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Washington County, AR
Kyle Sylvester Circuit Clerk

File **2023-00027925**

ORDINANCE NO. 2023-10-1082

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

AN ORDINANCE TO REZONE APPROXIMATELY 1.5 ACRES OF REAL PROPERTY LOCATED AT WASHINGTON COUNTY PARCELS #830-37903-900 AND #830-37902-200 FROM RESIDENTIAL ESTATES (R-E) TO SINGLE FAMILY RESIDENTIAL (R-1) IN THE CITY OF TONTITOWN, ARKANSAS.

WHEREAS, a Public Hearing was held before the Planning Commission for the City of Tontitown, Arkansas to hear public input to the question of an application to rezone approximately 1.5 acres of real property located at Washington County Parcels #830-37903-900 and #830-37902-200 in Tontitown, Arkansas from Residential Estates (R-E) to Single Family Residential (R-1); and

WHEREAS, after due notice as required by law, the Tontitown Planning Commission has, at the time and place mentioned in the notice, 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

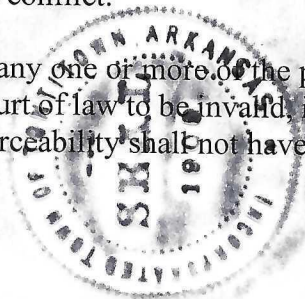
WHEREAS, the Tontitown City Council has determined that the public interest and welfare is best served by approving the requested rezoning.

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 Single Family Residential (R-1) for approximately 1.5 acres of real property located at Washington County Parcels #830-37903-900 and #830-37902-200, more particularly described in the attached Exhibit "A".

Section 2. Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of the conflict.

Section 3. In the event any one or more of the provisions contained in this Ordinance shall for any reason be held by a court of law to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not have an effect on the remaining provisions



of this Ordinance, and this Ordinance shall be construed as if such invalid, illegal or unenforceable provision or provisions had never been contained herein.

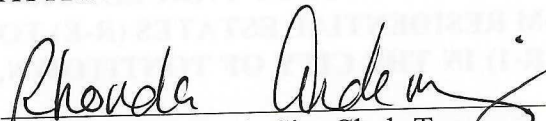
Section 4. The official zoning map of the City of Tontitown, Arkansas is hereby amended to reflect the zoning change provided in Section 1 hereof.

PASSED and APPROVED this 17 day of October 2023.

APPROVED:


Angela Russell, Mayor

ATTEST:


Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)



Legal Description

New Tract 2
PRESCRIPTIVE ROW
SURVEY DESCRIPTION

A PART OF THE SE1/4 OF THE SE1/4 OF SECTION 28, AND PART OF THE NE1/4 OF THE NE1/4 OF SEC.33 ALL IN TOWNSHIP, 18 NORTH, RANGE 31 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SE CORNER OF THE NE1/4 OF THE NE1/4, T-18-N R-31-W, SEC. 33 BEING A FOUND 5/8" IRON REBAR ; THENCE N 03°51'30" E A DISTANCE OF 1109.60' TO A POINT; THENCE N 72°18'25" W A DISTANCE OF 126.24' TO A FOUND CPS; THENCE N 00°59'51" E A DISTANCE OF 128.97' TO THE POINT OF BEGINNING; THENCE N 79°04'23" W A DISTANCE OF 25.40' TO A POINT; THENCE N 00°58'38" W A DISTANCE OF 281.35' TO A POINT; THENCE S 86°01'29" E A DISTANCE OF 34.76' TO A POINT; THENCE S 00°59'51" W A DISTANCE OF 283.77' TO THE POINT OF BEGINNING, CONTAINING 8,421 SQ. FEET, 0.19 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

New Tract 2
SURVEY DESCRIPTION

A PART OF THE SE1/4 OF THE SE1/4 OF SECTION 28, AND PART OF THE NE1/4 OF THE NE1/4 OF SEC.33 ALL IN TOWNSHIP, 18 NORTH, RANGE 31 WEST IN WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SE CORNER OF THE NE1/4 OF THE NE1/4, T-18-N R-31-W, SEC. 33 BEING A FOUND 5/8" IRON REBAR; THENCE N 03°51'30" E 1109.60' TO A POINT; THENCE N 72°18'25" W 126.24' TO A FOUND CPS; THENCE N 00°59'51" E 128.97' TO FOUND 3/8" IRON REBAR BEING THE POINT OF BEGINNING; THENCE N 79°05'10" W 120.82' TO A SET IRON REBAR; THENCE N 87°48'02" W 142.34' TO A SET IRON REBAR; THENCE S 76°23'08" W 84.84' TO A SET IRON REBAR; THENCE S 06°14'01" E 108.27' TO A FOUND CPS; THENCE N 86°46'07" W 9.12' TO A SET IRON REBAR; THENCE N 06°14'01" W 106.77' TO A SET IRON REBAR; THENCE N 20°39'37" E 84.48' TO A SET IRON REBAR; THENCE N 60°53'17" E 35.24' TO A SET IRON REBAR; THENCE N 01°00'58" E 96.92' TO A SET IRON REBAR; THENCE N 87°23'30" W 21.93' TO A SET IRON REBAR; THENCE N 00°03'35" E 104.25' TO A SET IRON REBAR; THENCE S 86°01'29" E 317.41' TO A POINT; THENCE S 00°59'51" W 283.76' TO THE POINT OF BEGINNING, CONTAINING 87,205 SQ. FEET, 2.00 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

by