

ORDINANCE NO 2022 - 06

CITY OF CHEROKEE VILLAGE, ARKANSAS

FILED
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NOV 07 2022
PG 370
ALISA BLACK, CLERK
BY JB 1:50 D.C.

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 October 3rd, 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 Commercial Property 1 (CP1) to Commercial Property 2 (CP2) plat map and legal description attached*) prepared by the City of Cherokee Village Planning and Zoning Commission and adopted by it on October 3rd, 2022, after a public hearing was held on October 3rd 2022, are hereby adopted. Three copies of the zoning regulations as amended are on file with 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.

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 for the date of its adoption.

PASSED AND APPROVED BY THE CHEROKEE VILLAGE CITY COUNCIL:

Date: 11/7/2022

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

Attest: Penny Trumpy
Penny Trumpy, City Clerk

See attached Addendum for Legal Description



FILED

AUG 14 2022

ALPHEA BANK, CLERK D.C.

RECORDING INFORMATION

MAP PREPARED FOR EQUITY TRUST COMPANY JAMES GILLEY



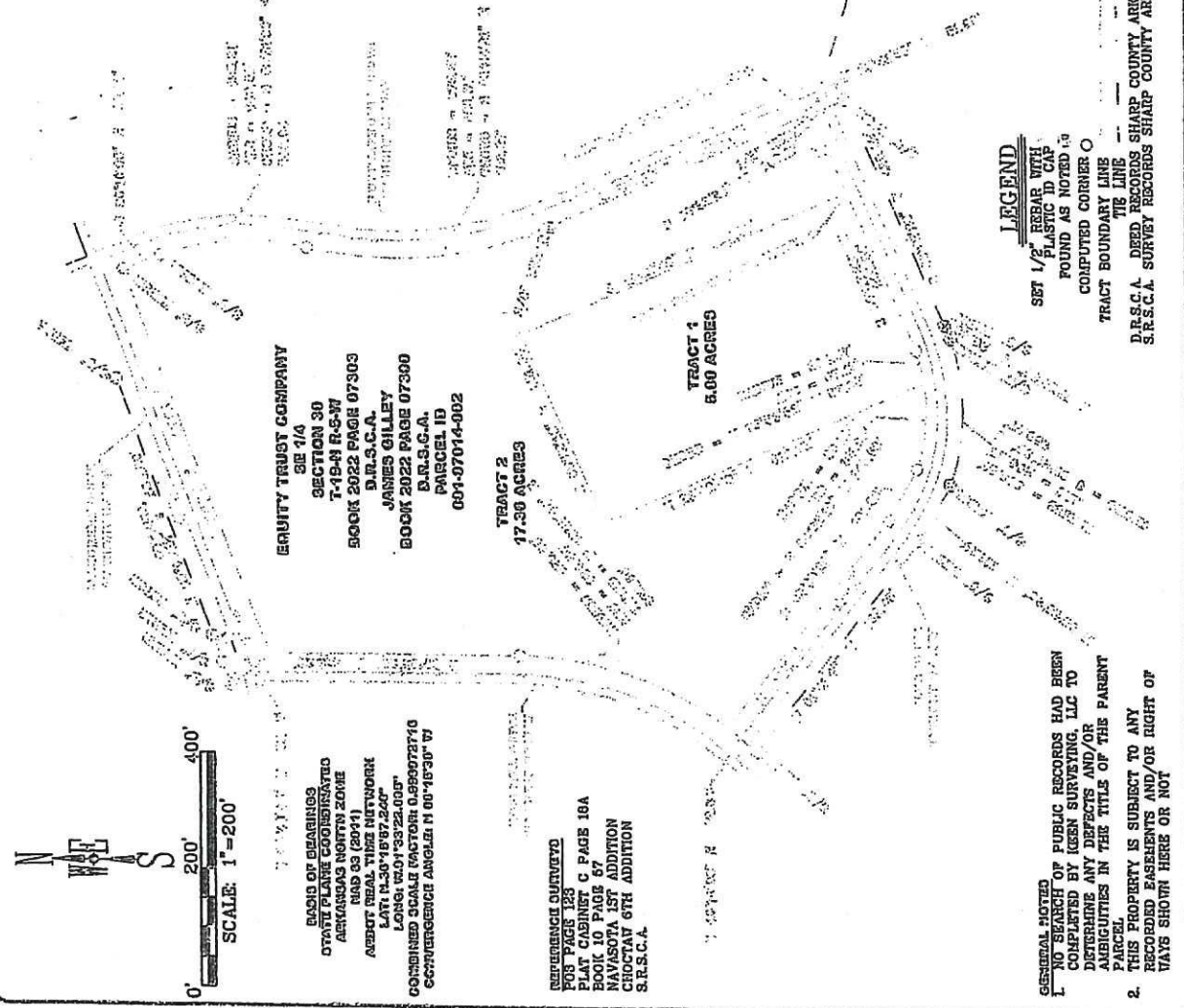
DATE 8/10/22 SCALE 1"=200' DRAWN BY ALPHEA BANK JOB #1728101

Tract 1 Survey Description Part of the Southeast Quarter, Section 30, Township 19 North, Range 6 West, Sharp County, Arkansas, more particularly described as follows:

Commencing at the Southeast Corner of said Section 30; thence North 72°37'18" West, a distance of 1665.20 feet to a point at the intersection of the North Right Way Line of Ellis Drive and the West Right of Way Line of Pottawatomie Drive; thence South 69°32'28" West, along said North Right of Way Line of Ellis Drive, a distance of 150.18 feet to the Point of Beginning; thence South 68°32'28" West, along said North Right of Way Line, a distance of 295.69 feet; thence along said Right of Way Line and a curve to the right, having a Radius of 304.87 feet, an Arc Length of 97.13 feet and a Chord which bears North 75°43'52" West, a distance of 57.06 feet; thence North 29°42'40" West, leaving said Right of Way Line, a distance of 610.74 feet; thence North 23°42'40" East, a distance of 351.84 feet; thence South 23°42'40" East, a distance of 820.00 feet to the Point of Beginning, containing 5.00 Acres.

Tract 2 Survey Description

Part of the Southeast Quarter, Section 30, Township 19 North, Range 6 West, Sharp County, Arkansas, more particularly described as follows: Commencing at the Southeast Corner of said Section 30; thence North 72°37'18" West, a distance of 1665.20 feet to a point at the intersection of the North Right Way Line of Ellis Drive and the West Right of Way Line of Pottawatomie Drive and the Point of Beginning; thence South 69°32'28" West, along the said North Right of Way Line of Ellis Drive, a distance of 150.18 feet; thence North 29°42'40" West, leaving said Right of Way Line, a distance of 620.00 feet; thence South 68°32'13" West, a distance of 351.84 feet; thence South 23°42'40" East, a distance of 610.72 feet to a Point on the North Right of Way Line of said Ellis Drive; thence along said Right of Way Line and a curve to the right, having a Radius of 304.87 feet, an Arc Length of 101.09 feet and a Chord which bears North 94°32'10" West, a distance of 149.65 feet; thence North 69°35'25" West, along said Right of Way Line, a distance of 101.30 feet; thence North 81°41'47" West, along said Right of Way Line, a distance of 466.62 feet to point on the East Right of Way Line of Hospital Drive; thence along said Right of Way Line and a curve to the left, having a Radius of 620.00 feet, an Arc Length of 388.64 feet and a Chord which bears North 19°19'44" East, a distance of 578.04 feet; thence North 69°32'28" West, along said Right of Way Line, a distance of 634.29 feet to a point on the South Right of Way Line of Allegheny Drive; thence North 69°46'42" East, along said Right of Way Line, a distance of 69.87 feet; thence South 20°10'06" East, along said Right of Way Line, a distance of 428.21 feet; thence along said Right of Way Line and a curve to the right, having a Radius of 428.21 feet, an Arc Length of 248.06 feet and a Chord which bears South 03°31'30" East, a distance of 248.06 feet; thence along said Right of Way Line and a curve to the left, having a Radius of 673.82 feet, an Arc Length of 486.57 feet and a Chord which bears South 05°24'21" East, a distance of 423.27 feet; thence South 23°42'31" East, along said Right of Way Line, a distance of 498.78 feet to the Point of Beginning, containing 17.38 Acres.



SCALE: 1"=200'

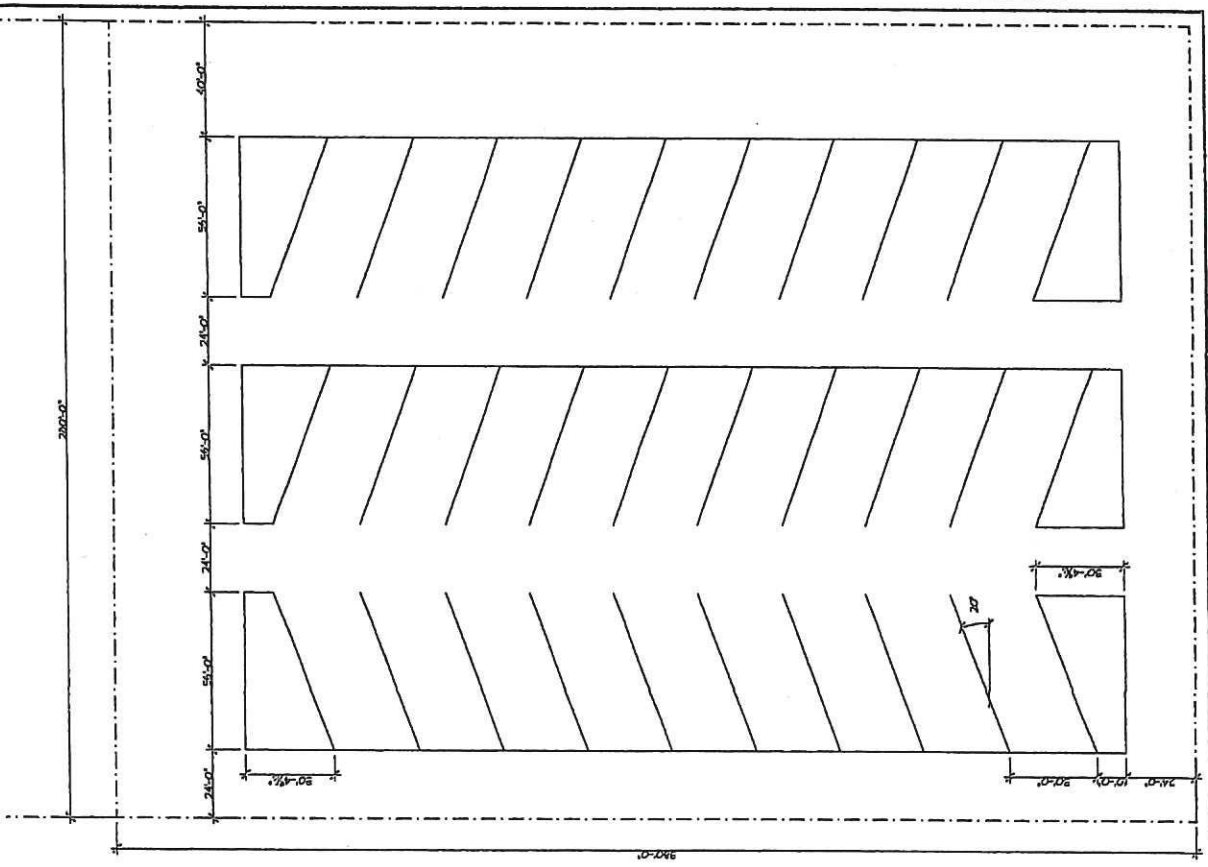
BASES OF BEARINGS OBTAINED FROM THE STATE PLAT BOOKS AND THE STATE PLAT BOOKS AND THE STATE PLAT BOOKS...

REFERENCE CURVED TO PLS PAGE 123 PLAT CABINET C PAGE 10A BOOK 10 PAGE 57 NAVASOTA 1ST ADDITION CROXTAY 6TH ADDITION S.R.S.C.A.

LEGEND SET 1/2" REBAR WITH PLASTIC ID CAP FOUND AS NOTED AS COMPUTED CORNER O TRACT BOUNDARY LINE D.R.S.C.A. DEED IN SHARP COUNTY ARKANSAS S.R.S.C.A. SURVEY RECORDS SHARP COUNTY ARKANSAS

GENERAL NOTES 1. NO SEARCH OF PUBLIC RECORDS HAD BEEN COMPLETED BY KEEN SURVEYING, LLC TO DETERMINE ANY DEFECTS AND/OR ENCUMBRANCES IN THE TITLE OF THE PARENT PARCELS. THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAY SHOWN HERE OR NOT

100% PROFESSIONAL SEAL



1 SITE LAYOUT
SCALE: 1" = 30'-0"

Legal description:

Tract 1 Survey Description:

Part of the Southeast Quarter, Section 30, Township 19 North, Range 5 West, Sharp County, Arkansas, more particularly described as follows;

Commencing at the Southeast Corner of said Section 30; thence North 72 degrees 37 minutes 18 seconds West, a distance of 1665.28 feet to a point at the intersection of the North Right Way Line of Elks Drive and the West Right of Way Line of Pottawattamie Drive; thence South 66 degrees 32 minutes 28 seconds West, along said North Right of Way line of Elks Drive, a distance of 150.13 feet to the Point of Beginning; thence South 66 degrees 32 minutes 28 seconds West, along said North Right of Way Line and a curve to the right, having a said Radius of 304.87 feet, an Arc Length of 57.13 feet and a Chord which bears North 75 degrees 53 minutes 52 seconds West, a distance of 57.05 feet; thence North 23 degrees 42 minutes 40 seconds West, leaving said Right of Way line, a distance of 610.74 feet; thence North 66 degrees 32 minutes 13 seconds East, a distance of 351.84 feet; thence South 23 degrees 42 minutes 40 seconds East, a distance of 620.00 feet to the Point of Beginning, containing 5.00 Acres

Tract 2 Survey Description:

Part of the Southeast Quarter, Section 30, Township 19 North, Range 5 West, Sharp County, Arkansas, more particularly described as follows;

Commencing at the Southeast Corner of said Section 30; thence North 72 degrees 37 minutes 18 seconds West, a distance of 1665.28 feet to a point at the intersection of the North Right of Way Line of Elks Drive and the West Right of Way Line of Pottawattamie Drive and the point of Beginning; thence South 66 degrees 32 minutes 28 seconds West, a distance of 351.84 feet; thence South 23 degrees 42 minutes 40 seconds East, a distance of 610.72 feet to a Point on the North Right of Way line of said Elks Drive; thence along said Right of Way Line and a curve to the right, having a Radius of 304.87 feet, an Arc Length of 151.09 feet and a Chord which bears North 84 degrees 32 minutes 10 seconds West, a distance of 149.55 feet; thence North 60 degrees 35 minutes 26 seconds West, along said Right of Way Line, a distance of 101.30 feet; thence North 51 degrees 41 minutes 47 seconds West, along said Right of Way Line, a distance of 456.52 feet to point on the East Right of Way Line of Hospital Drive; thence along said Right of Way Line and a curve to the left, having a Radius of 620.00 feet, an Arc Length of 385.84 feet and a Chord which bears North 18 degrees 19 minutes 44 seconds East, a distance of 379.64 feet; thence North 00 degrees 02 minutes 36 seconds West, along said Right of Way Line, a distance of 431.29 feet to a point on the South Right of Way Line of Allegheny Drive; thence North 69 degrees 48 minutes 12 seconds East, along said Right of Way Line, a distance of 703.56 feet to a point on the West Right of Way Line of Pottawattamie Drive; thence South 20 degrees 10 minutes 06 seconds East, along said Right of Way Line, a distance

of 69.97 feet; thence along said Right of Way Line and a curve to the right, having a Radius of 428.21 feet, an Arc Length of 249.56 feet and a Chord which bears South 03 degrees 31 minutes 30 seconds East, a distance of 246.04 feet; thence along Right of Way line and a curve to the left, having a Radius of 673.32 feet, an Arc Length of 430.57 feet and a Chord which bears South 05 degrees 24 minutes 21 seconds East, a distance of 423.27 feet; thence South 23 degrees 43 minutes 31 seconds East, along said Right of Way Line, a distance of 499.79 feet to the Point of Beginning, containing 17.36 Acres.

Location:

Section 30, Township 19 North, Range 5 West in Sharp County, Arkansas, and totaling approximately 20 acres.