



Doc ID: 006564100003 Type: REL
Recorded: 10/01/2003 at 01:39:53 P
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk

File **2003-00052035**

ORDINANCE NO. 171

**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, AND THE CITY CODE OF ORDINANCES;
FOR REZONING THE MAESTRI SUBDIVISION, THE PETITIONERS BEING
THE CITY PLANNING COMMISSION; 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 5, 2003 for hearing the matter of redistricting the hereinafter described tract of real estate:

The rezoning from C-Commercial to I-1 - Low Intensity Industrial, of areas of land contained within the property described as follows:

Legal Description attached to this Ordinance as Ordinance No. 171, Exhibit A, Page 1 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 (C)-Commercial to I-1 - Low Intensity Industrial 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.

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 and; The City Code of Ordinances are hereby amended by rezoning the hereinafter described tract of real estate from (C)- Commercial to I-1 - Low Intensity Industrial:

Legal Description attached to this Ordinance as Ordinance No. 171, Exhibit A, of the City of Tontitown Arkansas.

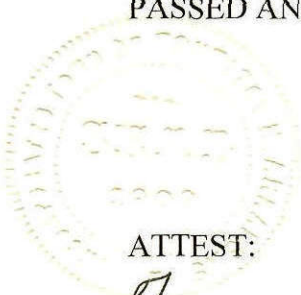
SECTION 2: EMERGENCY CLAUSE: The City council determines that an emergency exists and this Ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Tontitown, Arkansas, shall be in effect from and after its approval, passage, publication and the recording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

PASSED AND APPROVED on this 5th Day of August, 2003.


MAYOR

ATTEST:


RECORDER/TREASURER



ORDINANCE No 171 - EXHIBIT A

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), run North 89°54'00" West - 1,069.10 feet; thence South 00°13'30" West - 1,012.20 feet to the POINT OF BEGINNING; thence South 00°13'30" West - 935.00 feet; thence North 89°46'30" West - 250.84 feet to a point on a non-tangent curve to the right, said curve having a radius of 80.00 feet, a delta angle of 67°58'32", a leading tangent bearing of South 22°14'58" West, and a chord of South 56°14'14" West - 89.44 feet, thence along said curve a distance of 94.91 feet; thence North 89°46'30" West - 335.00 feet; thence South 00°13'30" West - 336.44 feet; thence North 89°54'00" West 423.17 feet; thence North 00°49'00" East - 1,322.43 feet; thence South 89°46'30" East - 1,069.51 feet to the POINT OF BEGINNING, containing 27.25 acres, more or less, subject to easements and/or Rights-of-Way.



ATTEST:

Frances Franco
RECORDER/TREASURER

Daniel L. Watson
MAYOR

5th Day of August 2003.