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BAXTER CO, AR FEE \$25.00

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CANDA REESE  
COUNTY AND CIRCUIT CLERK  
BY: KAYLA SMITH  
DEPUTY

## CITY OF COTTER, ARKANSAS ZONING ORDINANCE

NO. 2015 - 01

MISC LAND DOCUMENT  
3 Pages

### A ZONING ORDINANCE OF THE CITY OF COTTER, ARKANSAS APPROVING A REQUEST BY MICHAEL AND SANDRA ISON TO REZONE FROM RESIDENTIAL R-1 TO AGRICULTURAL AG TO PERMIT A CONTINUED USE AS AGRICULTURAL ON LAND LOCATED IN COTTER HEIGHTS EAST OF HAZEL STREET

WHEREAS, Michael and Sandra Ison have submitted an application for rezoning from Residential R-1 to Agricultural AG; and

WHEREAS, the subject property is located to the East of Hazel Street in Cotter Heights, Cotter, Arkansas, and is described more particularly as:

SEE ATTACHED EXHIBIT "A"; and

WHEREAS, a Public Hearing was advertised and heard on November 13, 2014 by the City of Cotter Planning and Zoning Board; and

WHEREAS, Cotter City Council has given full and complete consideration of the record, consisting of the Planning and Zoning Recommendation, the Zoning Board, the documents on file with the City and the testimony of all interested parties. The Cotter City Council minutes of November 20, 2014 that were prepared by the City Recorder is on file at the City Clerk's Office.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Cotter, Baxter County, Arkansas:

#### SECTION ONE:

Cotter City Council hereby approves the rezoning of the lands described in Exhibit "A" from Residential R-1 to Agricultural AG.

#### SECTION TWO:

This Ordinance is declared to be an emergency necessary for the public interest, and more specifically, for said property owners to continue with approved usage.

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SECTION THREE:

That all Ordinances or parts of Ordinances in conflict herewith are repealed to the extent of the conflict.

THEREFORE BE IT DECLARED that an emergency does exist and this Ordinance shall take effect immediately upon passage.

PASS AND APPROVED on this 22<sup>nd</sup> day of January, 2015.

Peggy Hammack  
PEGGY HAMMACK, MAYOR

Andrea Kray  
ANDREA KRAY, RECORDER/TREASURER



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## EXHIBIT "A"

A part of the NW 1/4 SE 1/4 of Section 31, Township 19 North, Range 14 West, described to-wit: Starting at the SW corner of said NW 1/4 SE 1/4, run thence N. 01 deg. 25' 45" E., along the West line of said NW 1/4 of SE 1/4, 474.72 feet to the point of beginning for the tract herein described; from the point of beginning, continue N. 01 deg. 35' 45" E., 256.13 feet; thence N. 89 deg. 36' 36" E., along existing fence, 115.59 feet to the point of intersection with a fence to the South; thence S. 00 deg. 07' 02" W., along said fence, 268.97 feet; thence N. 84 deg. 17' 38" W., 122.03 feet to the point of beginning. Subject to prescriptive easement for existing city street (Hazel Street) along the West line of said tract.

LESS AND EXCEPT that part, if any, of the following described tract:

A part of the NW 1/4 SE 1/4, Section 31, Township 19 North, Range 14 West, as follows: Starting at the Southwest corner of the NW 1/4 SE 1/4 of said Section 31, run thence North 0 deg. 26' East, 728 feet to a point for a place of beginning for the tract herein excepted; thence run North 75 deg. East, 340.9 feet; thence run North, 160 feet; thence run South 82 deg. West, 160 feet; thence run South 0 deg. 26' West, 189.86 feet to the point of beginning of this exception.

LESS AND EXCEPT a part of the NW 1/4 SE 1/4, Section 31, Township 19 North, Range 14 West, described as follows: Beginning at the SW corner of said NW 1/4 SE 1/4, run thence East 300 ft., thence North 125 ft., thence West 300 ft., thence South 125 ft. to the point of beginning, containing 0.85 acres, more or less, it being understood that the springs are not included herein.