"W
L10	500.37'	S88°42'55"E
L11	66.93'	N01°17'06"E
L12	110.96'	S30°02'37"W
L13	61.54'	S64°59'07"E
L14	759.64'	S08°42'55"E
L15	1097.65'	S88°42'55"E



023A-0000351

JORGENSEN & ASSOCIATES
 CIVIL ENGINEERS & SURVEYORS
 VILLAGGIO DE PERONA
 FINAL PLAT (PHASE 1)