

ORDINANCE NO. 2015-08

AN ORDINANCE AMENDING ORDINANCE NO 683 WITH RESPECT TO THE ZONING CLASSIFICATION OF A SPECIFIC LAND AREA WITHIN THE CITY OF SEARCY, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the Planning Commission for the City of Searcy, Arkansas, has, pursuant to Article XVI of the Searcy Zoning Code, conducted a public hearing upon the requested amendment of the Zoning Map heretofore adopted by the City Council for the City of Searcy, Arkansas with respect to the hereinafter described lands; and

WHEREAS, the Planning Commission for the City of Searcy, Arkansas, has, upon conclusion of the said public hearing, made a finding of fact that the amendment of the Zoning with respect to the hereinafter described lands is consistent with the purposes of the Zoning Code and the Plans adopted by the said Planning Commission; and

WHEREAS, upon the aforesaid finding of fact, the Planning Commission has recommended to the City Council that the Zoning Map be amended with respect to the said lands; and

WHEREAS, the City Council has reviewed the requested zoning change.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SEARCY, ARKANSAS:

SECTION 1. The Zoning Map for the City of Searcy, Arkansas be and it is hereby amended for purposes of changing the Zoning Classification from C-3 (Neighborhood Commercial), UT (Urban Transitional), and PD (Planned Development) to a revised Planned Development (PD) as to the following described real property at the intersection of Nassau Lane and Moore Street properties being situated in Searcy, White County, Arkansas, as described in Exhibit A attached herewith:

SECTION 2. The regulation and preservation of property uses and values in accordance with a comprehensive plan and the continued utilization of lands within the City of Searcy in accordance therewith being necessary for the preservation of the public peace, health, safety and welfare, an emergency is hereby declared, and this Ordinance shall be in full force and effect from and after its passage.

PASSED AND ADOPTED THIS 12th DAY OF MARCH, 2015.

/s/ David Morris

David Morris, Mayor

ATTEST:

/s/ Jerry Morris

Jerry Morris, City Clerk

EXHIBIT A (Legal Description)

Tract A and B of "The Fairways" as recorded in Plat Book C-1, Sleeve 61

AND

A part of Spanish Survey #2312, being more particularly described as follows: BEGINNING at a found ½" rebar for the intersection of the West line of said Spanish Survey #2312 and the center line of Old Searcy Landing Road as described in Warranty Deed Book 427, Page 478; thence N 26°33'45" E along said West line of Spanish Survey #2312 a distance of 162.05 feet to a set ½" rebar; thence departing from said West line, N 76°54'09" E a distance of 570.05 feet to a calculated point on the West line of River Oaks Phase XV; thence S 09°05'37" E along said West line of River Oaks Phase XV a distance of 100.00 feet to a found ½" rebar at the intersection of said River Oaks Phase XV and the North line of "The Fairways"; thence along the North line of "The Fairways" the following bearings and distances: S 76°54'09" W a distance of 567.84 feet to a found ½" rebar; thence S 62°41'02" W a distance of 101.78 feet to the point of beginning, containing 1.41 acres, more or less, as shown on survey by PS #1543. Subject to all existing easement for roads or other purposes.

THE INTENT OF THIS PLAN IS TO REPLAY TRACTS
 * * * * * OF THE ORIGINALLY FILED PLANNED DEVELOPMENT
 AS AMENDED TO ADD TRACTS 'A' & 'B'



ALLOD IDENTIFICATION
 THE 100% INTEREST IN THIS PROPERTY IS OWNED BY [Name] AND IS NOT SUBJECT TO ANY MORTGAGE, LIEN, EASEMENT, OR OTHER INTEREST. THE PROPERTY IS NOT SUBJECT TO ANY RESTRICTIONS, COVENANTS, OR CONDITIONS. THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS, OR INTERESTS OF ANY OTHER PARTY.

ACRES OF LAND, PLATS ADDRESSING
 THIS PLAT SHOWS THE ACRES OF LAND ADDRESSING THE PROPERTY AS SHOWN ON THE PLAT. THE ACRES OF LAND ADDRESSING THE PROPERTY AS SHOWN ON THE PLAT IS [Number] ACRES. THE ACRES OF LAND ADDRESSING THE PROPERTY AS SHOWN ON THE PLAT IS [Number] ACRES.

CERTIFICATE OF ACCURACY
 I, [Name], Surveyor, do hereby certify that the above described land is correctly shown on this plat according to the best of my knowledge and belief, and that the same is in accordance with the original survey records on file in the office of the Surveyor General of the State of Arkansas.

CERTIFICATE OF CORRECTION
 I, [Name], Surveyor, do hereby certify that the above described land is correctly shown on this plat according to the best of my knowledge and belief, and that the same is in accordance with the original survey records on file in the office of the Surveyor General of the State of Arkansas.



ORDER AND TERMS OF ASSURANCE ADDRESS
 THIS PLAT IS A REPLAY OF TRACTS 'A' & 'B' OF THE ORIGINALLY FILED PLANNED DEVELOPMENT AS AMENDED TO ADD TRACTS 'A' & 'B'. THE PLAT IS A REPLAY OF TRACTS 'A' & 'B' OF THE ORIGINALLY FILED PLANNED DEVELOPMENT AS AMENDED TO ADD TRACTS 'A' & 'B'. THE PLAT IS A REPLAY OF TRACTS 'A' & 'B' OF THE ORIGINALLY FILED PLANNED DEVELOPMENT AS AMENDED TO ADD TRACTS 'A' & 'B'.



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ASSURANCE
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WHITLOW ENGINEERING SERVICES, INC.
 1705 EAST WICK STREET
 MARION, ARKANSAS 72354
 (801) 279-9200 • (801) 279-9200 FAX

STATE OF ARKANSAS
 DEPARTMENT OF REVENUE
 1000 EAST WICK STREET
 MARION, ARKANSAS 72354

AMENDED PLAN & REPLAY OF TRACTS 'A' & 'B'
 "THE FAIRWAYS"
 PART OF PARCEL SHOWN 2012 & 2013, SEC. 1, T-1-N, R-1-E
 MARION, WHITE COUNTY, ARKANSAS



NO.	DESCRIPTION	DATE	BY
1	FILED FOR RECORD	11/11/2011	[Name]
2	FILED FOR RECORD	11/11/2011	[Name]
3	FILED FOR RECORD	11/11/2011	[Name]
4	FILED FOR RECORD	11/11/2011	[Name]
5	FILED FOR RECORD	11/11/2011	[Name]
6	FILED FOR RECORD	11/11/2011	[Name]
7	FILED FOR RECORD	11/11/2011	[Name]
8	FILED FOR RECORD	11/11/2011	[Name]
9	FILED FOR RECORD	11/11/2011	[Name]
10	FILED FOR RECORD	11/11/2011	[Name]

RECORDING INFORMATION
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