

AN ORDINANCE ENTITLED "AN ORDINANCE AMENDING ORDINANCE NO. 93 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF GREENLAND, ARKANSAS, AND THE PLAT PERTAINING THERETO, AND FOR OTHER PURPOSES."

WHEREAS, the Greenland Planning Commission of the City of Greenland, Arkansas, Washington County, gave the notice required by law and set a hearing date of March 1, 1993, for hearing the matter of redistricting the hereinafter described tracts of real estate:

Tract One - A Part of the West Two (2) acres of Lot Ten (10) of Parker's Plat of Greenland Acres, a Sub-division of a part of the Southwest Quarter of Section Four (4), in Township Fifteen (15) North, of Range Thirty (30) West no shown by the recorded plat of said Subdivision, LESS AND EXCEPT: that part being described as beginning at a point that is 103 feet North of the Southwest corner of said 2 acre tract, and running thence East 264 feet, thence North to the North line of Lot 10, thence West 264 feet, more or less, to the East line of Parker Street, thence South to the point of beginning, and LESS AND EXCEPT: Sixty four hundredths (0.64) acre, described as beginning at the South West corner of said Lot Ten (10), and running, thence North One hundred three (103) feet; thence East Two Hundred sixty four (264) feet; thence South One hundred three (103) feet; thence West Two Hundred sixty four (264) feet to the place of beginning.

Tract Two - A Part of the West Two (2) acres of Lot Ten (10) of Parker's Plat of Greenland Acres, a Sub-division of a part of the Southwest Quarter of Section Four (4), in Township Fifteen (15) North, of Range Thirty (30) West as shown by the recorded plat of said Subdivision, being described as beginning at a point that is 103 feet North of the Southwest corner of said 2 acre tract, and running thence East 264 feet, thence North to the North line of Lot 10, thence West 264 feet, more or less, to the East line of Parker Street, thence South to the point of beginning.

Tract Three - Lots Numbered Ten (10) and Eleven (11) in Parker's Plat of Greenland Acres being a Sub-division of part of the Southwest quarter of Section four (4) in Township fifteen (15) North of Range thirty (30) West, as designated upon the recorded plat of said Sub-division less and except the West two (2) acres of said lot 10 and that part of said lots Ten (10) and Eleven (11) now owned by the City of Fayetteville and described as follows: Beginning at the Southeast corner of said Lot ten, and running, thence North four hundred twelve (412) feet, thence West two hundred sixty four and eight-tenths (264.8 feet); thence South 12°30' East to a point which is one hundred seventy three and three-tenths (173.3) feet West of the beginning point; thence East to the place of beginning, containing two and seven hundredths (2.07) acres, more or less,

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and leaving in the portion of said lots hereby conveyed six and thirteen hundredths (6.13) acres more or less.

Tract Four - Part of the Southeast quarter of the Southwest quarter of Section Four (4) in Township Fifteen (15) North, of Range Thirty (30) West of the 5th P.M., described as follows: Beginning at the Southeast corner of said forty acre tract, running thence North 251.5 feet, more or less, to the Northeast corner of Lot Nine (9) of Parker's Plat, Greenland Acres; thence West 173.3 feet; thence South 12 degrees and 30 minutes East 257.5 feet, more or less, to the South line of said forty acre tract; thence East 119.4 feet, more or less, to point of beginning, containing an area of Eighty-four Hundredths (.84) of an acre and being further described as a portion of the East end of Lot Numbered Nine (9) of Parker's Plat of Greenland Acres.

Tract Five - Part of Lot Ten (10) in Parker's Plat of Greenland Acres, being a sub-division of a part of the Southwest quarter of Section Four (4), Township Fifteen (15) North, Range Thirty (30) West, as shown by the recorded plat thereof, and being more particularly described as beginning at the Southwest corner of said Lot Ten (10), and running thence North One Hundred Three (103) feet; thence East Two Hundred Sixty four (264) feet; thence South One Hundred Three (103) feet; thence West Two Hundred Sixty four (264) feet, to the place of beginning, containing sixty four hundredths (0.64) acres.

AND WHEREAS, after notice as required by law, the Greenland Planning Commission of the City of Greenland, Arkansas, held a hearing and after hearing arguments for and against such rezoning and the Greenland Planning Commission feeling that the area described herein should be redistricted and changed, from Industrial to Residential One in that the purposes of that Zoning Ordinance would more properly be carried out by such redistricting, and that unless granted, citizens of Greenland will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL if the City of Greenland, Arkansas:

SECTION 1: Ordinance No. 93, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Greenland, Arkansas, are hereby amended by rezoning the hereinafter described tract as follows:

From Industrial to Residential One:

Tract One - A Part of the West Two (2) acres of Lot Ten (10) of Parker's Plat of Greenland Acres, a Sub-division of a part of the Southwest Quarter of Section Four (4), in Township Fifteen (15) North, of Range Thirty (30) West no shown by the recorded plat of said Subdivision, LESS AND EXCEPT: that part being described as beginning at a point that is 103

feet North of the Southwest corner of said 2 acre tract, and running thence East 264 feet, thence North to the North line of Lot 10, thence West 264 feet, more or less, to the East line of Parker Street, thence South to the point of beginning, and LESS AND EXCEPT: Sixty four hundredths (0.64) acre, described as beginning at the South West corner of said Lot Ten (10), and running, thence North One hundred three (103) feet; thence East Two Hundred sixty four (264) feet; thence South One hundred three (103) feet; thence West Two Hundred sixty four (264) feet to the place of beginning.

SECTION 2: Ordinance No. 93, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Greenland, Arkansas, are hereby amended by rezoning the hereinafter described tract as follows:

From Industrial to Residential One:

Tract Two - A Part of the West Two (2) acres of Lot Ten (10) of Parker's Plat of Greenland Acres, a Sub-division of a part of the Southwest Quarter of Section Four (4), in Township Fifteen (15) North, of Range Thirty (30) West as shown by the recorded plat of said Subdivision, being described as beginning at a point that is 103 feet North of the Southwest corner of said 2 acre tract, and running thence East 264 feet, thence North to the North line of Lot 10, thence West 264 feet, more or less, to the East line of Parker Street, thence South to the point of beginning.

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Tract Three - Lots Numbered Ten (10) and Eleven (11) in Parker's Plat of Greenland Acres being a Sub-division of part of the Southwest quarter of Section four (4) in Township fifteen (15) North of Range thirty (30) West, as designated upon the recorded plat of said Sub-division less and except the West two (2) acres of said lot 10 and that part of said lots Ten (10) and Eleven (11) now owned by the City of Fayetteville and described as follows: Beginning at the Southeast corner of said Lot ten, and running, thence North four hundred twelve (412) feet, thence West two hundred sixty four and eight-tenths (264.8 feet); thence South 12°30' East to a point which is one hundred seventy three and three-tenths (173.3) feet West of the beginning point; thence East to the place of beginning, containing two and seven hundredths (2.07) acres, more or less, and leaving in the portion of said lots hereby conveyed six and thirteen hundredths (6.13) acres more or less.

SECTION 4: Ordinance No. 93, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Greenland, Arkansas, are hereby amended by rezoning the hereinafter described tract as follows:

From Industrial to Residential One:

Tract Four - Part of the Southeast quarter of

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SECTION 5: Ordinance No. 93, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Greenland, Arkansas, are hereby amended by rezoning the hereinafter described tract as follows:


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Tract Five - Part of Lot Ten (10) in Parker's Plat of Greenland Acres, being a sub-division of a part of the Southwest quarter of Section Four (4), Township Fifteen (15) North, Range Thirty (30) West, as shown by the recorded plat thereof, and being more particularly described as beginning at the Southwest corner of said Lot Ten (10), and running thence North One Hundred Three (103) feet; thence East Two Hundred Sixty four (264) feet; thence South One Hundred Three (103) feet; thence West Two Hundred Sixty four (264) feet, to the place of beginning, containing sixty four hundredths (0.64) acres.

SECTION 6: 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 Greeland, Arkansas, shall be in effect from and after its approval, passage, publication and the recording of a certified copy thereof with the Recorder of Washington County, Arkansas.

PASSED AND APPROVED this 8th. day of March, 1993.

  
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MAYOR

ATTEST:  
  
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CITY CLERK

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
CITY ATTORNEY