

ORDINANCE NO. 818

AN ORDINANCE ACCEPTING A REPLAT OF A PORTION OF PEEBLES ADDITION TO THE CITY OF EUREKA SPRINGS, ARKANSAS. 27

WHEREAS, Lawrence Thurman is the record owner of a portion of Peebles Addition to the City of Eureka Springs, Arkansas as shown by Deed Record Book 60 at page 335, Carroll County, Western District, Arkansas, described as follows, to-wit: 29

A part of the Southeast Quarter of the Southwest Quarter of Section Fifteen (15) in Township Twenty (20) North of Range Twenty-six (26) West, bounded as follows: Begin at Northeast corner; thence west 603 feet to a stake; thence south  $25\frac{1}{2}^{\circ}$  east, 221 feet to a Pine Stake; thence north  $64^{\circ}$  west, 96 feet to a stake; thence south  $27^{\circ}$  west, 183 feet to a blazed White Oak; thence south  $45^{\circ}$  east, 42 feet to a stake; thence south  $50^{\circ}$  east, 67 feet to a stake; thence south  $75^{\circ}$  west, 30 feet to a stake; thence south  $21^{\circ}$  east, 180 feet to an Iron Pin at a 20 inch Oak Tree; thence south  $61\frac{1}{2}^{\circ}$  east to an Iron Pin on southeast side of Hamilton Street; thence south  $68^{\circ}$  east, 88 feet to an Iron Pin; thence south  $61^{\circ}$  east, 80 feet; thence south  $81^{\circ}$  east, 480 feet to east line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 15-20-26; thence north on line 770 feet to point of beginning. Subject, however, to a passage right of way from north end of Hamilton Street to north line of said forty. 188

AND WHEREAS, on the 3rd day of August, 1894, the City Commission of Eureka Springs, Arkansas accepted a plat that contained the said Peebles Addition to the City of Eureka Springs, Arkansas, which plat included the land and real estate as set forth above; said plat being accepted by Ordinance #147. This plat was filed of record in the office of the Circuit Clerk and Recorder in and for the Western District of Carroll County, Arkansas and recorded in Deed Book H at page 614 of the Records of the said Circuit Clerk and Recorder. 25

AND WHEREAS, the said Lawrence Thurman did on the 18th day of January, 1962, file with the City Commission a replat of a portion of said Peebles Addition, covering a portion of the real estate that said Lawrence Thurman owns in said Peebles Addition, and that the replat so filed is in full accordance with the Ordinances of the City of Eureka Springs, Arkansas and was accepted by the City Commission of Eureka Springs, Arkansas, on the 18th day of January, 1962. The real estate that said replat covers is described as follows, to-wit: 94

A portion of Peebles Addition to the City of Eureka Springs, Arkansas. Begin at a point 420 feet south of the northeast corner of SE $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 15-20-26; thence south 350 feet along the quarter section line to a stake; thence north  $81^{\circ}$  west, 490 feet; ~~thence north  $81^{\circ}$  east, 2 feet;~~ thence north  $54\frac{1}{2}^{\circ}$  west, 80 feet; thence north  $68\frac{1}{2}^{\circ}$  west, 88 feet to an Iron Pin by Pine Tree, corner of Tucker property; thence north  $64^{\circ}$  east, 125.7 feet; thence north  $68\frac{1}{2}^{\circ}$  east, 160 feet; thence north  $65\frac{1}{2}^{\circ}$  east, 75 feet; thence north  $26\frac{1}{2}^{\circ}$  east, 75 feet; thence east 260.6 feet to the quarter section line and the point of beginning. 109

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF EUREKA SPRINGS, ARKANSAS: 16

Section 1: That the said replat of the following described portion of Peebles Addition, to-wit: Begin at a point 420 feet south of the northeast corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 15-20-26; thence south 350 feet along the quarter section line to a stake; thence north  $81^{\circ}$  west, 490 feet; ~~thence north  $81^{\circ}$  east, 2 feet;~~ thence north  $54\frac{1}{2}^{\circ}$  west, 80 feet; thence north  $68\frac{1}{2}^{\circ}$  west, 88 feet to an Iron Pin 68

88 Feet

by Pine Tree, corner of Tucker property; thence north 64° east, 125.7 feet; thence north 68½° east, 160 feet; thence north 65½° east, 75 feet; thence north 26½° east 75 feet; thence east 260.6 feet to the quarter section line and the point of beginning; is hereby accepted by the said City as a replat of that portion of Peebles Addition mentioned above, together with the streets and easements appertaining thereto. That the area of real estate described in this Section be designated hereafter as Block A of the Revised Plat of Peebles Addition to the City of Eureka Springs, Arkansas. 101

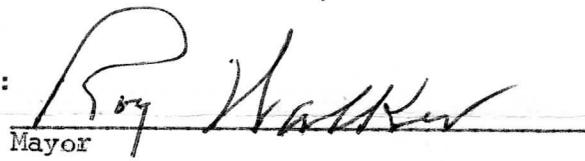
Section 2: That the said original plat of the portion of Peebles Addition as described in Section 1 previously accepted by the City Commission on the 3rd day of August, 1894, under Ordinance #147, and recorded as above indicated, is hereby cancelled and set aside and that the said replat filed herein shall become the true and correct plat of the portion of Peebles Addition as described in Section 1. That the replat will be designated as Block A, Revised Plat of Peebles Addition and that the said replat filed herein shall become the true and correct plat of <sup>lots</sup> (1) through five (5) inclusive of Block A in the said Peebles Addition, according to the Revised Plat of Peebles Addition. 122

Since the sale of some of the lots in the said replat Addition have been contracted by the owner, this Ordinance being necessary for the immediate preservation of the public peace, health, safety and property of the City of Eureka Springs, Arkansas, an emergency is hereby declared and this Ordinance shall be in full force and effect after its passage, approval and publication. 63

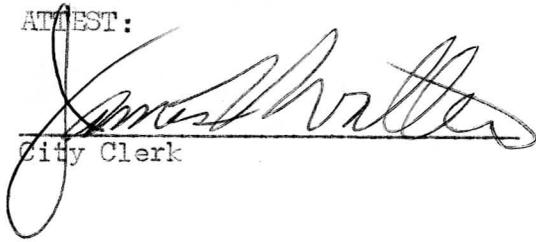
PASSED AND APPROVED this the 18<sup>TH</sup> day of January, 1962.

CITY OF EUREKA SPRINGS, ARKANSAS

BY:

  
Mayor

ATTEST:

  
City Clerk 23

1/18/62