

ORDINANCE NO. 2021-04-941 File 2021-00014761

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

**AN ORDINANCE REZONING APPROXIMATELY 10.32 ACRES OF REAL PROPERTY LOCATED AT 1255 PIAZZA ROAD, LOCATED WITHIN THE CITY LIMITS OF TONTITOWN ARKANSAS FROM A, AGRICULTURAL TO R-E, RESIDENTIAL ESTATE.**

**WHEREAS**, a rezoning application was submitted and filed with the City of Tontitown on or around the 11<sup>th</sup> day of February 2021 by Paul Colvin, Jr. in order to request the City of Tontitown to rezone approximately 10.32 acres of real property located at 1255 Piazza Road, Springdale, Arkansas 72762, Parcel No. 830-37778-005, within the city limits of Tontitown, Arkansas, described therein and as depicted in the survey and legal description attached as Exhibit "A" from A, Agricultural to R-E, Residential Estate; 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-E, Residential Estate.

**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, Agricultural to R-E, Residential Estate, for certain real property located at 1255 Piazza Road, located within the City Limits of the City of Tontitown Arkansas, more particularly described as:

[See Exhibit "A" attached hereto]

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 Any ordinance or parts thereof in conflict with this ordinance is hereby repealed and declared invalid.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

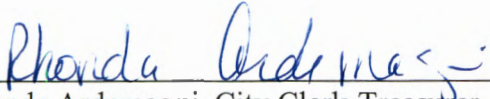
PASSED AND APPROVED this 17<sup>th</sup> day of April, 2021

APPROVED:



PAUL COLVIN, JR., Mayor

ATTEST:



Rhonda Ardemagni, City Clerk-Treasurer  
(SEAL)

Exhibit "A"

PT NE SE 5.16 AC FURTHER DESCRIBED IN 2020-37201 AS: A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" PINCH-PIPE MARKING THE NORTHEAST CORNER OF THE SAID SECTION 12, AND RUNNING S03°05'00"W 2629.23 FEET; S03°06'31" W 666.65 FEET, AND N87°34'45" W 1014.44 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE S03°05'13"W 664.64 FEET TO A SET IRON PIN, THENCE N87°27'56" W 338.06 FEET TO A FOUND ½" REBAR, THENCE N03°04'47" E 663.97 FEET TO A FOUND ½" REBAR, THENCE S87°34'45" E 338.15 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.16 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

and

PT NE SE 5.16 AC FURTHER DESCRIBED IN 2020-37200 AS: A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" PINCHED PIPE MARKING THE NORTHEAST CORNER OF THE SAID SECTION 12, AND RUNNING S03°05'00" W 2629.23 FEET; S03°06'31" W 666.65 FEET, AND N87°34'45" W 676.29 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN, AND RUNNING THENCE S03°05'39" W 665.31 FEET TO A SET IRON PIN, THENCE N87°27'56" W 338.06 FEET TO A SET IRON PIN, THENCE N03°05'13" E 664.64 FEET TO A SET IRON PIN, THENCE S87°34'45" E 338.15 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 5.16 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

Washington County, AR

I certify this instrument was filed on

04/20/2021 03:28:33 PM

and recorded in Real Estate

File Number 2021-00014761

Kyle Sylvester - Circuit Clerk

by

