

RESOLUTION NO. 2025-04-1171R

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

**A RESOLUTION TO ACCEPT THE DEDICATIONS CONTAINED IN  
FINAL SUBDIVISION PLATS APPROVED BY THE CITY COUNCIL**

**WHEREAS**, in accordance with Ark. Code Ann. §§ 412 & 417 as well as Chapter 152 of the Tontitown Municipal Code, the Planning Commission has approved certain plats to subdivide lands within the planning jurisdiction of the City of Tontitown; and

**WHEREAS**, certain rights-of-way, easements, and other improvements are required by city code to be dedicated as a condition of plat approval; and

**WHEREAS**, certification and verification has been received that all required dedications are shown on the final subdivision plat, and that required improvements have been installed or that there is adequate assurance; and

**WHEREAS**, the plats set forth below are identified by the name of the applicant, the type of the approved subdivision land and parcel number(s) for each property; and

**WHEREAS**, the Tontitown Planning Commission has granted final plat approval for these applications and the City Council thereby accepts all dedications associated therewith.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Tontitown, Arkansas:

**SECTION 1:** That the dedications of right-of-ways, easements, and other improvements are required by city code to be dedicated as a condition of plat approval set forth in the following final subdivision plats that were approved by the Planning Commission are hereby accepted:

Best Choice Holdings, LLC Incidental (Property Line Adjustment) – 830-37976-400 & 830-37976-407

Salwa Abdallah Incidental (Lot Split) – 001-17221-003

Charlie Street Adventures, LLC Incidental (Lot Split) – 830-38442-001; 830-38441-001.  
830-38459-000; 001-17308-001; 001-17308-000 & 001-17306-001

Denver Holdings, LLC (Lot Split) – 163-03460-000 & 163-03461-000

Boren Incidental (Lot Split) – 830-38017-700 & 830-38017-701

Nichols Incidental (Property Line Adjustment) – 001-16960-000 (Bruce & Rose Smithson)

Nichols Incidental (Property Line Adjustment) – 233-00012-000 (Rick & Cindy Nichols)

Tessaro Incidental (Property Line Adjustment) – 830-37648-000 & 830-37649-000



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Fee Amt: \$20.00 Page 1 of 2  
Washington County, AR  
Kyle Sylvester Circuit Clerk  
File **2025-00010769**



PASSED AND APPROVED THIS 15 DAY OF April, 2025.

APPROVED:

Angela Russell  
Angela Russell, Mayor

ATTEST: Rhonda Ardemagni  
Rhonda Ardemagni, City Recorder-Treasurer

(SEAL)

Washington County, AR  
I certify this instrument was filed on  
04/25/2025 03:22:23 PM  
and recorded in Real Estate  
File Number 2025-00010769  
Kyle Sylvester - Circuit Clerk

by [Signature]

