

ORDINANCE NO 1997-19

AN ORDINANCE AMENDING THE ZONING REGULATIONS AND ZONING MAPS OF THE CITY OF OZARK; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the Ozark Planning Commission conducted a public hearing on November 4, 1997, at which the proposed Amendment was discussed with members of the public; and,

WHEREAS, the public hearing was advertised in a paper of general circulation in the City of Ozark at least fifteen (15) days prior to the meeting; and,

WHEREAS, the City Council has heard the report and recommendation of the Ozark Planning Commission as to the Amendment of the Ozark Zoning Regulations and maps; that said property is owned by Susan Alice Stokes.

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

SECTION 1: That the zoning regulations and map of the City of Ozark shall be amended to reflect that the zoning of the following described property located in the Ozark District of Franklin County, Arkansas is modified from R-1 to C-2, to-wit:

A certain tract of land located in part of Lots 5, 6, 9 and 10 of Block 5 of the Quales Addition to the City of Ozark in Franklin County, Arkansas, being more particularly described as follows and as shown on Arkansas River Valley surveying plat #2203:

Commencing at a chiseled "X" at the Northeast corner of Block 20 of the original Town of Ozark; thence, South 80 degrees 50 minutes 11 seconds East 621.46 feet along the South R/W of College Street to a 1/2" rebar set in a fence line, the point of beginning; thence: South 80 degrees 50 minutes 11 seconds east 70.07 feet along said R/W to a 1/2" iron pipe; thence, South 08 degrees 09 minutes 49 seconds West 220.00 feet along the West line of a Clovis Satterfield survey for Rosalee Bond to a 1/2" rebar on the North R/W of Commercial Street; thence, North 80 degrees 50 minutes 11 seconds West 68.8 feet along said R/W to a 1/2" rebar at a rock retaining wall; thence, North 07 degrees 50 minutes 02 seconds East 220.3 feet along said wall and fence to the point of beginning. Physical address of 110 E. Commercial.

SECTION 2: All Ordinances, parts of Ordinances or Regulations in conflict herewith are hereby repealed.

SECTION 3: An emergency is therefore declared and this Ordinance being necessary for the preservation of public peace, health and safety shall be in full force and effect from and after it's passage.

PASSED this 10 day of November, 1997.

CITY OF OZARK

Founded 1835-The Original Ozark

607 West College Street-P.O. Box 253 Ozark, Arkansas 72949
(501)667-2238 (501)667-4515 Fax

MAYOR

Vernon McDaniel

CITY CLERK

Carol Sueath

CITY ATTORNEY

John Verkamp

JUDGE

Joc Ramos

CITY COUNCIL

Rex Anderson

Tom Edgla

W.D. House

Susan Oliver

Loye Randolph

Kenneth Warden III

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Ozark Planning Commission will hold a public hearing on the rezoning of certain properties in the City of Ozark from R-1 to C-2 as hereafter described:

A certain tract of land located in part of Lots 5, 6, 9 and 10 of Block 5 of the Quailles Addition to the City of Ozark in Franklin County, Arkansas, being more particularly described as follows and as shown on Arkansas River Valley surveying plat #2203:

Commencing at a chiseled "X" at the Northeast corner of Block 20 of the original Town of Ozark; thence, South 80 degrees 50 minutes 11 seconds East 621.46 feet along the South R/W of College Street to a 1/2" rebar set in a fence line, the point of beginning; thence: South 80 degrees 50 minutes 11 seconds east 70.07 feet along said R/W to a 1/2" iron pipe; thence, South 08 degrees 09 minutes 49 seconds West 220.00 feet along the West line of a Clovis Satterfield survey for Rosalee Bond to a 1/2" rebar on the North R/W of Commercial Street; thence, North 80 degrees 50 minutes 11 seconds West 68.8 feet along said R/W to a 1/2" rebar at a rock retaining wall; thence, North 07 degrees 50 minutes 02 seconds East 220.3 feet along said wall and fence to the point of beginning. Physical address of 110 E. Commercial

Notice is hereby given that the public hearing will be held at 5:00 p.m. on Tuesday, the 4th day of November 1997, at the City Offices at City Hall in Ozark, Arkansas.

Susan Alice Stokes
Petitioner

Roz Fenn, Chairman
OZARK PLANNING COMMISSION

In the Ozarks - On the Arkansas



96-687

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT GWEN F. STEWART, a single person, GRANTOR for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, in hand paid by JERRY KENNETH STOKES and SUSAN ALICE STOKES, husband and wife, as tenants by the entirety with the right of survivorship, GRANTEES, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said GRANTEES and unto their heirs and assigns forever, the following lands lying in the County of FRANKLIN and State of Arkansas, to wit:

A CERTAIN TRACT OF LAND LOCATED IN PART OF LOTS 5, 6, 9 AND 10 OF BLOCK 5 OF THE QUAILES ADDITION TO THE CITY OF OZARK IN FRANKLIN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON ARKANSAS RIVER VALLEY SURVEYING PLAT #2203:

COMMENCING AT A CHISELED "X" AT THE NE CORNER OF BLOCK 20 OF THE ORIGINAL TOWN OF OZARK; THENCE: SOUTH 80 DEGREES 50 MINUTES 11 SECONDS EAST 621.46 FEET ALONG THE SOUTH RIGHT-OF-WAY (R/W) OF COLLEGE STREET TO A 1/2" REBAR SET IN A FENCE LINE, THE POINT OF BEGINNING; THENCE: SOUTH 80 DEGREES 50 MINUTES 11 SECONDS EAST 70.07 FEET ALONG SAID R/W TO A 1/2" IRON PIPE; THENCE: SOUTH 08 DEGREES 09 MINUTES 49 SECONDS WEST 220.00 FEET ALONG THE WEST LINE OF A CLOVIS SATTERFIELD SURVEY FOR ROSALEE BOND TO A 1/2" REBAR ON THE NORTH R/W OF COMMERCIAL STREET; THENCE: NORTH 80 DEGREES 50 MINUTES 11 SECONDS WEST 68.80 FEET ALONG SAID R/W TO A 1/2" REBAR AT A ROCK RETAINING WALL; THENCE: NORTH 07 DEGREES 50 MINUTES 02 SECONDS EAST 220.03 FEET ALONG SAID WALL AND FENCE TO THE POINT OF BEGINNING.

GRANTORS HEREIN RESERVE UNTO THEMSELVES, THEIR HEIRS AND ASSIGNS ALL THE COAL, OIL, GAS AND OTHER MINERALS IN AND ON THE ABOVE DESCRIBED LANDS; HOWEVER GRANTORS DO NOT RESERVE ANY RIGHT TO THE USE OF THE SURFACE BECAUSE OF SAID RESERVATION.

To have and to hold the same unto the said GRANTEES and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said GRANTEES that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 8th day of November, 19 96 .



Gwen Stewart
GWEN F. STEWART

[SEAL]

CITY OF OZARK

REZONING COMMUNITY LIAISON FORM

Petitioner, Susan Alice Stokes
petition the Ozark Planning Commission to rezone the following described property from
R-1 to C-2

Attached

The Street Address of the property is 110 E. Commercial, Ozark, Arkansas

The proposed new use of the property is as follows:

Bed & Breakfast / Intimate Dining / Catering

Susan Alice Stokes
Petitioner

RECOMMENDING AUTHORITY APPROVED DISAPPROVED

Dannie Anderson Fire Chief [Signature]

Postmaster [Signature]

Water Super [Signature]

Street Super [Signature]

Electric Utility [Signature]

Natural Gas Utility [Signature]

Police Chief [Signature]