



ORDINANCE NO. 2021-03-928 File 2021-00009215

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE REZONING APPROXIMATELY 1.74 ACRES OF REAL PROPERTY LOCATED AT 1620 LIBERTY AVENUE, LOCATED WITHIN THE CITY LIMITS OF TONTITOWN ARKANSAS FROM RESIDENTIAL ESTATES R-E TO RESIDENTIAL R-3.

WHEREAS, a rezoning application was submitted and filed with the City of Tontitown on or around the 29th day of January 2021 by Blew & Associates on behalf of Kristin McCloud in order to request the City of Tontitown to rezone approximately 1.74 acres of real property located at 1620 Liberty Avenue, Springdale, Arkansas 72762, Parcel Nos. 830-37692-280 and 830-37692-800, within the city limits of Tontitown, Arkansas, described therein and as depicted in the survey and legal description attached as Exhibit "A" from Residential Estates R-E to R-3 Residential; and

WHEREAS, after due notice as required by law and a public hearing, the City of Tontitown, Arkansas, Planning Commission has heard all persons desiring to be heard on the question and has ascertained that the rezoning requested should be approved and has recommended approval to the Tontitown City Council; and

WHEREAS, the City Council of the City of Tontitown, Arkansas, has determined that said rezoning complies with the adopted plans and criteria of the City of Tontitown which are designed to protect the health, safety, and 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-3 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 Residential Estates R-E to R-3 Residential, for certain real property located at 1620 Liberty Avenue, located within the City Limits of the City of Tontitown Arkansas, more particularly described as:

[See Exhibit "A" attached hereto]


and as depicted on the survey attached hereto as Exhibit "B"

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 Any ordinance or parts thereof in conflict with this ordinance is hereby repealed and declared invalid.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

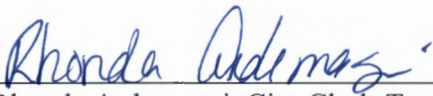
PASSED AND APPROVED this 2 day of ^{March R/A}~~February~~, 2021

APPROVED:



PAUL COLVIN, JR., Mayor

ATTEST:



Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)

Exhibit "A"

Part of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Thirty-five (35), Township Eighteen (18) North, Range Thirty-one (31) West of the Fifth Principal Meridian in Washington County, Arkansas, and being more particularly described as follows: Commencing at a point North 89 degrees 04' 26" East 528.00 feet from the Northwest corner of said Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼); thence South 00 degrees 32' 30" East 660.00 feet, thence North 89 degrees 04' 26" East 148.50 feet; thence South 00 degrees 32' 30" East 222.00 feet to the Point of Beginning; thence North 89 degrees 04' 26" East 196.50 feet; thence South 00 degrees 32' 30" East 228.00 feet; thence South 89 degrees 04' 26" West 48 feet; thence South 00 degrees 32' 30" East 210.00 feet; thence South 89 degrees 04' 26" West 148.50 feet; thence North 00 degrees 32' 30" West 438.00 feet to the Point of Beginning, containing 1.74 acres more or less. Subject to the County Road on the South Side, and easements for ingress and egress along the West side of the above-described premises

EXHIBIT B

Miscellaneous Notes:

STATE RECORDING NUMBER
500-189-31W-35-330-7A-1555
COMPLETED FIELD WORK
OCTOBER 18, 2020

REFERENCE DOCUMENTS
1. WARRANTY DEED FILED IN DEED BOOK 2011 AT PAGE 34725
2. SURVEY PLAT FILED IN PLAT BOOK 2008 AT PAGE 00002529
3. SURVEY PLAT FILED IN PLAT BOOK 2006 AT PAGE 00002529

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 09-1432005F, WHICH BEARS AN EFFECTIVE DATE OF 09/08/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT TO ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- - - - - PORTY LINE / THE LINE
- - - - - CENTERLINE OF ROAD (CAL)
- - - - - RIGHT-OF-WAY (RW)
- - - - - FENCE
- - - - - BUILDING SET BACK (S.B.S.)
- - - - - UTILITY EASEMENT (U.E.)
- - - - - OVERHEAD POWER LINE
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR & CAP BY DS
- COMPIRED POINT
- POWER POLE
- ELECTRICAL BOX
- WATER METER
- TELEPHONE PEDESTAL
- SEPTIC LID
- ELECTRIC METER
- CLEANOUT
- AIR CONDITIONER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE

Survey Description

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT; THENCE RUNNING ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT 587°44'39"E 827.24' TO A FOUND DUMPLE IN ASPHALT; THENCE LEAVING SAID NORTH LINE 802°57'38"W 883.01' TO A FOUND 1/2" REBAR; THENCE 387°39'11" 118.42' THENCE 802°28'08"W 222.78' TO A FOUND 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE RUNNING 387°54'59"E 198.50' TO A FOUND 5/8" REBAR; THENCE 502°29'04"W 228.00' TO A SET 1/2" REBAR; THENCE 807°48'13"W 47.80' TO A FOUND 5/8" REBAR; THENCE 507°27'42"W 208.08' TO A SET 1/2" REBAR ON THE SOUTH LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID SOUTH LINE 807°32'29"W 148.30' TO A SET 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE 802°57'38"E 436.24' TO THE POINT OF BEGINNING, CONTAINING 1.740 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

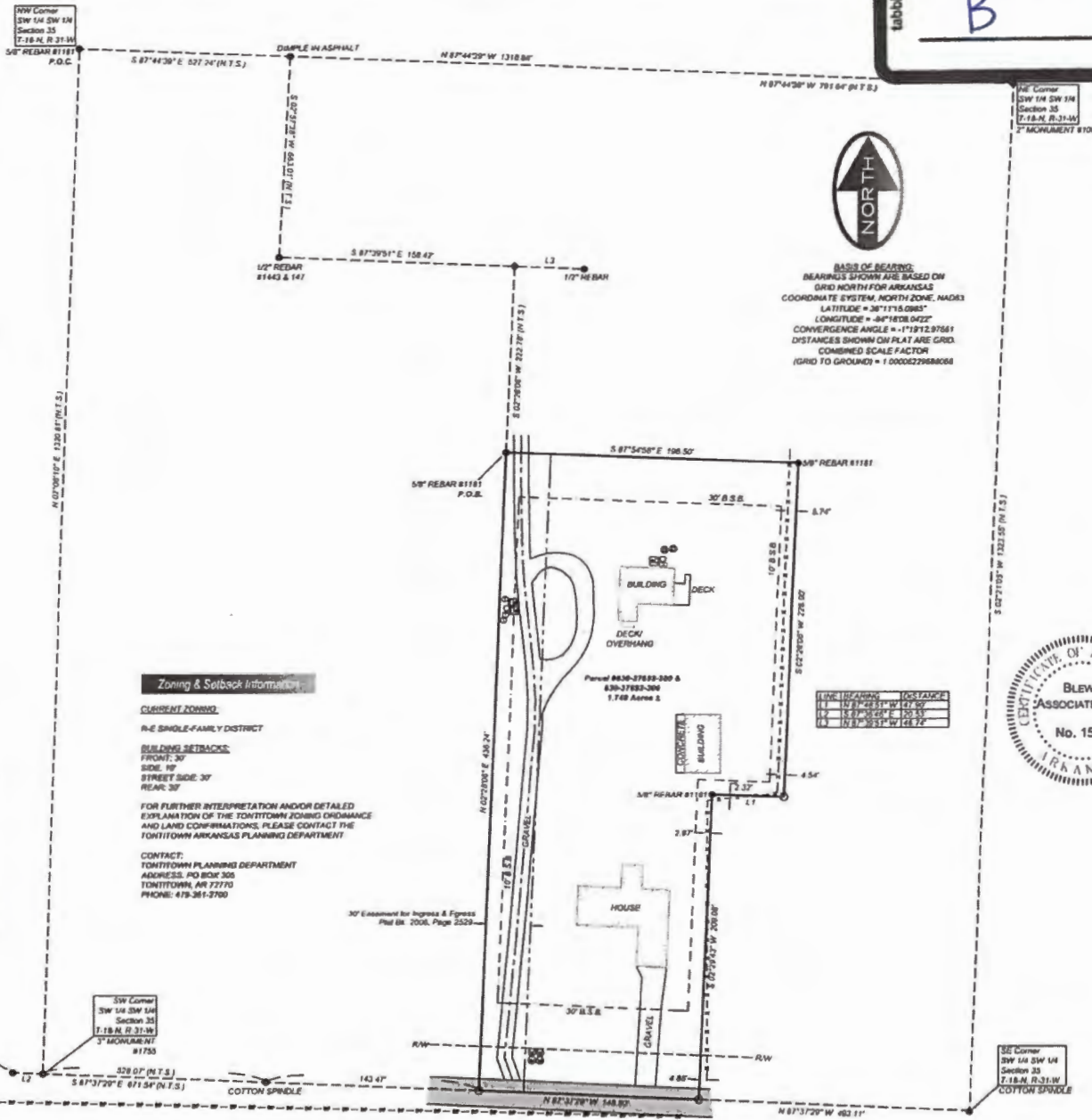
Zoning & Setback Information

CURRENT ZONING:
R-2 SINGLE-FAMILY DISTRICT

BUILDING SETBACKS:
FRONT: 30'
SIDE: 10'
STREET SIDE: 30'
REAR: 30'

FOR FURTHER INTERPRETATION AND/OR DETAILED EXPLANATION OF THE TOWNSHIP ZONING ORDINANCE AND LAND CONFORMANCES, PLEASE CONTACT THE TOWNSHIP ARKANSAS PLANNING DEPARTMENT

CONTACT:
TOWNSHIP PLANNING DEPARTMENT
ADDRESS: PO BOX 305
TOWNSHIP, AR 72770
PHONE: 479-361-5760



BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON GRID NORTH FOR ARKANSAS COORDINATE SYSTEM, NORTH ZONE, NAD83
LATITUDE = 36°11'15.0863"
LONGITUDE = -94°18'08.0422"
CONVERGENCE ANGLE = -1°19'12.97681"
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR (GRID TO GROUND) = 1.0000229688008

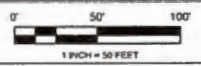
LINE NUMBER	BEARING	DISTANCE
1	N 7°42'31" W	127.50'
2	S 82°28'08" W	222.78'
3	N 7°32'29" W	436.24'



Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPLICANCES ONLY. THE SURVEYOR HAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES)



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 18TH DAY OF OCTOBER, 2020.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL, AND NOT BLUE IN COLOR, THESE SHOULD BE REJECTED. THIS PLAT MAY HAVE BEEN REJECTED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479-443-4506
FAX: 479-582-1883
www.BLEWINC.com

Certificate of Authorization No. 1534

ISSUED BY A DATE	REVISED BY	APPROVED BY
M.B. 10-20-2020	T.P.A.	D.D.A.
ISSUED BY A DATE	REVISED BY	APPROVED BY

LIBERTY AVE, SPRINGDALE, AR

KRISTIN MC CLOUD