

**ORDINANCE NO. 2024-10**  
**AN ORDINANCE ACCEPTING THE FINAL PLAT**  
**AND DEDICATIONS FOR SYCAMORE FLATS**  
**AND IMPROVEMENTS THEREWITH, AND FOR OTHER PURPOSES**

**WHEREAS**, the development of the City of Mountain Home requires that both the City Council and the Planning Commission have input into the development of the City; and

**WHEREAS**, the Subdivision Regulations of the City of Mountain Home, Arkansas (adopted on July 17, 1997, through Ordinance No. 1997-26 and amended thereafter in Chapter 7, Article 7.5 of said Regulations) provide for City Council acceptance of Public Dedications contained within; and

**WHEREAS**, the City of Mountain Home Planning Commission at its June 10, 2024, meeting reviewed the above final plat and unanimously recommended approval;

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

**Section 1. Acceptance of final plat and dedications**

The City of Mountain Home hereby accepts the final plat, improvements, and public dedications of Sycamore Flats as set forth on the final plat of the Sycamore Flats Subdivision.

**Section 2. Emergency clause**

This Ordinance is necessary to benefit the property owners, and to permit the immediate transfer of title of the property, an emergency is hereby declared to exist pertaining to the recording of the plat, and this Ordinance shall be in full force and effect from and after its passage and publication.

**PASSED AND APPROVED THIS 20<sup>TH</sup> DAY OF JUNE, 2024.**

*Hilly Adams*

HILLREY ADAMS, MAYOR

ATTEST:

*Scott Liles*

SCOTT LILES, CITY CLERK



**NOTES:**

- BEARINGS ARE GRID NORTH PER ARKANSAS STATE PLANE NORTH ZONE, 1983, AS DETERMINED BY GPS SURVEY. DISTANCES SHOWN ARE GRID DISTANCES. THE CSP OF 1.00019881 AND CONVERGENCE ANGLE OF 0.7" ARE USED. POINTS WERE DETERMINED AT LATITUDE = 36°15'35.6675" AND LONGITUDE = 92°24'57.4844".
- CURRENT ZONING IS R-2. BUILDING SETBACK LINES ARE AS FOLLOWS:  
-30 FEET MINIMUM FROM FRONT RIGHT OF WAY LINE.  
-10 FEET ON SIDE LOT LINES WITH A MINIMUM OF 2 FEET BETWEEN BUILDINGS.  
-25 FEET FROM SIDE STREETS/RIGHT OF WAYS.  
-25 FEET FROM REAR PROJECT LINE.
- EASEMENT WIDTHS VARY AND ARE INDIVIDUALLY SHOWN. EASEMENTS ARE NON EXCLUSIVE ALLOWING MULTIPLE UTILITIES WITHIN THE SAME EASEMENT. ADDITIONAL EASEMENTS ARE DEDICATED FOR SECONDARY AND INDIVIDUAL SERVICES ALONG AND 3 FEET EACH SIDE OF THE RESPECTIVE SERVICE AS CONSTRUCTED. THESE EASEMENTS ARE NOT SHOWN BUT ARE HEREBY DEDICATED.
- LOCATION AND WIDTH OF EASEMENTS SHOWN ARE REFLECTED HEREON. ANY EASEMENT LINES NOT ANNOTATED IS PARALLEL TO THE BOUNDARY IT IS ADJACENT TO.
- NO PORTION OF THE PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE BAXTER COUNTY, ARKANSAS AND INCORPORATED AREAS FLOOD INSURANCE STUDY, REVISED STUDY DATE, DECEMBER 1, 2010.
- STREETS AND STORMWATER CONVEYANCE SYSTEMS ALONG THE STREET ARE TO BE PUBLIC AND DEDICATED TO THE CITY OF MOUNTAIN HOME.
- STORMWATER CONTROL FACILITIES SHALL BE PRIVATELY MAINTAINED.
- THE PROPERTY IS TO REMAIN UNDER THE OWNERSHIP OF SYCAMORE SPRINGS, LLC AND THEREFORE DO NOT HAVE COVENANTS AND RESTRICTIONS, THE RULES AND REGULATIONS REQUIRED OF TENANTS WILL BE HANDLED WITH LEASE AGREEMENTS.
- EXISTING EASEMENTS SHOWN HEREON ARE MORE PARTICULARLY DESCRIBED AND DIMENSIONED ON BAXTER COUNTY SURVEY L202005751.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE REVIEWED BY THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED BY THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- STATE PLANE COORDINATES OF THE SET MONUMENTS ON THE NORTH SIDE OF THE PROPERTY ARE AS FOLLOWS:  
NORTHWEST CORNER OF PROPERTY  
1/2" REBAR AND CAP (PS 1553)  
NORTHING: 722574.8387  
EASTING: 1195586.0094  
NORTHEAST CORNER OF PROPERTY  
1/2" REBAR AND CAP (PS 1553)  
NORTHING: 722599.3692  
EASTING: 1196233.7321
- THE BEARINGS IN THE EXISTING EASEMENT DESCRIPTIONS MAY VARY SLIGHTLY FROM THE BEARINGS SHOWN HEREON. THIS IS DUE TO A DIFFERENT BASIS OF BEARING FROM THE RECORD SURVEY AND THE SURVEY HEREON AND IS NOT A DISCREPANCY IN THE LOCATION OF THE EASEMENT AND ARE NOT DIVIDED INTO INDIVIDUAL LOTS.
- EASEMENTS SHOWN THAT ARE CURRENTLY OWNED BY SYCAMORE PROPERTIES, LLC AND ARE TO BE INCLUDED IN THE EASEMENTS DEDICATED HEREON.

- REFERENCES:**  
TITLE:  
WARRANTY DEED DOCUMENT L202007170  
WARRANTY DEED DOCUMENT L202214508
- SURVEYS:**  
SLS = STATE LAND SURVEYOR DOCUMENT  
BCC = BAXTER COUNTY CLERK DOCUMENT  
1. SLS 202008071605  
2. BCC L201502146, SLS 201506250010  
3. BCC L201902437, SLS 201506250018  
4. BCC L201805142  
5. BCC L202005751, SLS 202006168249  
6. BCC RS-118-04

**SURVEY DESCRIPTION:**  
PART OF THE NORTH 1/2 SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 13 WEST, CITY OF MOUNTAIN HOME, BAXTER COUNTY, ARKANSAS, TRACT LESS SOUTH OF U.S. HWY. 62 AND WEST OF THE HWY. 62 AND BY 1/2 ACRES, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE 1/4 OF SECTION 17, THEN GO ALONG THE NORTH LINE OF SAID 1/4 OF SECTION 17 (198.22 FEET); THEN LEAVING SAID NORTH LINE, GO 57° 14' 14" N 189.82 FEET TO THE SOUTHWEST CORNER OF THE CITY OF MOUNTAIN HOME PROPERTY, 1/4 ACRES; THEN GO ALONG THE EASTERN PROPERTY LINE OF SAID CITY OF MOUNTAIN HOME PROPERTY, 1/4 ACRES, 617.28 FEET TO A 1/2" REBAR AND CAP (PS 1558) ON THE WEST LINE OF SYCAMORE PROPERTIES, LLC 8 ACRES PARCEL SURVEYED BY JERRY A. ROSE, THEN GO ALONG WEST SYCAMORE PROPERTIES, LLC 8 ACRES PARCEL SURVEYED BY JERRY A. ROSE, THEN GO ALONG WEST 1/2" REBAR AND CAP (PS 1558) AND THE POINT OF BEGINNING. THEN CONTINUE N14°31'20" E 275.00 FEET TO A 1/2" REBAR AND CAP (PS 1553) ON THE NORTH LINE OF SAID SYCAMORE PROPERTIES, LLC 8 ACRES PARCEL SURVEYED BY JERRY A. ROSE, THEN GO N14°31'20" E 275.00 FEET TO SAID NORTH LINE. 27° 18' 28" W 474.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.0 ACRES MORE OR LESS AND RETAINING AND SUBJECT TO THE FOLLOWING EASEMENTS:

**EXISTING UTILITY EASEMENT DESCRIPTION (SEE BAXTER COUNTY SURVEY L202005751):**  
A 20-FT. WIDE EASEMENT FOR UTILITIES LOCATED IN THE WEST HALF OF THE EAST HALF OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE SOUTH SIXTEENTH CORNER BETWEEN SECTIONS 16 AND 17, SAID TOWNSHIP AND RANGE, GO THE FOLLOWING MOVEMENTS:  
N89°30'19" W 579.00 FEET; 57° 14' 14" N 189.82 FEET; N41°54'24" W 119.18 FEET TO THE POINT OF BEGINNING OF EASEMENT BEING DESCRIBED; THEN GO ALONG THE WESTERLY SIDE OF SAID EASEMENT THE FOLLOWING MOVEMENTS: N14°31'20" E 138.10 FEET; N66°58'16" W 174.55 FEET TO THE WESTERLY SIDE OF SAID EASEMENT. ALSO THE EASTERLY LINE OF SAID UTILITY EASEMENT IS 10.10 FEET TO THE NE CORNER OF SAID PARCEL. GO ALONG SAID NE CORNER OF SAID PARCEL, 11.18 FEET TO THE NW CORNER OF SAID PARCEL. GO ALONG THE WESTERLY SIDE OF SAID PARCEL, 11.18 FEET TO THE NW CORNER OF SAID PARCEL. THEN LEAVING THE WESTERLY SIDE OF SAID PARCEL, GO ALONG THE WESTERLY SIDE OF SAID PARCEL, 11.18 FEET TO THE NE CORNER OF SAID PARCEL. THEN LEAVING THE WESTERLY SIDE OF SAID PARCEL, GO ALONG THE WESTERLY SIDE OF SAID PARCEL, 11.18 FEET TO THE NE CORNER OF SAID PARCEL. THEN LEAVING THE WESTERLY SIDE OF SAID PARCEL, GO ALONG THE WESTERLY SIDE OF SAID PARCEL, 11.18 FEET TO THE NE CORNER OF SAID PARCEL. THEN LEAVING THE WESTERLY SIDE OF SAID PARCEL, GO ALONG THE WESTERLY SIDE OF SAID PARCEL, 11.18 FEET TO THE NE CORNER OF SAID PARCEL.

**EXISTING ELECTRIC EASEMENT DESCRIPTION (SEE BAXTER COUNTY SURVEY L202005751):**  
A 30-FT. WIDE EASEMENT FOR ELECTRIC SERVICE LOCATED IN THE WEST HALF OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE SOUTH SIXTEENTH CORNER BETWEEN SECTIONS 16 AND 17, SAID TOWNSHIP AND RANGE, GO THE FOLLOWING MOVEMENTS:  
N89°30'19" W 579.00 FEET; 57° 14' 14" N 189.82 FEET; N41°54'24" W 119.18 FEET TO THE POINT OF BEGINNING OF EASEMENT BEING DESCRIBED; THEN GO ALONG THE WESTERLY SIDE OF SAID EASEMENT THE FOLLOWING MOVEMENTS:  
N14°31'20" E 138.10 FEET; N66°58'16" W 174.55 FEET TO THE WESTERLY SIDE OF SAID EASEMENT. ALSO THE EASTERLY LINE OF SAID UTILITY EASEMENT IS 10.10 FEET TO THE NE CORNER OF SAID PARCEL. GO ALONG SAID NE CORNER OF SAID PARCEL, 11.18 FEET TO THE NW CORNER OF SAID PARCEL. GO ALONG THE WESTERLY SIDE OF SAID PARCEL, 11.18 FEET TO THE NW CORNER OF SAID PARCEL. THEN LEAVING THE WESTERLY SIDE OF SAID PARCEL, GO ALONG THE WESTERLY SIDE OF SAID PARCEL, 11.18 FEET TO THE NE CORNER OF SAID PARCEL. THEN LEAVING THE WESTERLY SIDE OF SAID PARCEL, GO ALONG THE WESTERLY SIDE OF SAID PARCEL, 11.18 FEET TO THE NE CORNER OF SAID PARCEL.

**EXISTING ACCESS EASEMENT DESCRIPTION (SUBJECT TO PER WARRANTY DEED L202007170):**  
AN EASEMENT FOR ACCESS LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM THE SOUTH SIXTEENTH CORNER BETWEEN SECTIONS 16 AND 17, SAID TOWNSHIP AND RANGE, GO THE FOLLOWING MOVEMENTS:  
N89°30'19" W 579.00 FEET; 57° 14' 14" N 189.82 FEET TO THE SE CORNER OF THE CITY OF MOUNTAIN HOME, MCCABE PARK. THEN GO ALONG THE EASTERLY BOUNDARY OF SAID PARK, 299.42 FEET TO THE SE CORNER OF SAID PARK. THEN GO ALONG THE EASTERLY BOUNDARY OF SAID PARK, 299.42 FEET TO THE SE CORNER OF SAID PARK. THEN GO ALONG THE EASTERLY BOUNDARY OF SAID PARK, 299.42 FEET TO THE SE CORNER OF SAID PARK. THEN GO ALONG THE EASTERLY BOUNDARY OF SAID PARK, 299.42 FEET TO THE SE CORNER OF SAID PARK. THEN GO ALONG THE EASTERLY BOUNDARY OF SAID PARK, 299.42 FEET TO THE SE CORNER OF SAID PARK. THEN GO ALONG THE EASTERLY BOUNDARY OF SAID PARK, 299.42 FEET TO THE SE CORNER OF SAID PARK.

# FINAL PLAT OF SYCAMORE FLATS

## 3.0 ACRE RESIDENTIAL DEVELOPMENT

LOCATED IN THE N1/2 SE1/4 OF SECTION 17 (T19N R13W) CITY OF MOUNTAIN HOME, BAXTER COUNTY, AR

**AREA SUMMARY THIS PLAT**

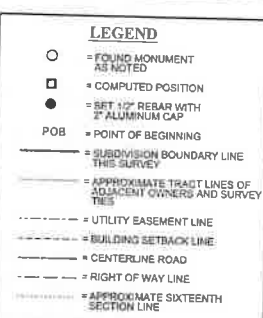
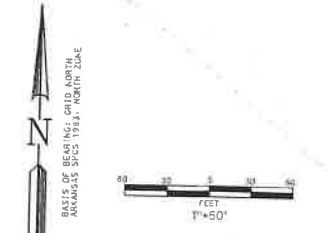
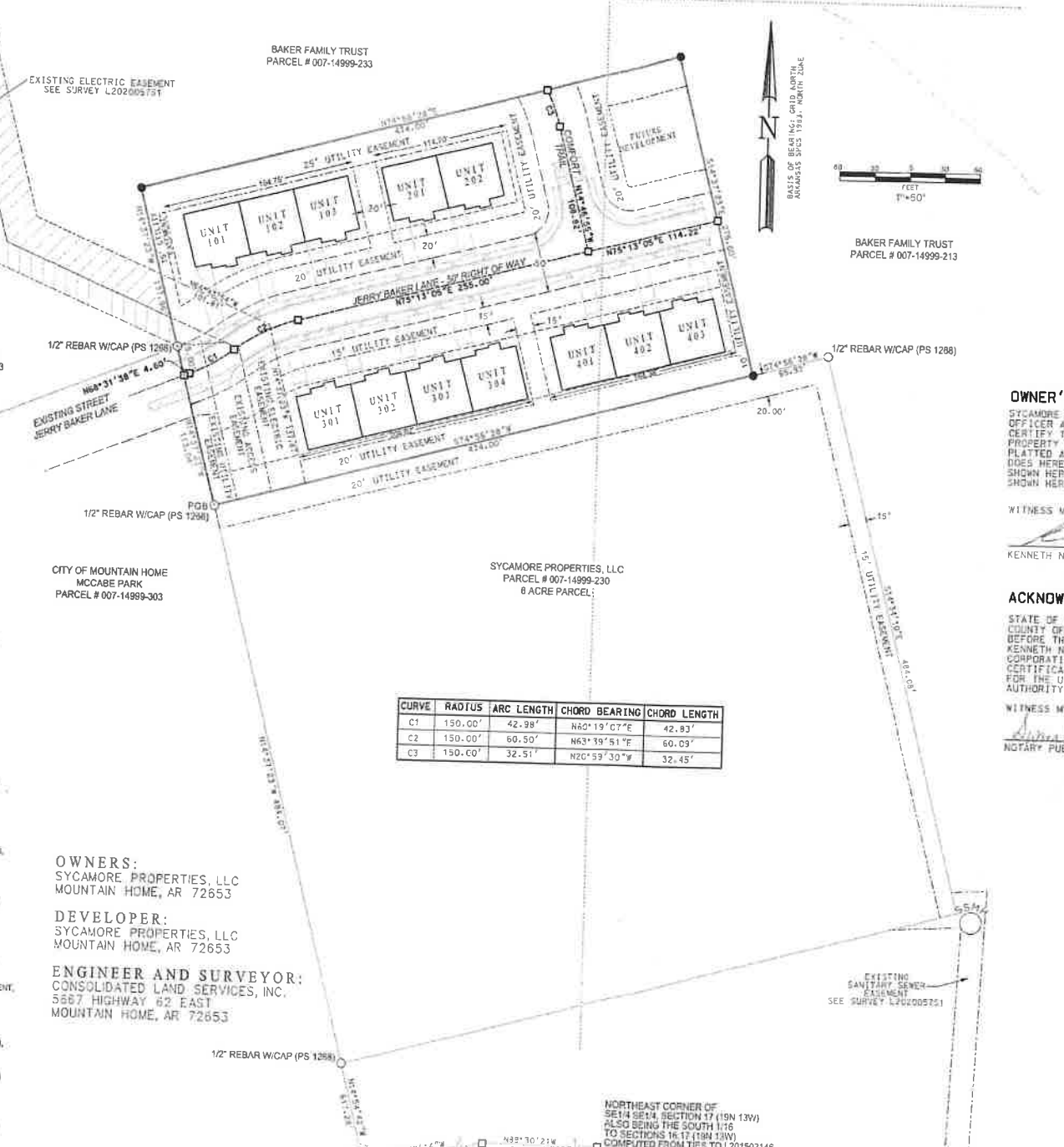
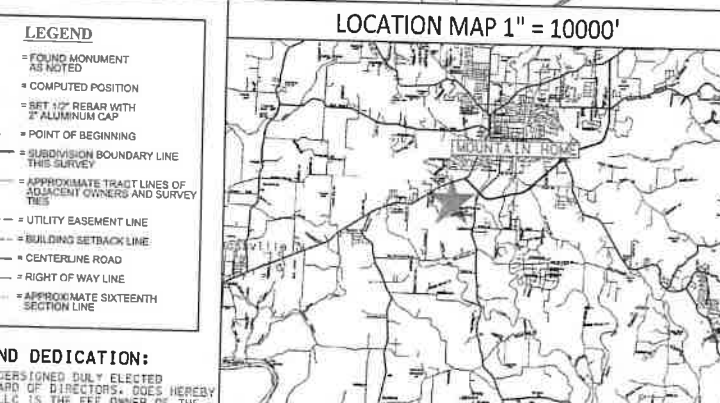
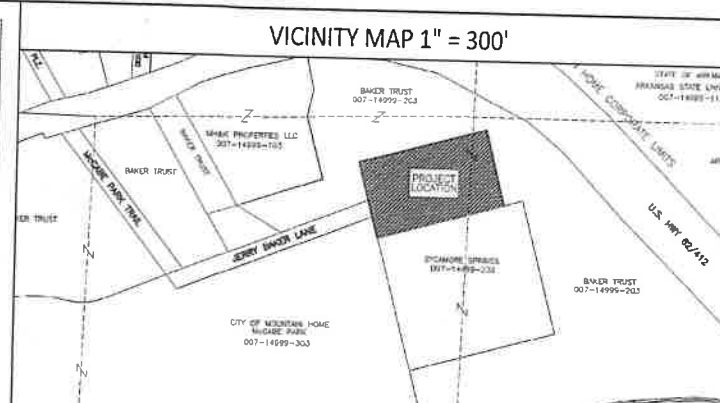
STREET R/W AREA	0.687 Ac m/l
COMMON PROPERTY AREA	1.678 Ac m/l
LESS UNITS AREA	0.638 Ac m/l
COMBINED UNITS AREA	1.040 Ac m/l
<b>TOTAL AREA THIS PLAT</b>	<b>3.003 Ac m/l</b>

BAXTER COUNTY 911 OFFICE

STREET NAMES AS SHOWN ADDRESSES AS DRIVENWAYS ARE CONSTRUCTED.

APPROVAL APPROVED ON PREVIOUS PRELIMINARY PLAT

BAXTER COUNTY ADDRESSING



**OWNER'S CERTIFICATION AND DEDICATION:**  
SYCAMORE PROPERTIES, LLC BY ITS UNDERSIGNED DULY ELECTED OFFICER AND BY AUTHORITY OF THE BOARD OF DIRECTORS, DOES HEREBY CERTIFY THAT SYCAMORE PROPERTIES, LLC IS THE FEE OWNER OF THE PROPERTY SHOWN HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS A SUBDIVISION NAMED "SYCAMORE FLATS", AND DOES HEREBY DEDICATE TO THE PUBLIC, FOR ITS USE, THE ROADS SHOWN HEREON AND TO THE UTILITY COMPANIES THE UTILITY EASEMENTS

WITNESS MY HAND AND SEAL THIS 31 DAY OF May 2024.

KENNETH NICHOLAS ARNOLD  
NOTARY PUBLIC

**ACKNOWLEDGEMENT:**  
STATE OF ARKANSAS  
COUNTY OF BAXTER  
KENNETH NICHOLAS ARNOLD, REPRESENTATIVE OF LEISURE HOMES CORPORATION, WHO ACKNOWLEDGED THAT HE HAD EXECUTED THE ABOVE CERTIFICATION AND DEDICATION AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET OUT, UNDER THE AUTHORITY OF SYCAMORE PROPERTIES, LLC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 31 DAY OF May 2024.

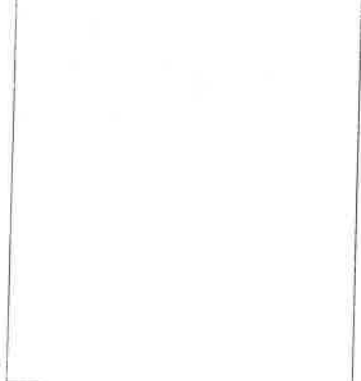
*[Signature]*  
NOTARY PUBLIC

**SURVEYOR CERTIFICATION**  
I, JAMIE HALL, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS SURVEYED UNDER MY SUPERVISION, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AND SUBDIVISION OF THE PROPERTY, AND THAT THE MONUMENTS WERE SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

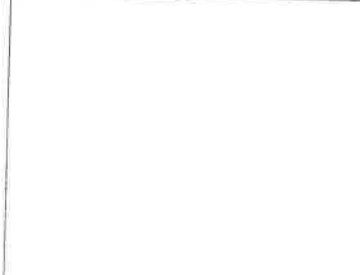
JAMIE HALL PS 1653  
PROFESSIONAL LAND SURVEYOR



**CITY REVIEW & APPROVAL:**



**RECORDER'S CERTIFICATION:**



**SYCAMORE FLATS SUBDIVISION**  
for  
**SYCAMORE PROPERTIES, LLC.**  
MOUNTAIN HOME, BAXTER COUNTY, ARKANSAS

REV	DATE	DESCRIPTION	BY	DSG	APP

DRAWN BY: JAS / JAH  
DESIGNED BY: BW  
APPROVED BY: BW / JAH

SHEET TITLE: **FINAL PLAT**

DATE: 2024-05-30  
SCALE: 1"=60'  
DRAWING NUMBER: 21441-FP

