

# PLANNING COMMISSION AGENDA

Location: Greenbrier Municipal Building

Date: ..... 2025

Time: 1830 (6:30pm)

Facilitator: Hunter Thrasher (Chairman)  
Matt Bagby (Vice Chairman)  
Joyce Johnson

Johnny Cardin  
Tim Carter  
Steve McC

## Agenda Items

Minutes from last month planning commission:

City Council Information:

Old Business

1. Rezone lot 5 and 6 Rollin Brooke Ph. 2

New Business

1. Cross Point Church
2. Landon Cove Subdivision

Public Comment

Additional information:



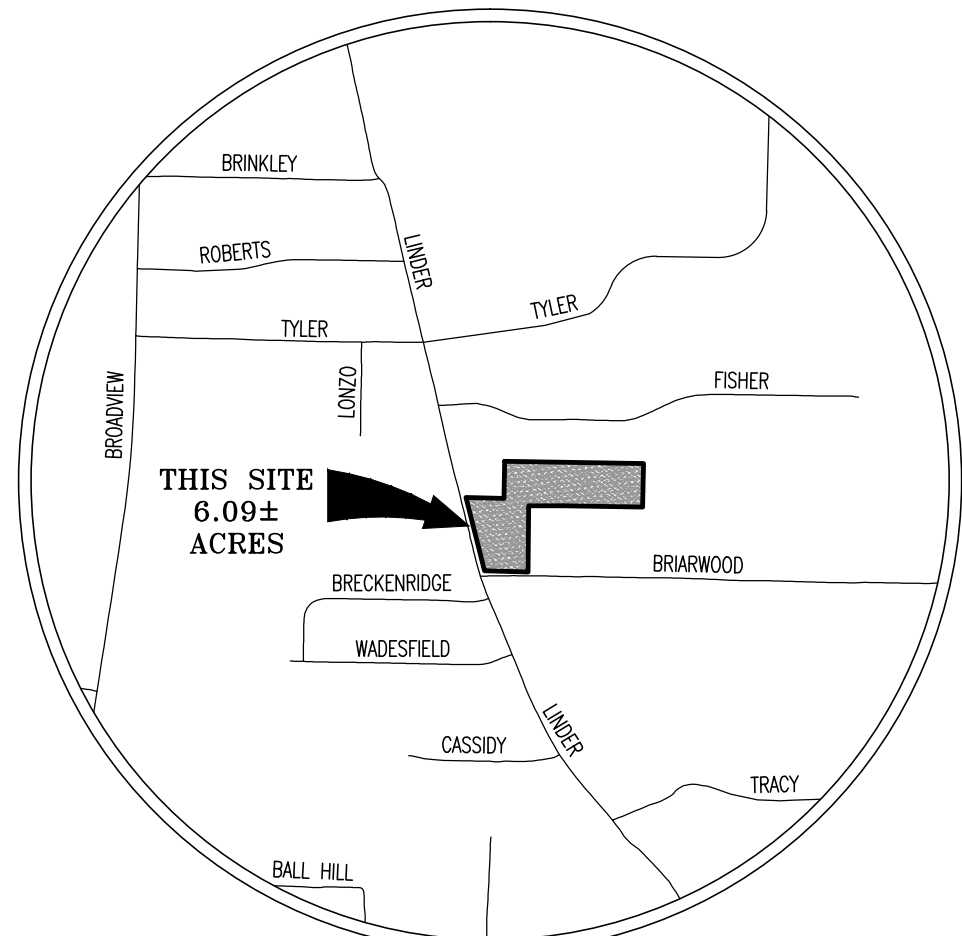
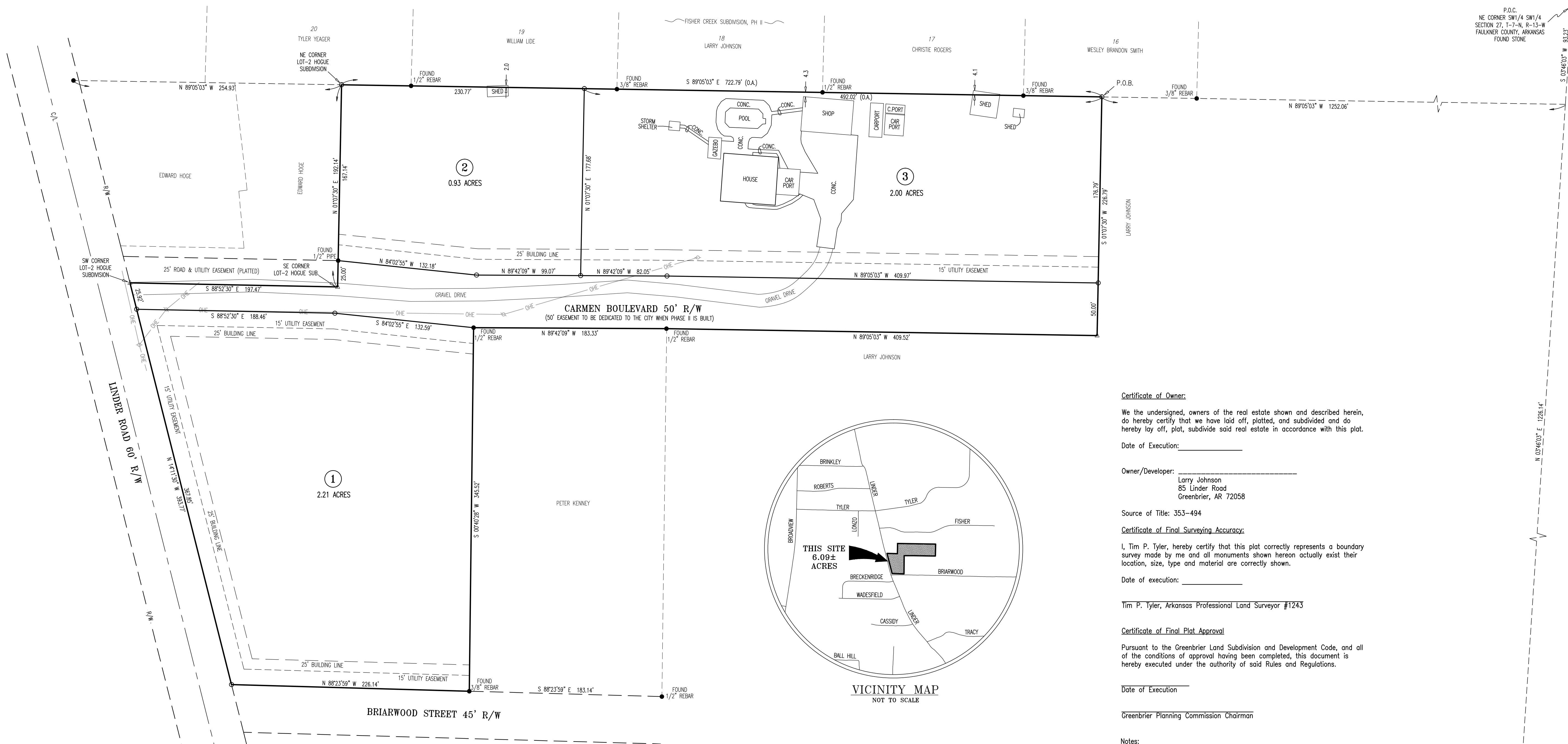
Property Line - Red  
Building Site - Blue



# LANDON COVE

BEING A PART OF THE SE1/4 SE1/4 OF SECTION 28, T-7-N, R-13-W, & A PART OF  
THE SW1/4 SW1/4 OF SECTION 27, T-7-N, R-13-W, FAULKNER COUNTY, ARKANSAS

## FINAL PLAT



VICINITY MAP  
NOT TO SCALE

### Certificate of Owner:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat.

Date of Execution: \_\_\_\_\_

Owner/Developer: \_\_\_\_\_  
Larry Johnson  
85 Linder Road  
Greenbrier, AR 72058

Source of Title: 353-494

### Certificate of Final Surveying Accuracy:

I, Tim P. Tyler, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist their location, size, type and material are correctly shown.

Date of execution: \_\_\_\_\_

Tim P. Tyler, Arkansas Professional Land Surveyor #1243

### Certificate of Final Plat Approval

Pursuant to the Greenbrier Land Subdivision and Development Code, and all of the conditions of approval having been completed, this document is hereby executed under the authority of said Rules and Regulations.

Date of Execution \_\_\_\_\_

Greenbrier Planning Commission Chairman

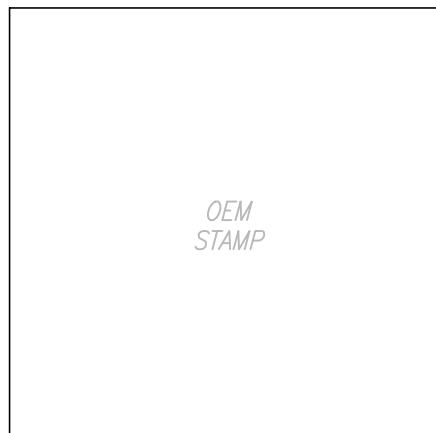
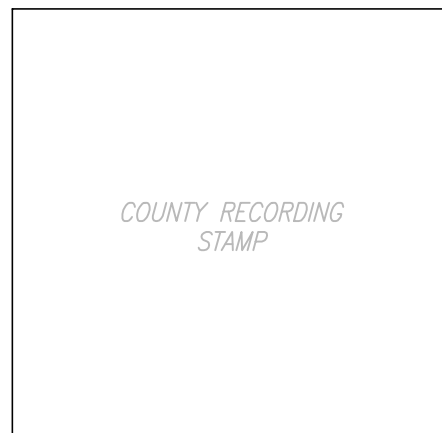
### Notes:

- This property is zoned R-1.
- Iron pins are set at all lot corners.
- All easements shall be for general utilities and or drainage.
- All easements are as shown.
- Building lines are as shown.
- Each Lot is subject to all roadways, easement and building line setbacks as shown on this plat.
- This property is serviced by Greerbrier Water, Individual Sewer Systems and Entergy Electric..

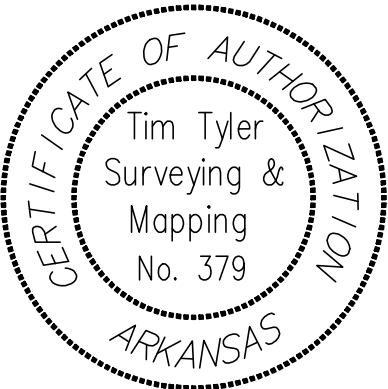
Legal Description: Landon Cove (Lots 1 thru 3)

Being a part of the SW1/4 SW1/4 of Section 27, T-7-N, R-13-W, and a part of the SE1/4 SE1/4 of Section 28, T-7-N, R-13-W, Faulkner County, Arkansas more particularly described as follows: Commencing at the NE corner of said SW1/4 SW1/4; thence along the East line of said SW1/4 SW1/4, S03°46'03"W 93.23 feet; thence leaving said East line, N89°05'03"W 1252.06 feet to the point of beginning; thence S01°07'30"W 226.79 feet; thence N89°05'03"W 409.52 feet; thence N89°42'09"W 183.33 feet; thence S00°40'28"W 345.52 feet to the North right of way of Briarwood Street; thence along said right of way, N88°23'59"W 226.14 feet to the East right of way of Linder Road; thence leaving said North right of way, along said East right of way, N14°11'30"W 393.77 feet; thence leaving said right of way, S88°52'30"E 197.47 feet; thence N01°07'30"E 192.14 feet; thence S89°05'03"E 722.79 feet to the point of beginning, containing 6.08 acres, more or less.

### \* Certificate of Recording:



Signed \_\_\_\_\_  
Circuit Clerk, Nancy Eastham



LEGEND	
●	FOUND IRON PIN
○	SET 1/2" REBAR & CAP
△	CALCULATED POINT
—OHE—	OVERHEAD ELECTRIC
PP ○	POWER POLE
—X—X—	FENCE LINE

0' 50' 100' 150'

BEARINGS BASED ON ARKANSAS GRID NORTH NAD 83 AS DETERMINED BY GPS. RELATIVE POSITIONAL ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.

**T Tyler Group**  
surveying-mapping-engineering

240 SKYLINE DR. STE 3000/CONWAY, AR 72032  
PH: 501.329.1400 / Fax: 501.327.9972 / www.tylergroup.net / email: info@tylergroup.net

DATE:	7-31-2025
SCALE:	1 INCH EQUALS 50 FEET
PROJECT JOB NO:	1250418
DRAWN BY:	GEW
REVIEWED BY:	RPG
STATE CODE:	500-07N-13W-0-27-330-23-1243

INT.	DATE	DESCRIPTION OF REVISION MADE

PROJECT TITLE:  
**LANDON COVE**