

FILED FOR RECORD
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ORDINANCE NO. 111

WASHINGTON CO AR
K. HARNESS

**AN ORDINANCE ORDERING THE RAZING AND
REMOVAL OF AN UNSAFE STRUCTURE AND
THE ABATEMENT OF UNSIGHTLY CONDITIONS AT
1124 EAST HENRI DE TONTI BLVD.**

WHEREAS, Chorng Nay & Na-O Yang is the owner of the real property described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the City Council of the City of Tontitown Arkansas has determined that the structure located on said property is dilapidated, unsightly, unsafe and detrimental to the public welfare; and

WHEREAS, the City Council has further determined that said property is overgrown with grass and weeds and is littered with trash and debris; and

WHEREAS, the owner of said property, after having been given thirty (30) days notice by certified mail, has neglected and refused to repair or to raze and remove said unsafe structure and to abate said unsightly conditions.

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

Section 1. That Chorng Nay & Na-O Yang is hereby ordered to raze and remove the dilapidated, unsightly and unsafe structure located on the aforesaid real property; and, is further ordered to abate the unsightly conditions and cut the grass and weeds on said property. Said work shall commence within ten (10) days and shall be completed within thirty (30) days from the passage of this ordinance. The manner of removing said structure shall be: dismantled by hand or machine and dispose of all debris in a manner consistent with local, state and federal regulations.

Section 2. If the aforesaid work is not commenced within ten (10) days or completed within thirty (30) days, the Mayor or his authorized representative is hereby directed to cause the aforesaid structure to be razed and removed and the unsightly conditions to be abated; and, the City of Tontitown shall have a lien upon the aforesaid real property for the cost of razing and removing said structure and abating said unsightly conditions.

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EXHIBIT "A"

The East Half (E 1/2) of the East Half (E 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Six (6), Township Seventeen (17) North, Range Thirty (30) West, LESS AND EXCEPT that portion lying within the Right-of-Way of U. S. Highway 412 and being more particularly described as follows: Beginning at the Northeast corner of said Five (5) acre tract, said point being an existing iron; thence S 00° 07' 32" W along the East line of said five (5) acre tract 1281.25 feet to the North right-of-way of said Highway 412; thence along said Right-of-Way, the following bearings and distances: N 89° 50' 29" W 6.88 feet to an existing ahtd monument; N 78° 34' 22" W 76.61 feet to an existing ahtd monument; S 78° 53' 01" W 76.57 feet to an existing ahtd monument; N 89° 50' 29" W 8.81 feet to a set iron on the West line of said Five (5) acre tract; thence leaving said right-of-way N 00° 07' 32" E 1281.12 feet to a set iron at the Northwest corner of said Five (5) acre tract; thence S 89° 53' 17" E 165.73 feet to the Point of Beginning, containing 4.85 acres, more or less, Washington County, Arkansas.

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Section 3. The City Council hereby determines that the aforesaid unsafe structure constitutes a continuing detriment to the public safety and welfare and determines that unless the provisions of this ordinance are put into effect immediately, the public health, safety and welfare of the citizens of Tontitown will be adversely affected. Therefore, an emergency is hereby declared to exist and this ordinance being necessary for the public health, safety and welfare shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 6th day of August, 1996.

Freddie P. Talley.
MAYOR

ATTEST:

Frances Franco
CITY CLERK/RECORDER

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