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WASHINGTON CO AR  
B. STAMPSORDINANCE NO. 150

**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. 8212001A, THE PETITIONERS BEING MIKE AND PHYLLIS HALE; 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 August 21, 2001 for hearing the matter of redistricting the hereinafter described tract of real estate:

The rezoning to C-Commercial from A-Agricultural, of areas of land described as follows:

Legal Description attached to this Ordinance as Ordinance No. 150, Exhibit A, Page 1 of the City of Tontitown Arkansas.

AND WHEREAS, after hearing arguments for and against such rezoning; and the Tontitown City Council feeling that the area described herein should be redistricted and changed from (A)- Agricultural to (C)-Commercial 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; passed and approved the rezoning of the property hereinafter described.

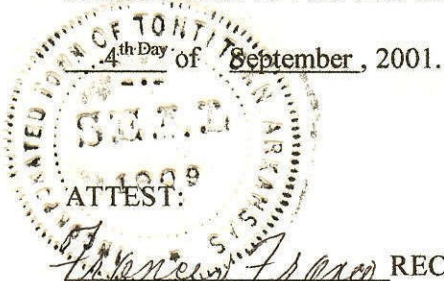
NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of Tontitown, Arkansas:

**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 as follows:

Legal Description attached to this Ordinance as Ordinance No. 150, Exhibit A, Page 1 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



*Daniel A. Watson*  
MAYOR

*James L. Brown* RECORDER/TREASURER

2001115006



A part of the SE1/4 of the Fractional NW1/4 of Section 2, Township 17 North, Range 31 West of the Fifth Principal Meridian, Washington County, Arkansas, and being described as follows :

Commencing at the SE Corner of the SE1/4 of the Fractional NW1/4 of Section 2, T-17-N, R-31-W; thence North 87 degrees, 14 minutes, 46 seconds West 669.90 feet and North 02 degrees, 26 minutes, 58 seconds East 94.58 feet to the TRUE POINT OF BEGINNING, said point being a set iron pin on the North Right-of-Way Line of U.S. Highway 412; thence leaving the said Right-of-Way Line, North 04 degrees, 23 minutes, 28 seconds East 454.27 feet to a set iron pin; thence South 87 degrees, 15 minutes, 16 seconds East 464.91 feet to a set iron pin; thence South 04 degrees, 26 minutes, 14 seconds West 199.24 feet to a set iron pin; thence South 87 degrees, 43 minutes, 30 seconds East 208.70 feet to a point in the Right-of-Way of North Mantegani Road; thence South 04 degrees, 26 minutes, 14 seconds West 186.91 feet to a point on the North Right-of-Way Line of U.S. Highway 412; thence along the said North Right-of-Way Line, North 87 degrees, 13 minutes, 43 seconds West 47.31 feet to a found right-of-way monument; thence along the said Right-of-Way Line, South 05 degrees, 37 minutes, 18 seconds West 100.16 feet to a found right-of-way monument; thence along the said Right-of-Way Line, North 86 degrees, 16 minutes, 19 seconds West 295.02 feet to a found right-of-way monument; thence along the said Right-of-Way Line, North 81 degrees, 52 minutes, 20 seconds West 302.98 feet to a found right-of-way monument; thence along the said Right-of-Way Line, South 85 degrees, 38 minutes, 05 seconds West 26.49 feet to the TRUE POINT OF BEGINNING, containing 6.255 acres.

Except for the south 330.00 feet thereof.

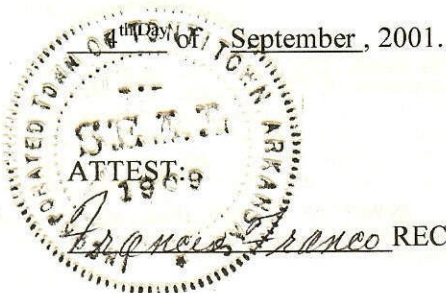
Also

#### PROPERTY DESCRIPTION

A part of the SE1/4 of the Fractional NW1/4 of Section 2, Township 17 North, Range 31 West of the Fifth Principal Meridian, Washington County, Arkansas, and being described as follows :

Commencing at the SE Corner of the SE1/4 of the Fractional NW1/4 of Section 2, T-17-N, R-31-W, as shown in Survey Plat Record Book J at Page 97 and filed for record on the 14th day of October, 1982; thence North 04 degrees, 26 minutes, 14 seconds East 352.40 feet to the TRUE POINT OF BEGINNING, said point being in the roadway of Mantegani Road; thence leaving the roadway of Mantegani Road, North 87 degrees, 58 minutes, 39 seconds West 208.74 feet to a found iron pin; thence North 04 degrees, 26 minutes, 14 seconds East 199.24 feet to a found iron pin; thence South 87 degrees, 15 minutes, 16 seconds East 208.64 feet to a point in the roadway of Mantegani Road; thence along the roadway of Mantegani Road, South 04 degrees, 26 minutes, 14 seconds West 196.60 feet to the TRUE POINT OF BEGINNING, containing 0.948 acres.

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



September, 2001.

*Daniel R. Watson*  
MAYOR

*Francis Franco* RECORDER/TREASURER