

AN ORDINANCE TO AMEND THE ZONING DISTRICT CLASSIFICATION AND BOUNDARIES REGARDING PROPERTY IDENTIFIED ON ZONING PETITION FILED.

WASHINGTON CO AR
K. HARNES

96 JUN 17 AM 11 34

FILED FOR RECORD

Be it ordained by the City of Greenland, Arkansas;

SECTION ONE: The zone classification of the following described property changed from R-1 to Commercial.

LAYMAN'S

DESCRIPTION: Approximately 13.42 acres at the intersection of Arkansas Hwy. 265 and Wilson Street lying on both sides of Wilson Street up to U.S. Hwy. 71 (as proposed).

LEGAL

DESCRIPTION: Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 7, Township 15 North, Range 30 West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point that is N 1 degree 40 minutes 10 seconds W 253.95 feet from the Southwest Corner of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence East 561.22 feet to the west proposed right-of-way of U.S. Highway 71; thence with said right-of-way N 17 degrees 45 minutes 59 seconds W 169.70 feet to a right-of-way marker; thence N 15 degrees 27 minutes 55 seconds W 310.04 feet to a right-of-way marker; thence N 6 degrees 15 minutes 07 seconds W 150.85 feet to a right-of-way marker; thence N 78 degrees 49 minutes 36 seconds W 79.34 feet to a right-of-way marker; thence N 2 degrees 00 minutes 04 seconds W 80 feet to a right-of-way marker, thence N 85 degrees 42 minutes 39 seconds E 365.48 feet to a right-of-way marker; thence N 7 degrees 32 minutes 13 seconds E 353.79 feet to the north line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence with said north line S 88 degrees 40 minutes 12 seconds W 586.56 feet to the centerline of Arkansas Highway 265; thence leaving said north line and with said centerline S 19 degrees 11 minutes 51 seconds W 65.03 feet, thence S 21 degrees 48 minutes 23 seconds W 58.07 feet; thence S 22 degrees 39 minutes 38 seconds W 43.93 feet; thence S 27 degrees 44 minutes 29 seconds W 54.46 feet, thence S 30 degrees 57 minutes 57 seconds W 49.87 feet; thence S 36 degrees 01 minutes 02

seconds W 59.70 feet, thence S 13 degrees 52 minutes 48 seconds W 113 feet; thence S 1 degree 40 minutes 10 seconds E 664.95 feet to the point of beginning and containing 13.42 acres, more or less and subject to that portion that lies in Arkansas Highway 265 and the County Road as shown on the plat of survey and to a 25 foot ingress and egress easement the centerline being more particularly described as follows, to-wit: Beginning at a point that is N 1 degree 40 minutes 10 seconds W 253.95 feet and East 318.07 feet from the Southwest Corner of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence N 52 degrees 38 minutes 05 seconds W 45 feet; thence N 33 degrees 50 minutes 07 seconds W 82.24 feet; thence N 42 degrees 28 minutes 07 seconds W 68.42 feet; thence N 48 degrees 47 minutes 57 seconds W 150.75 feet; thence N 34 degrees 14 minutes 49 seconds W 136.91 feet; thence N 3 degrees 37 minutes 14 seconds W 306.97 feet.

SECTION TWO: That the official Zoning Districts map of the City of Greenland, Arkansas is hereby amended to reflect the zoning change in section one above.

SECTION THREE: EMERGENCY CLAUSE: The City Council determines that an emergency exists and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Greenland, Arkansas shall be effective immediately upon its passage, approval, publication, and recording of a certified copy thereof with the Recorder of Washington County, Arkansas.

PASSED AND APPROVED THIS 10th DAY OF June, 1996.

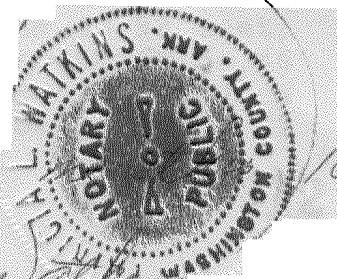
APPROVED:

Roy Barrett
ROY BARRETT

ATTEST:

Donna Cheevers
DONNA CHEEVERS
CITY CLERK/RECORDER

96037713



Subscribed and sworn to before me
June, 1996
Patricia L. Watkins 10th of

my comm. expires 1-26-2000