

CITY OF CHEROKEE VILLAGE, ARKANSAS

AN ORDINANCE RELATING TO THE AMENDMENT OF ZONING REGULATIONS FOR THE CITY OF CHEROKEE VILLAGE, ARKANSAS AND FOR OTHER PURPOSES

WHEREAS, the City of Cherokee Village, Arkansas, has adopted zoning regulations for the orderly development of the city and the protection of the citizens of the City, and WHEREAS, the Planning and Zoning Commission of the City of Cherokee Village, Arkansas, held a public meeting on March 7<sup>th</sup>, 2022 for the purpose of considering proposed amendments and modifications of the zoning regulations adopted by the City of Cherokee Village, Arkansas

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHEROKEE VILLAGE, ARKANSAS:

SECTION 1: Zoning Regulations. That the amended zoning regulations for the City of Cherokee Village, Arkansas, (*amending zoning of certain property in the City of Cherokee Village, Arkansas, currently light industrial to include agricultural with restrictions, to exclude, pigs, chickens, sheep, goats and/or their dwelling, plat map and legal description attached*) prepared by the City of Cherokee Village Planning and Zoning Commission and adopted by it on March 7<sup>th</sup>, 2022, after a public hearing was held on March 7<sup>th</sup>, 2022, are hereby adopted. Three copies of the zoning regulations as amended are on file in the office of the City Clerk and are available for public inspection.

SECTION 2: Penalties. Any person, firm or corporation found guilty of violating any of the provisions of this Ordinance shall be fined for each such violation as provided by law.

SECTION 3: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

**EMERGENCY CLAUSE.** It being necessary for the continued orderly planning of the City of Cherokee Village, such planning being necessary for the preservation of the health, welfare and safety of the citizens of the City, the City Council of the City of Cherokee Village, Arkansas, recognizes and declares an emergency to exist, and this Ordinance, being necessary for the preservation of the public peace, health, comfort, convenience, morals, safety and welfare of the City of Cherokee Village, Arkansas, shall be in full force and effect from the date of its adoption.

**PASSED AND APPROVED BY THE CHEROKEE VILLAGE CITY COUNCIL**

Date: 3/17/2022

Approved: Russell Stokes, Jr.  
Russell Stokes, Jr., Mayor

Attest: Penny Trumpp  
Penny Trumpp, City Clerk

See attached Addendum for Legal Description.

## ADDENDUM

### LEGAL DESCRIPTION ADMENDING ZONING TO INCULED ACRICULTURAL

#### Legal description:

A part of the North Half of the Southwest Quarter (N/2-SW/4), 14.21+/- acres, and part of the Southwest Quarter of the Southwest Quarter (SW/4-SW/4), 23.29+/- acres of Section 30, and part of the Northwest Quarter of the Northwest Quarter (NW/4-NW/4), 2.51+/- acres of Section 31, Township 19 North, Range 5 West (T19N-R05W) of the Fifth Principal Meridian (5<sup>th</sup> P. M.), Sharp County, Arkansas, AND part of the Southeast Quarter of the Southeast Quarter (SE/4-SE/4), 3.56+/- acres of Section 25, and part of the East Half of the Northeast Quarter (E/2-NE/4), 39.74+/- acres of Section 36, Township 19 North, Range 06 West (T19N-R06W) of the Fifth Principal Meridian (5<sup>th</sup> P. M.), Fulton County, Arkansas.

More particularly described as follows: Beginning at the northeast corner of Lot 21, Block 26 of Santa Fe Fourth Addition to Cherokee Village, Arkansas, thence along the southeasterly boundary of Navasota Addition South 78 degrees 01 minutes 26 seconds East 37.69 feet, thence South 87 degrees 08 minutes 15 seconds East 400.50 feet, thence North 88 degrees 06 minutes 27 seconds East 306.15 feet, thence North 80 degrees 32 minutes 16 seconds East 176.92 feet to the northwest corner of the Sharp County Regional Airport, thence along the northwesterly boundary of said airport South 36 degrees 41 minutes West 862.04 feet, thence North 53 degrees 19 minutes West 188.80 feet, thence South 36 degrees 41 minutes West 208.80 feet, thence South 53 degrees 19 minutes East 188.80 feet, thence South 36 degrees 41 minutes West 4011.96 feet to the southwest corner of said airport, thence South 53 degrees 19 minutes East 680.00 feet to the southeast corner of said airport, thence South 51 degrees 53 minutes 24 seconds East 263.52 feet to the north right of way of U. S. Highway 62/412, thence along said right of way South 74 degrees 05 minutes 09 seconds West 98.86 feet, thence leaving said right of way North 51 degrees 53 minutes 24 seconds West 203.46 feet, thence North 53 degrees 19 minutes West 42.58 feet, thence South 64 degrees 42 minutes 11 seconds West 378.60 feet, thence North 88 degrees 28 minutes 21 seconds West 318.86 feet, thence North 00 degrees 56 minutes 35 seconds West 1327.81 feet, thence North 01 degree 19 minutes 05 seconds West 188.86 feet to the southeasterly boundary of Santa Fe Addition Cherokee Village, thence along said boundary North 36 degrees 41 minutes East 3923.60 feet back to the Point of Beginning, containing in aggregate 83.41 acres, more or less.

#### Location:

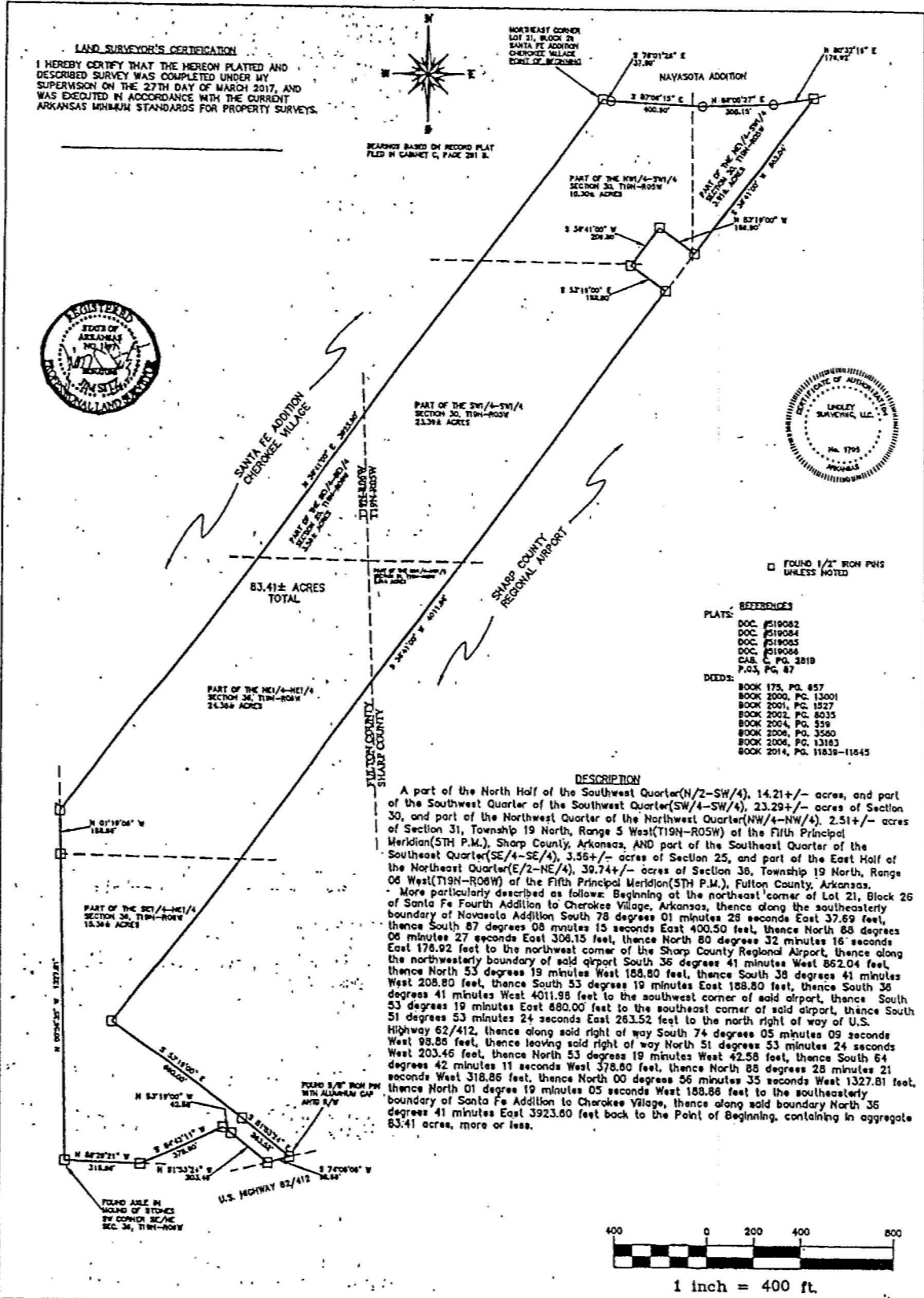
Part of the N/2-SW/4, and part of the SW/4-SW/4 of Section 30 and part of the NW/4-NW/4 of section 31, T19N-R05W of the 5<sup>th</sup> P. M., Sharp County, & part of the SE/4-SE/4 of Section 25 & part of the E/3-NE/4 of Section 36, T19N-R06W, Fulton County, AR

**LAND SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 27TH DAY OF MARCH 2017, AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS.



BEARINGS BASED ON RECORD PLAT FILED IN CABINET G, PAGE 201 E.



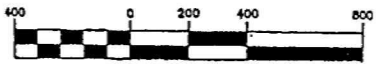
**REFERENCES**

- PLATS:**  
 DOC. #519082  
 DOC. #519084  
 DOC. #519085  
 DOC. #519086  
 C.A.B. C. PG. 2818  
 P. 25, PG. 87
- DEEDS:**  
 BOOK 175, PG. 857  
 BOOK 2004, PG. 13001  
 BOOK 2001, PG. 1927  
 BOOK 2002, PG. 8035  
 BOOK 2004, PG. 359  
 BOOK 2006, PG. 3500  
 BOOK 2006, PG. 13183  
 BOOK 2014, PG. 11839-11845

**DESCRIPTION**

A part of the North Half of the Southwest Quarter(N/2-SW/4), 14.21+/- acres, and part of the Southwest Quarter of the Southwest Quarter(SW/4-SW/4), 23.29+/- acres of Section 30, and part of the Northwest Quarter of the Northwest Quarter(NW/4-NW/4), 2.51+/- acres of Section 31, Township 19 North, Range 5 West(T19N-R05W) of the Fifth Principal Meridian(5TH P.M.), Sharp County, Arkansas, AND part of the Southeast Quarter of the Southeast Quarter(SE/4-SE/4), 3.56+/- acres of Section 25, and part of the East Half of the Northeast Quarter(E/2-NE/4), 39.74+/- acres of Section 36, Township 19 North, Range 06 West(T19N-R06W) of the Fifth Principal Meridian(5TH P.M.), Fulton County, Arkansas.

More particularly described as follows: Beginning at the northeast corner of Lot 21, Block 26 of Santa Fe Fourth Addition to Cherokee Village, Arkansas, thence along the southeasterly boundary of Novasola Addition South 78 degrees 01 minutes 28 seconds East 37.69 feet, thence South 87 degrees 08 minutes 15 seconds East 400.50 feet, thence North 88 degrees 06 minutes 27 seconds East 306.15 feet, thence North 80 degrees 32 minutes 16 seconds East 176.92 feet to the northwest corner of the Sharp County Regional Airport, thence along the northwesterly boundary of said airport South 36 degrees 41 minutes West 862.04 feet, thence North 53 degrees 19 minutes West 188.80 feet, thence South 38 degrees 41 minutes West 208.80 feet, thence South 53 degrees 19 minutes East 188.80 feet, thence South 36 degrees 41 minutes West 401.98 feet to the southwest corner of said airport, thence South 53 degrees 19 minutes East 880.00 feet to the southeast corner of said airport, thence South 51 degrees 53 minutes 24 seconds East 283.52 feet to the north right of way of U.S. Highway 62/412, thence along said right of way South 74 degrees 05 minutes 09 seconds West 98.85 feet, thence leaving said right of way North 51 degrees 53 minutes 24 seconds West 203.46 feet, thence North 53 degrees 19 minutes West 42.58 feet, thence South 64 degrees 42 minutes 11 seconds West 378.80 feet, thence North 88 degrees 28 minutes 21 seconds West 318.86 feet, thence North 00 degrees 56 minutes 35 seconds West 1327.81 feet, thence North 01 degree 19 minutes 05 seconds West 188.88 feet to the southeasterly boundary of Santa Fe Addition to Cherokee Village, thence along said boundary North 35 degrees 41 minutes East 3923.60 feet back to the Point of Beginning, containing in aggregate 83.41 acres, more or less.



1 inch = 400 ft.

**SURVEY PLAT**

<p><b>SURVEY BY:</b>                  LINDLEY SURVEYING, LLC                  2423-B HWY 62/412                  HIGHLAND, AR 72542                  (870) 856-4141</p>	<p><b>SURVEY FOR:</b>                  AMERICAN LAND COMPANY                  MARCH 27, 2017                  JOB NO. 03071258</p>	<p><b>LOCATION</b>                  PART OF THE N/2-SW/4, AND PART OF THE SW/4-SW/4 OF SECTION 30, AND PART OF THE NW/4-NW/4 OF SECTION 31, T19N-R05W OF THE 5TH P.M., SHARP COUNTY, &amp; PART OF THE SE/4-SE/4 OF SECTION 25, &amp; PART OF THE E/2-NE/4 OF SECTION 36, T19N-R06W, FULTON COUNTY, AR</p>	<p><b>LEGEND</b>  <input type="checkbox"/> FOUND MONUMENT  <input checked="" type="checkbox"/> SET 1/2" DIA. REBAR  <input checked="" type="checkbox"/> SET 3/8" DIA. REBAR  <input type="checkbox"/> COMPUTED POINT</p>
<p>500-19N-05W-0-30-300-67-1497                  500-19N-06W-0-25-220-25-1497</p>		<p>600-19N-05W-0-31-440-67-1497                  500-19N-06W-0-36-100-25-1497</p>	