

ORDINANCE NO. 2017 – 01 - _____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE REZONING THE PROPERTY LOCATED ON ARDEMAGNI ROAD, – UNADDRESSED PROPERTY - Parcel # 830-37979-009 & 830-37983-000, THE CITY OF TONTITOWN ARKANSAS FROM A-1 AGRICULTURAL TO R-E RESIDENTIAL ESTATES

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 2nd day of December, 2016, by Bill K Roberts and Alyce R Hindman, asking the City of Tontitown to rezone certain property located at Ardemagni Road, Unaddressed Property, Parcel # 830-37979-009 & 830-37983-000 described therein and herein from A-1 Agricultural to RE Residential Estates; 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 R-E Residential Estates.

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 A-1 Agricultural to R-E Residential Estates for certain real property located at Ardemagni Road, Unaddressed Property Parcel # 830-37979-009 & 830-37983-000 , located inside the City Limits of the City of Tontitown Arkansas, more particularly described as:

Legal Description for parcels #830-37979-009 & #830-37983-000

PARCEL #830-37979-009:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S03°09'25"W 329.93' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S03°09'25"W 288.61', THENCE N87°30'22"W 445.12' TO AN EXISTING REBAR, THENCE S02°44'21"W 200.01' TO AN EXISTING REBAR, THENCE N87°29'27"W 441.48' TO AN EXISTING REBAR, THENCE N02°20'33"E 491.39' TO AN EXISTING REBAR, THENCE S87°18'51"E 892.10', TO THE POINT OF BEGINNING, CONTAINING 7.96 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARDEMAGNI

ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #830-37983-000:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S03°09'25"W 618.54' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S03°09'25"W 200.06', THENCE N87°29'27"W 443.66' TO AN EXISTING REBAR, THENCE N02°44'21"E 200.01' TO AN EXISTING REBAR, THENCE S87°30'22"E 445.12', TO THE POINT OF BEGINNING, CONTAINING 2.04 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARDEMAGNI ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY 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 3th day January, 2017

APPROVED:

PAUL COLVIN, JR., Mayor

ATTEST:

_____, Recorder-Treasurer
(SEAL)