

ORDINANCE 124

AN ORDINANCE REZONING CERTAIN PROPERTY IN S16, T20N, R29W,
FROM R1, RESIDENTIAL TO B2, GENERAL COMMERCIAL

WHEREAS, after due notice as required by law, the Avoca Planning Commission has heard all those who wish to be heard regarding a property owner rezoning application for certain property, same being 10.56 acres, more or less, in S16, T20N, R29W, from R1, Residential to B2, General Commercial; and

WHEREAS, said Commission has recommended Town Council approval of the application; and

WHEREAS, it is the desire of the Town Council that said property be rezoned to B2, as recommended by the planning commission.

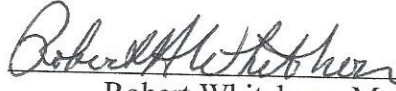
NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF AVOCA, ARKANSAS:

SECTION 1. That the following described property be, and the same is hereby rezoned from its current classification of R1, Residential to B2, General Commercial:

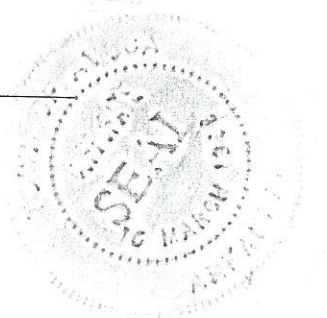
A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 29 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SW1/4 OF THE SW1/4; THENCE S86°41'58"E 70.00' TO THE POINT OF BEGINNING BEING A POINT IN THE CENTERLINE OF A CREEK; THENCE S86°41'58" E 698.65'; THENCE S63°42'21" E 91.22; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 321.28' AND A CHORD BEARING AND DISTANCE OF S75°00'35" E 128.60; THENCE S87°10'47"E 91.94'; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 200.05' AND A CHORD BEARING AND DISTANCE OF N84°12'48"E 64.71'; THENCE N76°37'03"E 122.55'; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 290.59' AND A CHORD BEARING AND DISTANCE OF N85°50'56"E 94.31'; THENCE S46°30'31"W 1016.32' TO A POINT IN THE CENTERLINE OF A CREEK; THENCE N12°37'18"W 93.52' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 113.01' AND A CHORD BEARING AND DISTANCE OF N33°33'44"W 98.27'; THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 36.25' AND A CHORD BEARING AND DISTANCE OF N47°44'01"W 19.57' TO A POINT; THENCE N23°01'51" W 170.06'; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.84' AND A CHORD BEARING AND DISTANCE OF N64°44'53" W 67.89'; THENCE S89°51' 40"W 88.27; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 115.82' AND A CHORD BEARING AND DISTANCE OF N57°49'34"W 143.53'; THENCE N08°34'37"W 86.91'; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 639.99' AND A CHORD BEARING AND DISTANCE OF N17°35'51"W 138.52'; THENCE N26°03'29"W 122.68' TO THE POINT OF BEGINNING.

SECTION 2. That the appropriate Town official shall cause the Official Zoning Map of the Town of Avoca to be amended to reflect this change within thirty (30) days of the date of this ordinance.

PASSED AND APPROVED THIS 12 DAY OF July, 2022.


Robert Whitehorn, Mayor

Attest: 
Nanette Barnes, Recorder/Treasurer



User Name: CLAUDIA
CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
L202246307 7/14/2022 9:12:07 AM
Brenda DeShields, Circuit Clerk
BENTON CO, AR FEE \$20.00