

ORDINANCE 14-2024

AN ORDINANCE AMENDING THE ZONING OF THE PROPERTY LOCATED AT VULCAN ROAD AND HIGHWAY 229 FROM RESIDENTIAL (R2) TO TOWN CENTER MIX (TC-MX) AND FOR ALL OTHER PURPOSES

WHEREAS, the City Council of the City of Haskell, Arkansas deem it necessary to amend the zoning for the property located at Vulcan Road and Highway 229 from Residential (R2) to Town Center Mix (Tc-Mx)

NOW THEREFORE, BE IT ORDAINED, the following legal description to be re-zoned to TC-Mx:

RECORD PROPERTY DESCRIPTION: SALINE COUNTY INSTRUMENT DEED 2021-023832

LOT: 1

A PART OF THE NW¹/₄ OF THE NW¹/₄ OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 15 WEST CITY OF HASKELL, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A COMPUTED POINT FOR THE SAID NW¹/₄ OF THE NW¹/₄; THENCE SOUTH 01°35'26" WEST, ALONG THE WEST LINE OF SAID NW¹/₄ OF THE NW¹/₄, 41.20 FEET TO A POINT; THENCE SOUTH 87°14'10" EAST 42.44 FEET TO A SET PK NAIL LOCATED ON THE EAST RIGHT OF WAY OF ARKANSAS STATE HIGHWAY NO. 229 FOR THE POINT OF BEGINNING; THENCE SOUTH 87°13'54" EAST, LEAVING SAID RIGHT OF WAY AND ALONG VULCAN ROAD, 200.00 FEET TO A SET ½ INCH REBAR WITH CAP #1573; THENCE SOUTH 02°26'33" WEST, LEAVING VULCAN ROAD, 143.72 FEET TO A SET ½ INCH REBAR WITH CAP #1573; THENCE SOUTH 00°43'07" WEST 139.66 FEET TO A SET ½ INCH REBAR WITH CAP #1573; THENCE NORTH 88°19'47" WEST 200.03 FEET TO A SET ½ INCH REBAR WITH CAP #1573 ON THE EAST RIGHT OF WAY OF ARKANSAS STATE HIGHWAY NO. 229; THENCE NORTH 00°43'07" EAST, ALONG SAID RIGHT OF WAY, 139.35 FEET TO A FOUND ½ INCH REBAR WITH CAP #1447; THENCE NORTH 02°26'33" EAST, CONTINUING ALONG SAID RIGHT OF WAY, 147.87 FEET TO THE POINT OF BEGINNING.

LOT 2:

A PART OF THE NW¹/₄ OF THE NW¹/₄ OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 15 WEST CITY OF HASKELL, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A COMPUTED POINT FOR THE SAID NW¹/₄ OF THE NW¹/₄; THENCE SOUTH 01°35'26" WEST, ALONG THE WEST LINE OF SAID NW¹/₄ OF THE NW¹/₄, 41.20 FEET TO A POINT; THENCE SOUTH 87°14'10" EAST 42.44 FEET TO A SET PK NAIL LOCATED ON THE EAST RIGHT OF WAY OF ARKANSAS STATE HIGHWAY NO. 229 FOR THE POINT OF BEGINNING; THENCE SOUTH 87°13'54" EAST, LEAVING SAID RIGHT OF WAY AND ALONG VULCAN ROAD, 200.00 FEET TO A SET ½ INCH REBAR WITH CAP #1573 FOR THE POINT OF BEGINNING; THENCE SOUTH 87° 13'54" EAST, CONTINUING ALONG SAID VULCAN ROAD, 194.43 FEET TO A FOUND 1 ½ INCH PIPE LOCATED AT THE NW COMER OF PROPERTY DEEDED TO LANNIE EVERETT HOWELL AND LINDA GRACE HOWELL DEED BOOK 2013 PAGE 96600; THENCE SOUTH 02°42'59" WEST, ALONG SAID HOWELL PROPERTY AND LEAVING VULCAN ROAD, 150.76 FEET TO A FOUND ½ REBAR; THENCE SOUTH 87°18'53" EAST, CONTINUING ALONG SAID HOWELL PROPERTY, 150.13 FEET TO A FOUND ½ INCH REBAR WITH CAP; THENCE NORTH 02°37'49" EAST, CONTINUING ALONG SAID HOWELL PROPERTY, 150.18

FEET TO A FOUND ½ INCH REBAR WITH CAP ON VULCAN ROAD; THENCE SOUTH 86°23'46" EAST, ALONG VULCAN ROAD, 73.03 FEET TO A SET ½ INCH REBAR WITH CAP #1573 LOCATED ON THE WEST SIDE OF SOUTH PARKER STREET; THENCE SOUTH 02°03'55" WEST, ALONG SOUTH PARKER STREET, 273.67 FEET TO A FOUND ½ INCH REBAR WITH CAP #1625; THENCE NORTH 88°21'58" WEST, LEAVING SOUTH PARKER STREET, 414.98 FEET TO A SET ½ INCH REBAR WITH CAP #1573; THENCE NORTH 00°43'07" EAST 139.66 FEET TO A SET ½ INCH REBAR WITH CAP #1573; THENCE NORTH 02°26'33" EAST 143.72 FEET TO THE POINT OF BEGINNING.

Passed and approved this day _____ of _____, 2024

Approved:

Clyde Crookham, Mayor

Attest:

Jennifer Hill, Recorder/Treasurer