

**ORDINANCE NO. 2016-07-\_\_\_\_\_**

**CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS**

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT  
2042 WEST BRUSH CREEK INSIDE THE CITY LIMITS OF THE CITY OF  
TONTITOWN ARKANSAS FROM RE-RESIDENTIAL ESTATES TO  
R1-SINGLE FAMILY RESIDENTIAL**

**WHEREAS**, a rezoning application was submitted and filed with the City of Tontitown on or around the 25<sup>TH</sup> day of February, 2016, asking the City of Tontitown to rezone certain property located at 2042 West Brush Creek, from RE-Residential Estates to R1-Single family residential, and

**WHEREAS**, after due notice as required by law, the city of Tontitown, Arkansas, Planning Board has heard all those who wish to be heard regarding the rezoning application; and

**WHEREAS**, the City Council of the city of Tontitown, Arkansas, has determined that said rezoning complies with the adopted plans of the City of Tontitown, and that they are designed to protect the health, safety, or welfare of the citizens; and

**WHEREAS**, it is the desire of the City Council that the application be approved as submitted and said property be rezoned to R1-Single Family Residential.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the city of Tontitown, Arkansas:

Section 1: The City of Tontitown hereby changes the zone classification from RE-Residential Estates to R1-Single Family Residential for certain real property located at 2042 West Brush Creek, located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

**PROPERTY DESCRIPTION**

Parent Tract

Part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 18 North, range 31 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter. Thence along the South line of said Forty, North 87 degrees 23 minutes 47 seconds West, 584.89 feet to a set p/k nail. Thence leaving said South line,

North 02 degrees 56 minutes 14 seconds East, 410.00 feet to an existing rebar. Thence South 86 degrees 51 minutes 31 seconds East, 29.91 feet to an existing rebar. Thence South 51 degrees 54 minutes 43 seconds East, 373.13 feet to an existing rebar. Thence South 87 degrees 22 minutes 05 seconds East, 250.00 feet to a set rebar with cap on the East line of the Southeast Quarter of the Southeast Quarter. Thence along the East line of said Forty, South 02 degrees 58 minutes 11 seconds West, 193.00 feet to the Point of Beginning, containing 3.50 acres and subject to Road Rights of Way and any Easements of Record.

Lot 1

Part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 18 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

Beginning at an existing rebar marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter. Thence along the South line of said Forty, North 87 degrees 23 minutes 47 seconds West, 326.99 feet to a set p/k nail. Thence leaving said South line, North 02 degrees 56 minutes 14 seconds East, 247.86 feet to a set rebar with cap. Thence South 51 degrees 54 minutes 43 seconds East, 94.30 feet to an existing rebar. Thence South 87 degrees 22 minutes 05 seconds East, 250.00 feet to a set rebar with cap on the East line of the Southeast Quarter of the Southeast Quarter. Thence along the East line of said Forty, South 02 degrees 58 minutes 11 seconds West, 193.00 feet to the Point of Beginning, containing 1.50 acres and subject to Road Rights of Way and any Easements of Record.

Lot 2

Part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 18 North, range 31 West, Washington County, Arkansas being more particularly described as follows:

Commencing at an existing rebar marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter. Thence along the South line of said Forty, North 87 degrees 23 minutes 47 seconds West, 326.99 feet to a set p/k nail and the Point of Beginning. Thence continue along said South line, North 87 degrees 23 minutes 47 seconds West, 257.90 feet to a set p/k nail. Thence leaving said South line, North 02 degrees 56 minutes 14 seconds East, 410.00 feet to an existing rebar. Thence South 86 degrees 51 minutes 31 seconds East, 29.91 feet to an existing rebar. Thence South 51 degrees 54 minutes 43 seconds East, 278.83 feet to a set rebar with cap. Thence South 02 degrees 56 minutes 14 seconds West, 247.86 feet to the Point of Beginning, containing 2.00 acres and subject to Road Rights of Way and any Easements of Record.

Section 2: That the official Zoning Map of the city of Tontitown, Arkansas, shall be amended to reflect this change within thirty (30) days of the date of this ordinance. Any ordinance

or parts thereof in conflict with this ordinance is hereby repealed and declared invalid.

Section 3: That the Recorder-Treasurer shall cause this document, and any other documents needed to accomplish the intent of this ordinance, to be properly filed as required by law.

**PASSED AND APPROVED this 5th day of July, 2016.**

APPROVED:

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PAUL COLVIN, JR., Mayor

ATTEST:

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(SEAL) \_\_\_\_\_, Recorder-Treasurer