

ORDINANCE NO. 1008

AN ORDINANCE AMENDING ORDINANCE NO. 915 AND THE ZONING MAP OF EUREKA SPRINGS, ARKANSAS, ADOPTED JANUARY 15, 1970 TO REZONE CERTAIN PROPERTY FROM R-RESIDENTIAL DISTRICT TO C-1 COMMERCIAL DISTRICT.

WHEREAS, a hearing was held by the Planning Commission of the City of Eureka Springs, Arkansas, on the 17th day of July, 1976 on a petition by Robert A. Hyde and Patricia Hyde, husband and wife, B. B. Karstens and Maria Karstens, husband and wife, and Joyce Harvey, an unmarried woman, requesting that said Planning Commission recommend to the City Council of the City of Eureka Springs, Arkansas, that the City Council enact an ordinance amending Zoning Ordinance No. 915 and the zoning map made a part thereof by rezoning the following described property presently zoned R-Residential District to C-1 Commercial District, to-wit:

Beginning at the SE corner of Section 10, T-20 N.; R-26-W. Thence 89° 33' W to the SE corner of SW $\frac{1}{4}$ , SE $\frac{1}{4}$  of said section at intersection of street known as Marble St. Thence in a Northerly direction following said street to where said Marble St. intersects street known as Pichard St., thence in a southerly direction following centerline of Pichard St. to intersection of Magnetic St., thence S. 0° 07' W., 285.5 ft. to the point of beginning.

WHEREAS, following said hearing, the Planning Commission of the City of Eureka Springs certified to the City Council of the City of Eureka Springs, Arkansas, its recommendation that an Ordinance be adopted rezoning the above described property as requested.

AND WHEREAS, that notice of a public hearing setting forth the time, date, place and purposes of said hearing and the location of the property was published in the Eureka Springs Times-Echo, a newspaper of general circulation in the City more than fifteen days prior to the said hearing before the City Council of the City of Eureka Springs, Arkansas.

AND WHEREAS, the City Council of the City of Eureka Springs held the public hearing as advertised.

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

Section 1. That the above described property which is presently zoned R-Residential District, and the same hereby is rezoned to C-1 Commercial District.

Section 2. That a copy of this Ordinance, duly certified by the City Clerk shall be recorded in the Deed Records of the Ex-Officio Recorder for the Western District of Carroll County, Arkansas.

Section 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and this ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED AND ORDAINED THIS 2nd DAY OF October, 1976.

APPROVED:



Truie Walsh  
President Pro Tempore  
City of Eureka Springs, Arkansas

ATTEST:



June I. Moncravie, City Clerk

925-00294-000  
925-00295-000  
925-00297-000  
925-00296-000

925-00287-000  
925-00289-000  
925-00290-000  
925-00292-000

135-119  
Bays Survey, Add,  
Hoyd + Evans Add,  
10-20-26  
Magnetic Forty

**NOTICE OF RECORDING OF DEED  
TO ASSESSOR OF CARROLL COUNTY, ARKANSAS**

..19.....

Name of Grantor

Address of Grantor

Name of Grantor

Address of Grantor

Mail Tax Status

Description of

135-119

CERTIFICATE OF RECORD	
Filed for recording in office on the	19 19
day of	July
at	3:05 P.M. and law requested in
Witness	Record Book 125
At page	119-121
Witness	in hand and the Court Seal this
day of	July 19 19
Circuit Clerk	JACKIE BUNCH
BY	Attorney Head Deputy Clerk

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT, Patricia E. Hyde, a single person, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by B. B. Karstens and Maria Karstens, husband and wife, the receipt of which is hereby acknowledged, does hereby bargain, sell and quitclaim unto the said B. B. Karstens and Maria Karstens, husband and wife, as tenants by the entirety, GRANTEES, and unto their heirs and assigns forever, the following lands lying in Carroll County, Arkansas, to-wit:

A part of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 10, Township 20 North, Range 26 West, more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter, Section 10; thence North 89°33' West 1648.0 feet to the Easterly right-of-way of Rock Street as originally platted (Riley and Armstrong Survey map of the City of Eureka Springs, Arkansas); thence North 32°04' West 471.4 feet along said right-of-way; thence North 8°32' East 394.5 feet along said right-of-way; thence North 13°16' West 319.9 feet along said right-of-way; thence North 4°11' East 251.0 feet along said right-of-way to the South side of Lot 19, Block 1, Bays Survey; thence North 65°26' East 203.4 feet; thence South 88°24' East 50.0 feet to the Northeast corner of Lot 24, Block 1, Bays Survey; thence North 1°36' East 130.5 feet along the West side of Lot 8, Block 1, Bays Survey, to the existing centerline of Magnetic Street; thence South 63°18' East 331.0 feet along said centerline; thence South 56°21' East 171.3 feet along said centerline; thence South 33°01' East 190.8 feet along said centerline; thence South 36°08' East 338.4 feet along said centerline; thence South 41°02' East 243.3 feet along said centerline; thence South 63°11' East 322.3 feet along said centerline; thence South 58°44' East 160.0 feet along said centerline; thence South 42°00' East 152.8 feet along said centerline; thence South 68°34' East 240.4 feet along said centerline; thence South 0°07' West 285.5 feet to the point of beginning, containing 40.5 acres, more or less; SUBJECT TO the right-of-way of Magnetic Street, and all streets and alleys as originally platted on the Riley and Armstrong Survey Map. It is GRANTOR'S intention to quitclaim all property owned by him at this date, or in which he has an interest, lying East of Main Street, South on Magnetic Street, and North on Mill Street, in the Riley and Armstrong Survey to the City of Eureka Springs, Arkansas.

Lots 1, 2, and the North Half (N $\frac{1}{2}$ ) of Lot 3, Block 12, Clayton Survey to the City of Eureka Springs, Arkansas, more particularly described as follows:

From the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 10, Township 20 North, Range 26 West, run thence North 89°33' West 373.4 feet to the Westerly

Date: .....

Ark. Doc. R
\$

Original

Prepared by: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:  
EPLEY, EPLEY & FRANCE LTD.  
ATTORNEYS AT LAW  
104 SPRING ST., P. O. DRAWER 470  
EUREKA SPRINGS, ARKANSAS 72632

Recorder.

....., D.C.

ate.

925-00306-000  
925-00326-000  
925-02038-000

925-00299-000  
925-00300-000  
925-00301-000  
925-00302-000  
925-00304-000

