

Holiday Island
Suburban Improvement District

110 Woodsdale Drive
Holiday Island, AR 72631
(479) 253-9700
hisid@holidayislandark.org

TO: HISID Board of Commissioners

FROM: Kevin Crosson, District Manager *mc*

DATE: March 10, 2010

SUBJ: *Request by Cornerstone Bank, Replat of Former Bank Building on Woodsdale Drive*

Please find attached a request by Cornerstone Bank, through their attorney, Mr. Wade Williams, to replat their properties located at the corner of Stateline Drive and Woodsdale Drive. The former bank building is currently situated on both lots 21 and 22; their request is to move the eastern property line on lot 22 sufficiently to have the entire structure on one lot.

The Holiday Island Planning Commission considered and approved this request at its Friday, March 5th meeting. Because there is no net change in assessments, and because this change has the potential to make both properties more saleable, staff recommends approval. Mr. Williams will be in attendance at our Work Session to answer any questions you may have.

Please feel free to contact me at your convenience with any questions or comments regarding this request. Thank you.



February 15, 2010

Myrna Peterson
HISID Board of Commissioners
Holiday Island Planning Commission
12 Hillcrest Drive
Holiday Island, AR 72631

Re: Re-plat of Lots 10 & 20, Block 6, Unit 10, Holiday Island, Arkansas

Dear Myrna:

The purpose of this letter is to provide you with documentation as to the history and scope of the proposed re-plat of the above-described lots.

The lots in question were originally platted as lots 8, 9 and 10, Block 6, Unit 10, Holiday Island, Arkansas. At that time Lot 9 was 50.00 feet in width along Stateline Drive. In 1982, lots 8 & 9 were re-platted as lots 19 & 20, Block 6, Unit 10 in order to give Lot 9 more width.

It was recently discovered that the improvements constructed by Cornerstone Bank, f/k/a Bank of Eureka Springs, extended over onto Lot 20, and, for purposes of ensuring that the building improvements are contained within a single lot, the re-plat was proposed.

The proposal is to move the Northeastern line of former Lot 10 to a point just beyond the existing curb. This results in a narrowing of the former Lot 20 to a width of 61.34 feet along Stateline Drive. However, this width still exceeds the original platted width of 50.00 feet. It is believed that this move will remove the current encroachment while not harming the marketability of the current Lot 20.

The re-plat will not cause any change in the assessment base as the total number of lots will remain the same.

I appreciate your consideration of this matter.

Sincerely,

Wade A. Williams
Wade A. Williams

WAW/lh

BRANCH OFFICE:
110 Saratoga Way, Suite 6
P.O. Box 1599
Farmington, AR 72730
Phone: (479) 267-4511
Fax: (479) 267-4517

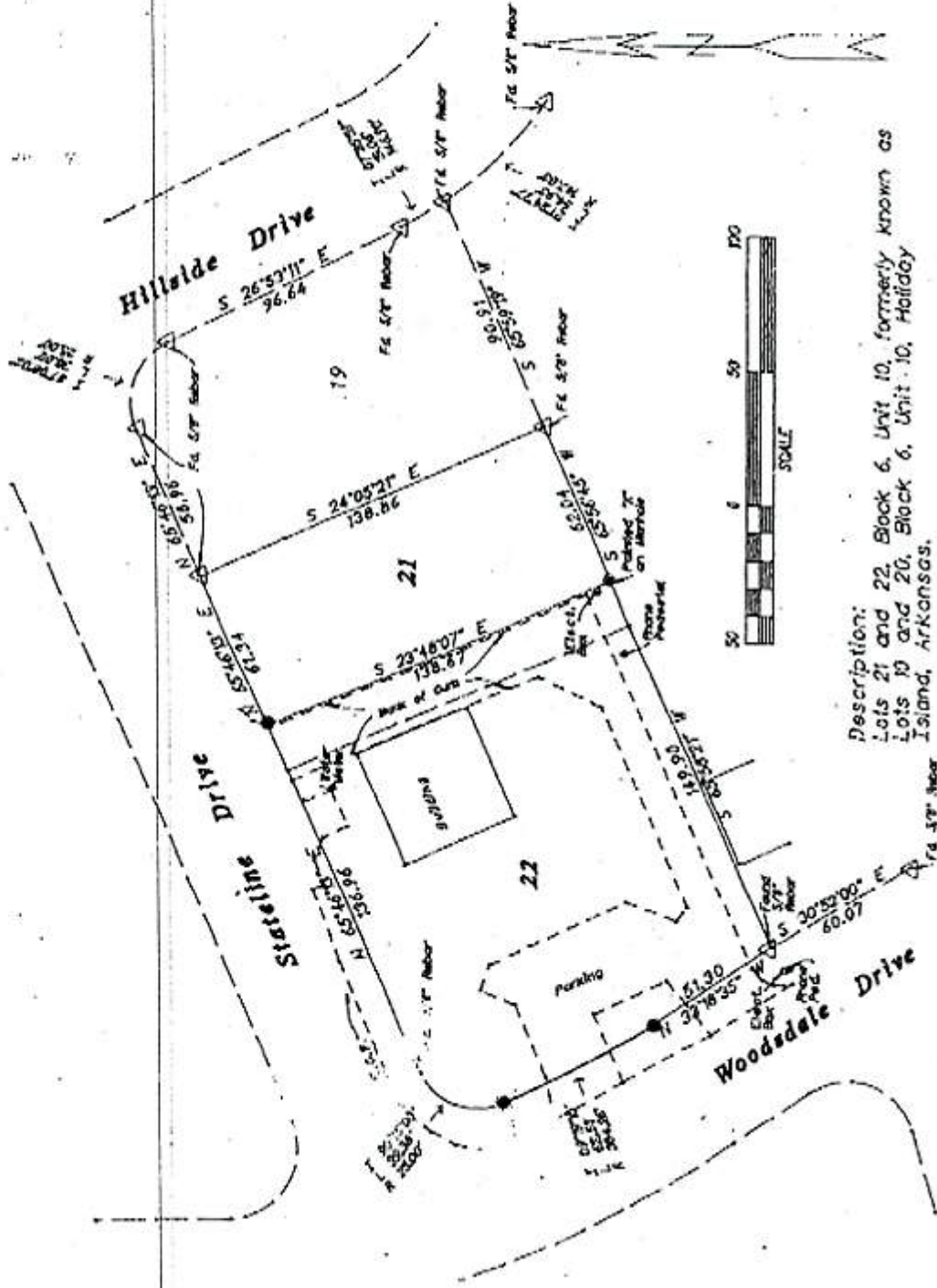
www.WadesLaw.com

MAIN OFFICE:
70 South Main, Suite 2
P.O. Box 350
Eureka Springs, AR 72632
Phone: (479) 253-5363
Fax: (479) 253-5833

Section _____ Township _____ Range _____

* Plat of Survey *

Replat of
Holiday Island
Unit 10
Pl. Block 6



Description:
Lots 21 and 22, Block 6, Unit 10, formerly known as
Lots 19 and 20, Block 6, Unit 10, Holiday
Island, Arkansas.

ASSISTANCE

The Board of Commissioners of the Holiday Island Survey District hereby accepts, on behalf of said district, the said parcels as shown on this plat.

HOLIDAY ISLAND SURVEYS DISTRICT REC'D

CHIEF OF THE BUREAU _____

SECRETARY _____

STATE OF ARKANSAS
COUNTY OF GARLAND

On this _____ day of _____ A.D. 19____, I, _____, Surveyor, do hereby certify that the above and foregoing plat was prepared by me or under my direction and supervision, and that the same is a true and correct copy of the original plat as the same appears on the books of the Surveyor of the County of _____ and State of _____.

In witness whereof, I hereunto set my hand and affix the Commission of the Surveyor of the County of _____ and State of _____, at _____, Arkansas, this _____ day of _____, 2014.

Certificate of Surveyor.
I hereby certify the attached plat is a true and correct copy of a survey performed under my supervision on _____, 2014.

Legend:

- △ - Found Monument as listed
- - Set (2" rebar w/ cap 1002
- x - Existing Fence

Cornerstone Bank

SCALE 1" = 50'
DATE 2-2-14
APPROVED BY Gerold Farmer, P. E.

Base of Bearings: Holiday Island, Unit 10

D.M.S. Surveying Co., Inc.
P. O. Box 205
Berryville, Arkansas 72616