

ORDINANCE NO. 243

AN ORDINANCE ACCEPTING A NEW ADDITION TO THE CITY OF GREENLAND, ARKANSAS TO BE KNOWN AS TWIN CREEKS ADDITION, AN ADDITION TO THE CITY OF GREENLAND, ARKANSAS AND DECLARING AN EMERBENCY TO EXIST.

THAT WHEREAS, there has been duly presented to the City Planning Commission of Greenland, Arkansas, a final plat of certain land in the City of Greenland, Arkansas, Washington County, Arkansas, being more particularly described as specifically set forth on Exhibit A hereto.

AND WHEREAS, said Planning Commission has approved the final plat presented by Petitioner with specified conditions and has approved the dedication of the streets, rights-of-way and utility easements shown upon said final plat with specified conditions and joins with the said Petitioner in petitioning the City Council to accept said Twin Creeks Addition as an addition to the City of Greenland, Arkansas;

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

Section 1: That the Twin Creeks Addition as shown on the final plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set herein word for word, be and the same is hereby accepted by the City of Greenland, Washington County, Arkansas, and the City hereby accepts for the use and the benefit to the public, the dedications contained therein of the streets, rights-of-way and utility easements.

Section 2: That the development of this area of the City is integral to opening up new opportunities for the City and its residents and time is of the essence in this regard, therefore, an

emergency is hereby declared since such development is necessary to preserve and protect the health, safety, and welfare of the residents, and this Ordinance shall be effective immediately upon its passage and approval.

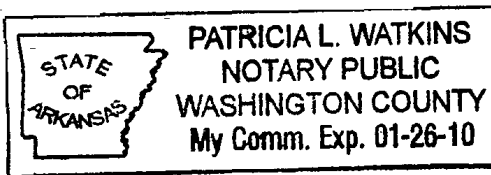
THIS ORDINANCE PASSED THIS 20 DAY OF FEB, 2006.

William Yoer
WILLIAM YOES, Mayor

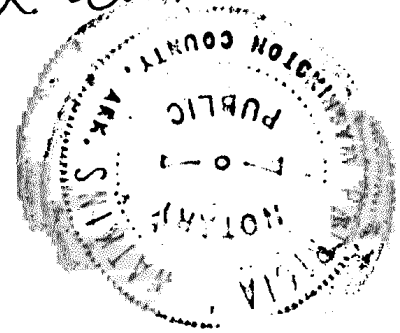
ATTEST:

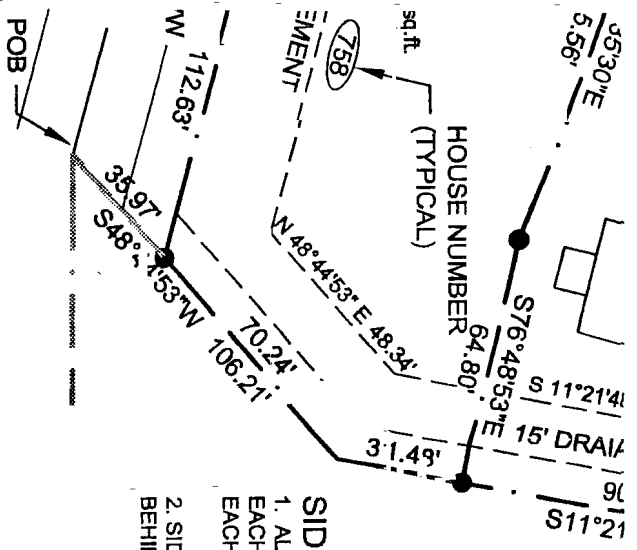
Donna Cheevers
DONNA CHEEVERS, Recorder/Treasurer

Subscribed and sworn to before me this 20th of February, 2006



Patricia L. Watkins





TWIN CREEK ADDITION

SIDEWALK NOTES:

1. ALL SIDEWALKS DEPICTED ON THE PLAN SHALL BE INSTALLED BY EACH INDIVIDUAL HOME OWNER AT THE TIME OF DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. SIDEWALKS SHALL BE 4' WIDE ON ONE SIDE OF STREET AND 6' BEHIND CURB AS SHOWN ON PLAN.

N89°40'56"W
386.25'

LEGAL DESCRIPTION:

A PART OF THE NE1/4 OF THE NW1/4 OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF GREENLAND, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID NE, NW, RUN THENCE N00°28'43"E 82.82 FEET; THENCE N89°40'56"W 386.25 FEET TO THE TRUE POINT OF BEGINNING BEING A POINT IN THE CENTER OF WILSON AVE. THENCE WITH SAID ROAD N74°43'48"W 367.50 FEET; THENCE LEAVING SAID ROAD N16°37'43"E 178.83 FEET; THENCE N08°47'33"E 322.29 FEET; THENCE S78°41'40"E 188.15 FEET; THENCE S87°09'43"E 233.65 FEET TO THE CENTERLINE OF AN EXISTING DITCH; THENCE ALONG THE CENTER OF SAID DITCH S08°39'13"W 252.87 FEET; THENCE S11°21'48"W 222.93 FEET; THENCE S48°44'53"W 106.21 FEET TO THE POB, CONTAINING 5.069 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL UTILITY EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

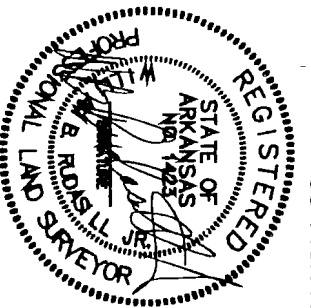
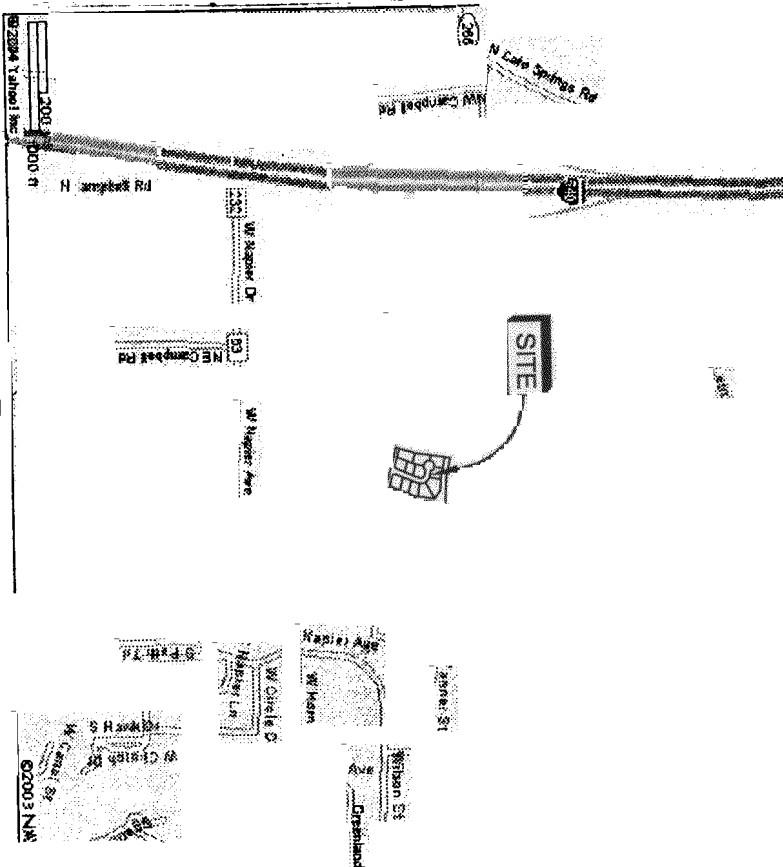
FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF GREENLAND, WASHINGTON CO., ARKANSAS. MAP NUMBER 05143C0157 C, EFFECTIVE DATE SEPTEMBER 18, 1991.

BASIS OF BEARINGS:

DEED BEARINGS

Handwritten note: 3' sidewalk



NE1/4, NW1/4
S8-T15N-R30W

<p>WBR ENGINEERING ASSOCIATES</p> <p>ONE DESIGN AND SURVEY COMMERCIAL RESIDENTIAL LANDSCAPE</p> <p>DAVID GARDNER, DR. STUART B. FAVRETTEN, L.L.E. ARKANSAS (501) 486-5880 22708</p>		<p>TWIN CREEK</p>
<p>PROJECT NO.: _____</p> <p>SCALE: AS SHOWN</p> <p>ENGINEER: WILLIAM RUDASILL, P.E.</p> <p>DRAWN BY: _____</p> <p>CHECK BY: _____</p>	<p>NO. _____</p> <p>DATE _____</p>	
<p>PLAN PRODUCTION DATES:</p> <p>START DATE: 01-28-06</p> <p>FINAL PLAN: 01-30-06</p>		