

FILED FOR RECORD
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WASHINGTON CO AR
K. HARNESS

ORDINANCE NO. 144

**AN ORDINANCE ENTITLED "AN ORDINANCE AMENDING
ORDINANCE NO. 92, THE SAME BEING THE ZONING ORDINANCE
OF THE CITY OF TONTITOWN, ARKANSAS, AND THE PLAT
PERTAINING THERETO, FOR REZONING PETITION NO. 062000A,
THE PETITIONERS BEING MAESTRI ENTERPRISES, L.L.C.; AND FOR
OTHER PURPOSES."**

WHEREAS, the Tontitown Planning Commission of the City of Tontitown, Washington County, Arkansas, gave notice as required by law and set a hearing date of June 20, 2000, for hearing the matter of redistricting the hereinafter described tract of real estate:

The rezoning to C-Commercial and RO-Residential Office from A-Agricultural, of areas of land contained within the property described as follows:

Legal Description attached to this Ordinance as Ordinance No. 144, Exhibit A, Page 1 and 2 of the City of Tontitown Arkansas.

AND WHEREAS, after giving notice as required by law, the Tontitown Planning Commission of the City of Tontitown, Arkansas, held a hearing; and after hearing arguments for and against such rezoning; and the Tontitown Planning Commission feeling that the area described herein should be redistricted and changed from (A)-Agricultural to (C)-Commercial and (RO)-Residential Office in that the purpose of the Zoning Ordinance would be more properly carried out by such redistricting; and that unless granted, citizens of Tontitown will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of Tontitown, Arkansas:

SECTION 1: Ordinance No.92, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Tontitown, Arkansas, are hereby amended by rezoning the hereinafter described tract from (A)-Agricultural to (C)-Commercial and (RO)-Residential Office as follows:

Legal Description attached to this Ordinance as Ordinance No. 144, Exhibit A, Page 1 and 2 of the City of Tontitown Arkansas.

SECTION 2: EMERGENCY CLAUSE: The City council determines that an emergency exists and this Ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Tontitown, Arkansas, shall be in effect from and after its approval, passage, publication and the recording of a certified copy thereof with the Recorder of Washington County, Arkansas.

PASSED AND APPROVED BY the City Council of Tontitown, Arkansas on the



1st Day of August, 2000.

Daniel R. Watson
MAYOR

Frances Franco
RECORDER/TREASURER

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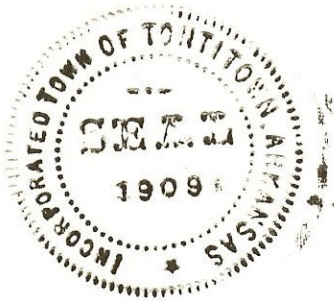
MAESTRI

PROPERTY TO BE ZONED: R-O

LEGAL DESCRIPTION:

A part of the Southwest Quarter (SW 1/4) of Section Six (6), Township Seventeen (17) North, Range Thirty (30) West in Washington County, Arkansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter (SW 1/4) of said Section Six (6), thence North 89°54'00" West - 1,069.10 feet; thence South 00°13'30" West - 950.00 feet; thence North 89°54'00" West - 1,068.90 feet to the POINT OF BEGINNING; thence South 00°49'00" West - 1,382.30 feet; thence South 89°54'00" East - 423.17 feet; thence South 00°13'30" West - 300.00 feet; thence North 89°54'00" West - 726.29 feet; thence North 00°49'00" East - 1,682.33 feet; thence South 89°54'00" East - 300.02 feet to the POINT OF BEGINNING, containing 14.51 acres, more or less, subject to easements and/or Rights-of-Way.



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