

ORDINANCE NO. 09-21-2006 A

File **2006-00044068**

AN ORDINANCE ACCEPTING A NEW ADDITION TO THE CITY OF ELKINS, ARKANSAS, TO BE KNOWN AS MILLER'S MEADOW SUBDIVISION, AN ADDITION TO THE CITY OF ELKINS, ARKANSAS, AND DECLARING AN EMERGENCY TO EXIST

THAT WHEREAS, there has been duly presented to the Elkins' Planning Commission, a final plat of certain land in the City of Elkins, Washington County, Arkansas, being more particularly described as follows, to-wit:

ALL THAT PART OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY-SEVEN (27) LYING SOUTH OF THE CENTERLINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD COMPANY AND A PART OF THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-EIGHT (28), ALL IN TOWNSHIP SIXTEEN (16) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION TWENTY-SEVEN (27), SAID POINT BEING A SET ALUMINUM CAPPED ½" IRON REBAR; THENCE S88°31'09" E 1324.05 FEET TO AN EXISTING IRON AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION TWENTY-SEVEN (27); THENCE N 01°27'59" E 732.54 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION TWENTY-SEVEN (27) TO A SET COTTON SPINDLE AT THE CENTERLINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD COMPANY (ABANDONED), SAID POINT BEING IN HARRIS COMMUNITY ROAD; THENCE LEAVING SAID ROAD AND RUNNING ALONG THE CENTERLINE OF SAID RAILROAD N 57°39'43" W 661.09 FEET TO A SET ½" IRON REBAR; THENCE N 58°10'02" W 371.54 FEET ALONG THE CENTERLINE OF SAID RAILROAD TO A SET ½" IRON REBAR; THEN N 57°49'25" W 505.99 FEET ALONG THE CENTERLINE OF SAID RAILROAD TO A SET ½" IRON REBAR ON THE WEST LINE OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION TWENTY-SEVEN (27); THENCE LEAVING THE CENTERLINE OF SAID RAILROAD AND RUNNING S 67°16'39" W 933.05 FEET ALONG THE SOUTHEASTERLY BOUNDARY LINE OF A TRACT OF LAND DEEDED FROM RAY B. MILLER AND CHLORA L. MILLER TO THE CITY OF

FAYETTEVILLE, ARKANSAS, AS RECORDED IN DEED BOOK 531 AT PAGE 249, OF THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, TO SET ½" IRON REBAR, SAID POINT BEING ON A DIAGONAL LINE BETWEEN THE NORTHEAST AND SOUTHWEST CORNERS OF THE NORTHWEST QUARTER (N2 ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION TWENTY-EIGHT (28); THENCE S 48°14'57" E 1114.47 FEET TO A SET ½" IRON REBAR ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION TWENTY-EIGHT (28); THENCE S 01°30'19" W 414.98 FEET TO THE POINT OF BEGINNING, CONTAINING 44.99 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 44.99 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF HARRIS COMMUNITY ROAD ALONG THE ENTIRE EAST BOUNDARY AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

AND WHEREAS, the Planning Commission on September 18, 2006, approved the final plat presented by Petitioner and has approved the dedication of streets, rights-of-way and utility easements shown upon said final plat; and, the Planning Commission now joins with the said Petitioner in requesting the City Council to accept said Miller's Meadow Subdivision, as an addition of the City of Elkins, Arkansas;

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

Section 1: Development of this area of Elkins is vital to continued growth of the City.

Section 2: That Miller's Meadow Subdivision, as shown on the final plat thereof which was approved by the Elkins Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Elkins, Washington County, Arkansas, and the City hereby accepts for the use and benefit to the public, the dedications contained therein of the streets, rights-of-way and utility easements.

BE IT FURTHER ORDAINED BY THE CITY COUNCIL FOR THE CITY OF ELKINS, THAT immediate passage and implementation of this Ordinance is necessary for the unchecked development of this area of the City, and for the efficient administration of City business and to preserve the public peace, health, safety and welfare of the citizens of Elkins, Arkansas, an emergency is hereby declared, and therefore, this Ordinance shall be in full force and effect from and after its passage and approval.

THIS ORDINANCE PASSED THIS 21<sup>st</sup> day of September,

2006.

  
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JACK LADYMAN, Mayor

ATTEST:

  
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PEGGY BARTON, Recorder/Treasurer

# FINAL PLAT of MILLER'S MEADOW SUBDIVISION ELKINS, ARKANSAS

SUBMISSION: MILLER MEADOWS SUBDIVISION

FILED: 11/27/22 7:45-0935-100  
FILED: 11/27/22 7:45-0935-200

**LEGAL DESCRIPTION:**

ALL THAT PART OF THE WEST HALF (NW 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-SEVEN (27) LYING SOUTH OF THE CENTERLINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD COMPANY AND A PART OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-EIGHT (28), ALL IN TOWNSHIP SIXTEEN (16) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-SEVEN (27); SAID POINT BEING A SET ALUMINUM CAPPED 1/2" IRON REBAR; THENCE S 88°31'09" E 1324.05 FEET TO AN EXISTING IRON AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-EIGHT (28); THENCE N 01°27'59" E 732.54 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-SEVEN (27) TO A SET COTTON SPINDLE AT THE CENTERLINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD COMPANY (ABANDONED); SAID POINT BEING IN HARRIS COMMUNITY ROAD; THENCE LEAVING SAID ROAD AND RUNNING ALONG THE CENTERLINE OF SAID RAILROAD N 57°39'43" W 661.09 FEET TO A SET 1/2" IRON REBAR; THENCE N 58°10'02" W 371.54 FEET ALONG THE CENTERLINE OF SAID RAILROAD TO A SET 1/2" IRON REBAR; THENCE N 57°49'25" W 505.99 FEET ALONG THE CENTERLINE OF SAID RAILROAD TO A SET 1/2" IRON REBAR ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-SEVEN (27); THENCE LEAVING THE CENTERLINE OF SAID RAILROAD AND RUNNING S 67°16'39" W 533.05 FEET ALONG THE SOUTHWESTERLY BOUNDARY LINE OF A TRACT OF LAND DEEDED FROM SAID LINE TO FLORA L. MILLER TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS RECORDED IN DEKALBA BOOK 531 AT PAGE 249, OF THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, TO SET 1/2" IRON REBAR; SAID POINT BEING ON A DIAGONAL LINE BETWEEN THE NORTHWEST AND SOUTHWEST CORNERS OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-EIGHT (28); THENCE S 48°15'51" E 1114.47 FEET TO A SET 1/2" IRON REBAR ON THE EAST LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-EIGHT (28); THENCE S 01°30'19" W 414.98 FEET TO THE POINT OF BEGINNING, CONTAINING 14.93 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 44.59 MORE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF HARRIS COMMUNITY ROAD ALONG THE ENTIRE EAST BOUNDARY AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

STATE HEALTH DEPARTMENT APPROVAL (WASHINGTON COUNTY)  
THE PLANS AND SPECIFICATIONS AS SHOWN ON THE PLAT WERE  
APPROVED BY THE ARKANSAS STATE HEALTH DEPARTMENT BY  
LETTER:  
Date: 9/19/22  
Signed by: Celia Casler

FILED: 09/27/2007 7:51:51 AM  
RECORDED: 09/27/2007 7:51:51 AM  
FAYETTEVILLE, AR  
WASHINGTON COUNTY, AR  
STATE ENGINEER, IN CHIEF  
FILED: 023A-00000247

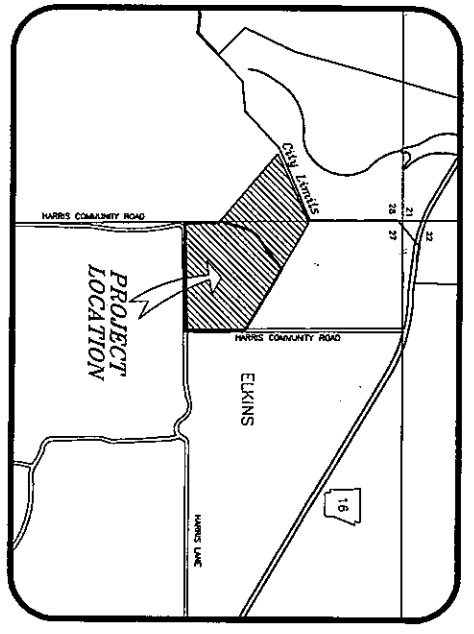
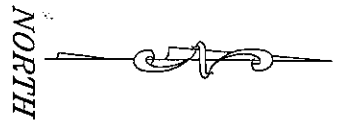
**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY DEDICATE TO THE CITY OF ELKINS AND TO THE PUBLIC UTILITY COMPANIES THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO EMPHASIZED HEREBY THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE PROJECT THROUGH THE REGION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

3/22/20  
Date: g.c. Apple  
Owner: Daniel Young

**CERTIFICATE OF SURVEY AND ACCURACY:**  
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF ELKINS, ARKANSAS.  
8-27-06  
Date: Shelby Wood  
Registered Land Surveyor

**CERTIFICATE OF APPROVAL FOR RECORDING:**  
THIS PLAT WAS APPROVED BY THE ELKINS PLANNING COMMISSION AT A MEETING HELD 9-18-20 2006

- 9/18/20 Date: Robert Casler Elkins Building Inspector
- 9/18/20 Date: Elkins Water & Sewer Department
- 9/18/20 Date: Elkins Street Department
- 9/18/20 Date: Elkins Police Department
- 9/18/20 Date: Elkins City of Elkins



**OWNER/DEVELOPER**  
S&L Development L.L.C.  
2145 N. Center Street  
Fayetteville, AR 72701  
PHONE: (479)582-5650  
FAX: (479)582-0181

**PRESTLEY, BRANNAN & ASSOCIATES, Inc.**  
CONSULTING ENGINEERS  
2143 WORTH LANE  
SPRINGDALE, AR 72764  
OFFICE: (479) 756-8720  
FAX: (479) 756-8714

ISSUANCE	8/23/20
SCALE	AS SHOWN
DATE	8/23/20
SHEET	1 / 5
FOR	MILLER'S MEADOW SUBDIVISION
FOR	S&L DEVELOPMENT L.L.C.
TO THE CITY OF	ELKINS, ARKANSAS

