

AN ORDINANCE ACCEPTING A NEW ADDITION TO THE CITY OF EUREKA SPRINGS, ARKANSAS, TO BE KNOWN AS VICTORIA WOODS SUBDIVISION, AN ADDITION TO THE CITY OF EUREKA SPRINGS, ARKANSAS.

WHEREAS, Leisure Homes Corporation, an Arkansas corporation, has complied with the requirements of Title 15 of the Eureka Springs Municipal Code which governs the creation and development of subdivisions within the City of Eureka Springs, Arkansas;

AND WHEREAS, on May 9, 1991, the Planning Commission of the City of Eureka Springs reviewed the Victoria Woods Subdivision Plat and related matters and has recommended to the City Council that said plat be accepted as the final plat of Victoria Woods Subdivision, with three approved variances:

1. Lot sizes, from 10,000 square feet to 8,000 and 9,000 square feet;

2. Road surface width, from 20 feet to 18 feet (with a 40-foot easement); and

3. Front setbacks of 20 feet per lot instead of 30 feet;

and Leisure Homes Corporation's agreement to dedicate approximately three and one-half (3 1/2) acres as a passive green belt within the area, along Victoria Woods Boulevard and including a deep ravine;

AND WHEREAS, the plat presented to the City Council as the final plat of Victoria Woods Subdivision contains certain lands located in the City of Eureka Springs, Western District, Carroll County, Arkansas, more particularly described as follows:

A part of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Sixteen (16), Township Twenty (20) North, Range Twenty-Six West, in the Western District

of Carroll County, Arkansas, being more particularly described as follows:

Commencing at the Southwest Corner of the NE 1/4, NE 1/4; thence along the West line of said NE 1/4 NE 1/4, N 00°25'39" W 256.35 feet to the POINT OF BEGINNING; thence along the West line of said NE 1/4 NE 1/4 N 00°25'39" W 42.06 feet to the East line of Victoria Woods Drive; thence along the East line of said street as follows: N 16°53'09" E 122.54 feet; thence N 46°32'49" E 330.82 feet; thence N 25°02'38" E 134.28 feet; thence N 40°11'21" E 129.27 feet; thence N 43°21'02" E 248.85 feet; thence N 01°01'53" W 221.58 feet; thence N 89°42'26" E 69.96 feet to a point which is N 89°42'26" E 660.00 feet and S 00°25'39" E 50.00 feet from the Northwest corner of the NE 1/4 NE 1/4; thence leaving Victoria Woods Drive S 00°25'39" E 295.00 feet; thence S 89°42'26" W 10.00 feet; thence S 00°25'39" E 325.00 feet; thence S 15°12'56" E 401.36 feet; thence S 89°42'26" W 541.78 feet to the Point of Beginning, containing 6.93 acres, more or less.

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

I.

That the Victoria Woods Subdivision as shown on said plat, with the three variances and the green belt agreement approved by the Planning Commission of the City of Eureka Springs, a copy of which is attached to this Ordinance and made a part hereof as though set out herein, be and the same is hereby approved by the City Council of the City of Eureka Springs, Arkansas, and the City hereby accepts for the use and benefit of the public the dedication of the streets and utilities easements, all as shown thereon.

II.

The City Council has found and hereby declares that this Ordinance is essential to the health, safety and general welfare of the City and its inhabitants, that an emergency exists, and that this Ordinance should take effect without delay. Therefore,

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this Ordinance shall be in full force and effect upon its passage, approval and publication according to law.

PASSED AND ORDAINED, WITH THE EMERGENCY DECLARED SEPARATELY, BY THE CITY COUNCIL OF THE CITY OF EUREKA SPRINGS, ARKANSAS, ON THIS 14th DAY OF April, 1992.

APPROVED:



Randy Wolfenbarger, Mayor

ATTEST:



Nita Barner, City Clerk