

**RESOLUTION NO. 2022-\_\_\_**

**CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS**

**A RESOLUTION AUTHORIZING THE MAYOR TO NEGOTIATE AND ENTER INTO AN AGREEMENT TO SELL APPROXIMATELY 3400 SQUARE FEET OF PROPERTY OWNED BY THE CITY OF TONTITOWN, ARKANSAS**

**WHEREAS**, the City of Tontitown owns certain real property described as Adjusted Lot 32 of the Barrington Heights Subdivision in the City of Tontitown, Arkansas (“Tontitown Property”); and

**WHEREAS**, LaTonya Foster owns certain real property described as Lot 18 of the Barrington Heights Subdivision and located at 287 Arlington Way in the City of Tontitown, Arkansas (“Foster Property”); and

**WHEREAS**, a fence on the Foster Property was constructed which encroaches upon the Tontitown Property by approximately 3400 square feet; and

**WHEREAS**, said encroachment is depicted in the survey attached hereto as Exhibit “A (“Survey”)”; and

**WHEREAS**, the City Council of the City of Tontitown, being well advised that the 3400 square feet of property depicted on the Survey is of no use to the City of Tontitown, has determined that this portion of property can be sold to LaTonya Foster for a fair market price in order to remedy the current encroachment; and

**WHEREAS**, the City Council of the City of Tontitown desires to authorize the Mayor to negotiate and entered into a contract for sale and purchase of the 3400 square feet of the Tontitown Property as depicted in the attached Survey to LaTonya Foster.

**NOW, THEREFORE, BE IT RESOLVED**, on behalf of the City of Tontitown, the Mayor is hereby authorized to negotiate and enter into an contract for the sale and purchase of approximately 3400 square. feet of property with Latonya Foster for a fair market price, as depicted in the attached Survey, and that said contract shall be ratified by the City Council after it has been executed by the parties. The Mayor is further authorized to take any and all other measures necessary in order to complete the sale of the aforementioned property as set forth by this Resolution.

**PASSED AND APPROVED** this \_\_\_\_\_ day of August 2022.

**APPROVED:**

\_\_\_\_\_  
Angela Russell, Mayor





SCALE: 1" = 50'  
 50 25 0 50

BASIS OF BEARING: WEST LINE OF LOT 18 AS PER FINAL PLAT OF BARRINGTON HEIGHTS SUBDIVISION, AS SHOWN IN PLAT RECORD 24 AT PAGE 185, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

LAND DESCRIPTION:  
 WARRANTY DEED FILE: 2014-00010255

LOT 18, BARRINGTON HEIGHTS SUBDIVISION, TO THE CITY OF TONTITOWN, ARKANSAS, AS SHOWN IN RECORD PLAT BOOK 23 AT PAGE 185, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, SUBJECT TO EASEMENTS, RIGHT OF WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.



I WAYMAN B. WHITE, ARKANSAS PROFESSIONAL LAND SURVEYOR NO. 1785, HEREBY CERTIFY THAT A SURVEY CREW OF GARVER LLC UNDER MY DIRECTION HAS PERFORMED A SURVEY OF THE PROPERTY DESCRIBED HEREON, AND THAT THIS PLAT IS AN ACCURATE PORTRAYAL OF THE SURVEY RESULTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

WAYMAN B. WHITE, PS 1785      DATE: JANUARY 6, 2022

CERTIFICATE OF AUTHORIZATION NO. 766 P.E., L.S. RENEWAL DATE: 12-31-2022

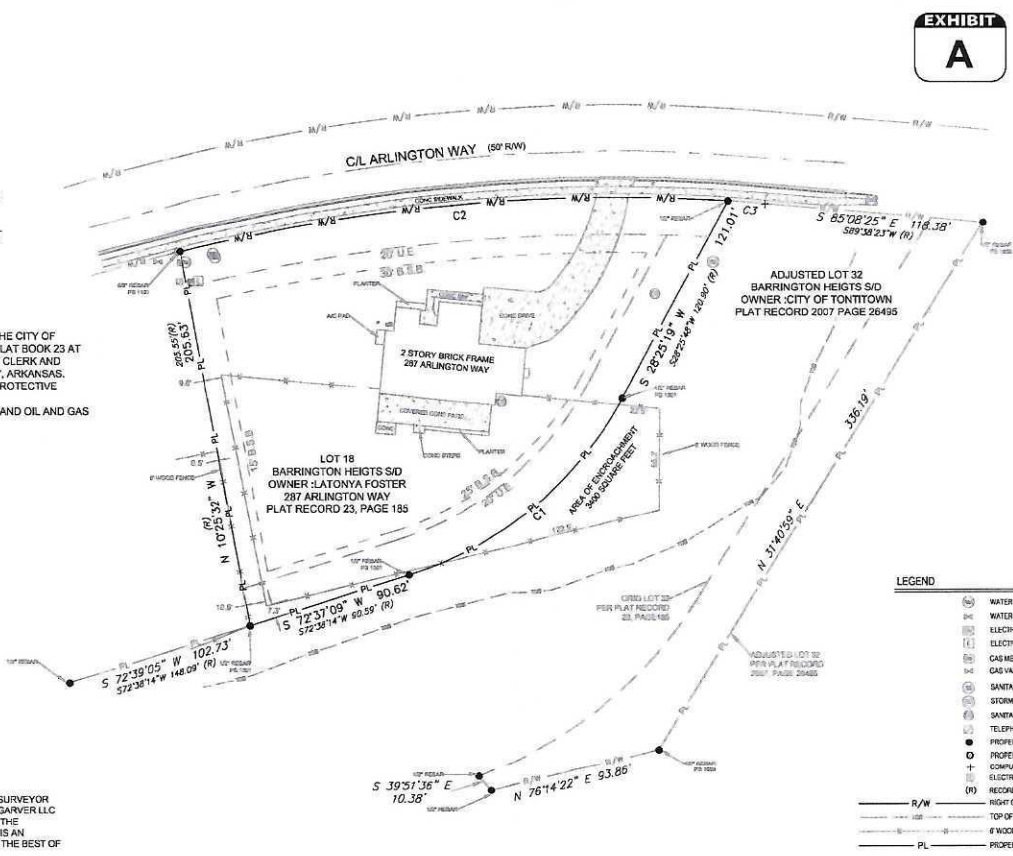


EXHIBIT  
**A**

- LEGEND**
- (M) WATER METER
  - (WV) WATER VALVE
  - (EM) ELECTRIC METER
  - (EB) ELECTRIC BOX
  - (CM) GAS METER
  - (CV) GAS VALVE
  - (SSM) SANITARY SEWER MANHOLE
  - (SDM) STORM DRAIN MANHOLE
  - (SSFC) SANITARY SEWER CLEAN-OUT
  - (TF) TELEPHONE FEEDSTAKE/USER
  - (P) PROPERTY MONUMENT (IRON)
  - (D) PROPERTY MONUMENT (SET)
  - (+ ) COMPUTED POINT
  - (E) ELECTRIC TRANSFORMER
  - (R) RECORD DIMENSION
  - (R/W) RIGHT OF WAY
  - (---) TOP OF BANK
  - (---) TOP OF FENCE
  - (---) 6" WOOD FENCE
  - (---) PL PROPERTY LINE

**FLOOD STATEMENT**  
 THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS IDENTIFIES THE PROPERTY SHOWN HEREON TO BE LOCATED IN ZONE "A". THIS INFORMATION APPEARS ON COMMUNITY PANEL NUMBER 05143C 0069F WITH AN EFFECTIVE DATE OF MAY 16, 2006.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE (R)	ARC LENGTH
C1	200.00'	154.38'	150.57'	S 60°33'37" W	44°13'35"	154.31'
C2	975.00'	299.98'	298.80'	S 84°49'55" W	117°37'42"	299.80'
C3	975.00'	20.12'	20.12'	S 85°45'46" E	11°10'56"	20.12'



JOB NO.: 18048025  
 DATE: JAN. 6, 2022  
 CHECKED BY: PED  
 DRAWN BY: WEB  
 SCALE: AS SHOWN

**GARVER, LLC**  
 1000 W. WASHINGTON ST. SUITE 400  
 SANGHEAVEN, MO. 63073  
 PHONE: 417-867-9100

**CITY OF TONTITOWN**  
 PLAT BOOK 23, PAGE 185  
 LOT 18 BARRINGTON HEIGHTS S/D  
 OWNER: WAYMAN B. WHITE, PS 1785

SHEET NUMBER  
**1**





201 East Henri de Tonti Blvd.  
Post Office Box 305 Tontitown, AR 72770  
Phone (479) 361-2700

August 12, 2022

RE: 287 Arlington Way

Parcel: 830-38595-000

Property Information: Barrington Heights S/D – Lot 18

Area: 1.0051 ac – 43,782.9469 sf

Current Washington County Estimated Market Value: \$87,500

Value Per Square Foot Based on County Market Value: \$1.99850

Most Recent Sale in Barrington Heights S/D: Jan. 2022, Lot 5 – 1.0179 ac – 44,339.0588 sf - \$120,000

Square Foot Value Based on Most Recent Sale: \$2.70642

3,400 Square Feet Based on County Market Value: **\$6,794.90**

3,400 Square Feet Based on Most Recent Sale: **\$9,201.83**

- Consideration may be given for area inside the flood zone.

