

ORDINANCE 01-2017

An Ordinance Amending the Comprehensive Zoning of Ordinance of the City of Haskell, Arkansas to Rezone Certain Property located at 588 South Taft St from M1 to R2.

BE IT ORDAINED BY THE CITY OF COUNCIL OF HASKELL, ARKANSAS:

SECTION 1. That certain real property described more fully below is hereby rezoned from classification M1 to R2

SECTION 2. The Comprehensive zoning ordinance and map of the City of Haskell is hereby amended to reflect the change of zoning classification set out in Section 1.

SECTION 3. The property affected by this Ordinance is described in the attached EXHIBIT "A"

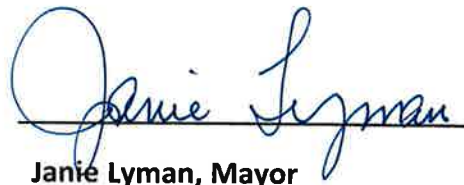
SECTION 4. This Ordinance shall take effect and be in force from and after its passage and approval.

PASSED THIS 13th DAY OF MARCH, 2017

ATTEST



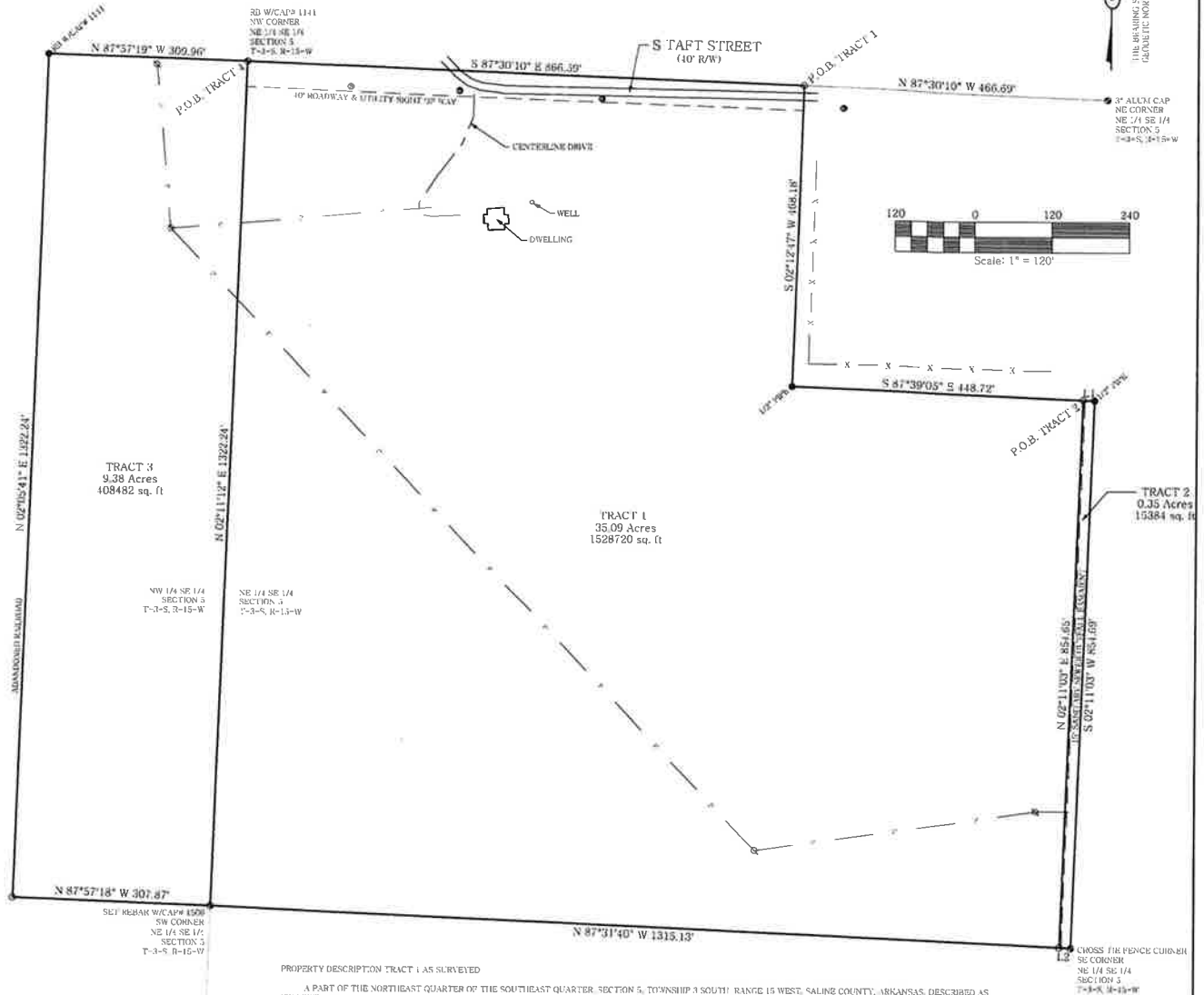
Dori Lyman, Recorder/Treasurer



Janie Lyman, Mayor



Exhibit "A"



PROPERTY DESCRIPTION TRACT 1 AS SURVEYED

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 3 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 87°30'10" WEST ALONG THE NORTH LINE THEREOF 466.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°11'12" WEST LEAVING SAID NORTH LINE 466.39 FEET, THENCE SOUTH 87°39'05" EAST 148.72 FEET, THENCE SOUTH 02°11'12" WEST 1315.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 87°31'40" WEST 1315.13 FEET TO THE POINT OF BEGINNING, CONTAINING 35.09 ACRES, MORE OR LESS.

SUBJECT TO A 10 FOOT ROADWAY AND UTILITY RIGHT-OF-WAY FOR INGRESS, EGRESS AND UTILITY PURPOSES, DESCRIBED AS FOLLOWS:

THE NORTH 10 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 3 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, LESS AND EXCEPT THE EAST 466.39 FEET THEREOF.

PROPERTY DESCRIPTION TRACT 2 AS SURVEYED

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 3 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 87°30'10" WEST ALONG THE NORTH LINE THEREOF 466.39 FEET, THENCE SOUTH 02°11'12" WEST LEAVING SAID NORTH LINE 466.39 FEET, THENCE SOUTH 87°39'05" EAST 148.72 FEET TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES, MORE OR LESS.

SUBJECT TO A 15 FOOT SANITARY SEWER OUTFALL EASEMENT DESCRIBED AS FOLLOWS:

THE EAST 15 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, LESS AND EXCEPT THE NORTH 466.39 FEET THEREOF.

PROPERTY DESCRIPTION TRACT 3 AS SURVEYED

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 3, TOWNSHIP 3 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE SOUTH 02°11'12" WEST ALONG THE EAST LINE THEREOF 1322.24 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE NORTH 87°31'40" WEST 307.87 FEET TO A POINT ON THE EAST LINE OF AN ABANDONED RAILROAD, THENCE NORTH 12°07'41" EAST, ALONG THE EAST LINE THEREOF 122.24 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE SOUTH 87°31'40" WEST 307.87 FEET TO THE POINT OF BEGINNING, CONTAINING 9.38 ACRES, MORE OR LESS.

LINE	BEARING	DISTANCE	REMARKS
1	N 87°30'10" W	466.39	
2	S 02°11'12" W	1315.13	



I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for encumbrances, covenants, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
R & B PROPERTY GROUP, LLC
AND
LENDERS TITLE
PROPERTY ADDRESS:
S TAFT STREET
HASKELL, AR 72015



FILE: C:\DRAWINGS\33-15WS\33AS\33AS.PRT	DATE: 01-13-17	DRAWN BY: DCR
STATE CODE: 000-035-15W-005-210-62-1506	JOB#: 000-17	CHECKED BY: JAR