

**CITY OF LAKEVIEW
BAXTER COUNTY ARKANSAS
ORDINANCE 24-02**

AN ORDINANCE VACATING PORTIONS OF THE RIGHT OF WAY DESCRIBED AS THE CUL-DE-SAC PORTION OF NOTTINGHAM DRIVE WITHIN THE DEVONSHIRE SUBDIVISION, CITY OF LAKEVIEW, BAXTER COUNTY, ARKANSAS.

WHEREAS, William Ishmael petitioned the City of Lakeview to review the necessity of retaining the cul-de-sac at the end of Nottingham Drive, Devonshire Subdivision with the intent of vacating the right of way for said cul-de-sac; and

WHEREAS, after review by the Lakeview Planning and Zoning Commission has determined that said abandonment has no adverse effect in that it only effects the two properties adjoining the cul-de-sac; and

WHEREAS, after further review the Lakeview Planning and Zoning Commission recommends that the request be granted and that the portions of right of way as vacated per the Certified Survey Map, copy attached, be affixed to the two properties in question.

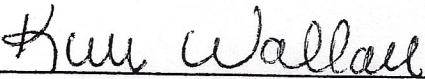
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakeview, Baxter County, Arkansas that said City releases, vacates and abandons all its rights in and to the right of way described herein, and

BE IT FURTHER ORDAINED that a copy of this ordinance shall be filed with the Baxter County Clerk; Baxter County Assessor; Baxter County Surveyor and recorded in the Deed Records of Baxter County.

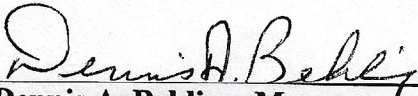
SEVERABILITY – The invalidity or unconstitutionality of the provisions of this Ordinance shall not affect any other section hereof, but shall remain in full force and effect.

PASSED, ADOPTED AND APPROVED this 19th day of November, 2024 by the Lakeview City Council comprised of Lindley Reubin, Ralph Edge, Carl Hill, Janet Castillo and Brenda Newell on motion by Cncl. Castillo, 2nd by Cncl. Newell with a roll call vote of 5 Yeas and 0 Nays.

Attest:

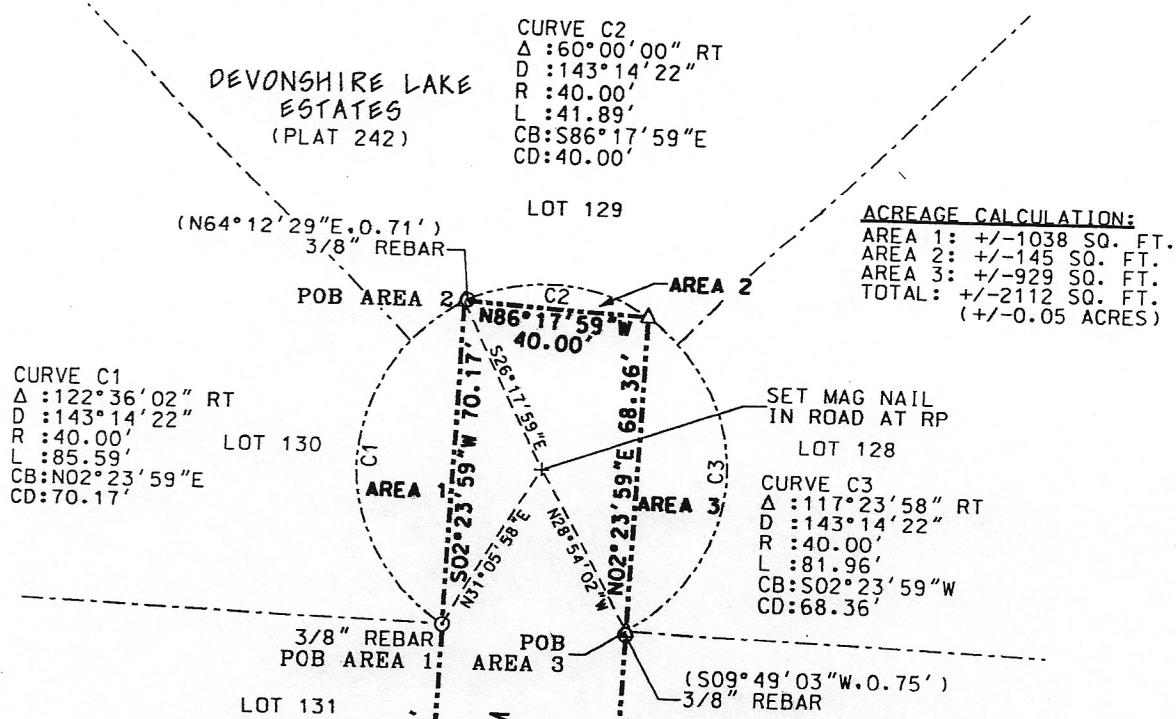


Kim Wallace, Recorder/Treasurer



Dennis A. Behling, Mayor

SKETCH FOR THE CITY OF LAKEVIEW,
 TO ACCOMPANY THE DESCRIPTION FOR
 THE ABANDONMENT OF THE CUL-DE-SAC
 AT THE NORTH END OF NOTTINGHAM
 DRIVE, DEVONSHIRE LAKE
 ESTATES, BAXTER COUNTY, ARKANSAS



CURVE C2
 $\Delta : 60^{\circ}00'00''$ RT
 $D : 143^{\circ}14'22''$
 $R : 40.00'$
 $L : 41.89'$
 $CB : S86^{\circ}17'59''E$
 $CD : 40.00'$

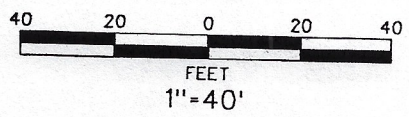
ACREAGE CALCULATION:
 AREA 1: +/-1038 SQ. FT.
 AREA 2: +/-145 SQ. FT.
 AREA 3: +/-929 SQ. FT.
 TOTAL: +/-2112 SQ. FT.
 (+/-0.05 ACRES)

CURVE C1
 $\Delta : 122^{\circ}36'02''$ RT
 $D : 143^{\circ}14'22''$
 $R : 40.00'$
 $L : 85.59'$
 $CB : N02^{\circ}23'59''E$
 $CD : 70.17'$

CURVE C3
 $\Delta : 117^{\circ}23'58''$ RT
 $D : 143^{\circ}14'22''$
 $R : 40.00'$
 $L : 81.96'$
 $CB : S02^{\circ}23'59''W$
 $CD : 68.36'$

LEGEND	
⊙	FOUND MONUMENT (AS NOTED)
△	COMPUTED LOCATION
+	SET MAG NAIL
---	PLATTED RIGHT OF WAY, TO BE ABANDONED
---	NEW RIGHT OF WAY, AFTER ABANDONMENT
---	APPROXIMATE LOT LINE

THE BEARINGS ON
 THIS SKETCH ARE
 STATE PLANE, BASED
 ON THE ARDOT VIRTUAL
 REFERENCE STATION NETWORK



BEDFORD COURT
 (40' ROW)

SKETCH FOR THE CITY OF LAKEVIEW,
TO ACCOMPANY THE DESCRIPTION FOR
THE ABANDONMENT OF THE CUL-DE-SAC
AT THE NORTH END OF NOTTINGHAM
DRIVE, DEVONSHIRE LAKE
ESTATES, BAXTER COUNTY, ARKANSAS

DESCRIPTION OF RIGHT OF WAY TO BE ABANDONED (AREA 1):

PART OF THE RIGHT OF WAY OF NOTTINGHAM DRIVE, IN DEVONSHIRE LAKE ESTATES, BAXTER COUNTY, ARKANSAS, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3/8" REBAR, BEING USED AS THE EAST CORNER BETWEEN LOTS 130 AND 131 OF DEVONSHIRE LAKE ESTATES; THEN GO, ALONG A 143°14'22" DEGREE CURVE TO THE RIGHT, WITH A RADIUS POINT WHICH BEARS N31°05'58"E 40.00 FEET, THROUGH A CENTRAL ANGLE OF 122°36'02", WITH A RADIUS OF 40.00 FEET AND ARC LENGTH OF 85.59 FEET, WITH A CHORD BEARING OF N02°23'59"E AND A CHORD DISTANCE OF 70.17 FEET, TO A POINT BEING S64°12'29"W 0.71 FEET FROM A 3/8" REBAR; THEN GO S02°23'59"W 70.17 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF RIGHT OF WAY TO BE ABANDONED (AREA 2):

PART OF THE RIGHT OF WAY OF NOTTINGHAM DRIVE, IN DEVONSHIRE LAKE ESTATES, BAXTER COUNTY, ARKANSAS, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 3/8" REBAR, BEING USED AS THE EAST CORNER BETWEEN LOTS 130 AND 131 OF DEVONSHIRE LAKE ESTATES; THEN GO, N02°23'59"E 70.17 FEET TO A POINT BEING S64°12'29"W 0.71 FEET FROM A 3/8" REBAR AND THE POINT OF BEGINNING; THEN GO, ALONG A 143°14'22" DEGREE CURVE TO THE RIGHT, WITH A RADIUS POINT WHICH BEARS S26°17'59"E 40.00 FEET, THROUGH A CENTRAL ANGLE OF 60°00'00", WITH A RADIUS OF 40.00 FEET AND ARC LENGTH OF 41.89 FEET, WITH A CHORD BEARING OF S86°17'59"E AND A CHORD DISTANCE OF 40.00 FEET; THEN GO N86°17'59"W 40.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF RIGHT OF WAY TO BE ABANDONED (AREA 3):

PART OF THE RIGHT OF WAY OF NOTTINGHAM DRIVE, IN DEVONSHIRE LAKE ESTATES, BAXTER COUNTY, ARKANSAS, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WEST CORNER OF LOTS 127 AND 128 OF DEVONSHIRE LAKE ESTATES, SAID LOT CORNER BEING N09°49'03"E 0.75 FEET FROM A 3/8" REBAR; THEN GO, N02°23'59"E 68.36 FEET TO A POINT ON A 143°14'22" DEGREE CURVE TO THE RIGHT, WITH A RADIUS POINT WHICH BEARS N28°54'02"W 40.00 FEET, THROUGH A CENTRAL ANGLE OF 117°23'58", WITH A RADIUS OF 40.00 FEET AND ARC LENGTH OF 81.96 FEET, WITH A CHORD BEARING OF S02°23'59"W AND A CHORD DISTANCE OF 68.36 FEET TO THE POINT OF BEGINNING.

Abandonment Descriptions for

Nottingham Drive,

Devonshire Lake Estates

AREA 1:

PART OF THE RIGHT OF WAY OF NOTTINGHAM DRIVE, IN DEVONSHIRE LAKE ESTATES, BAXTER COUNTY, ARKANSAS, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" REBAR, BEING USED AS THE EAST CORNER BETWEEN LOTS 130 AND 131 OF DEVONSHIRE LAKE ESTATES: THEN GO, ALONG A 143°14'22" DEGREE CURVE TO THE RIGHT, WITH A RADIUS POINT WHICH BEARS N31°05'58"E 40.00 FEET, THROUGH A CENTRAL ANGLE OF 122°36'02", WITH A RADIUS OF 40.00 FEET AND ARC LENGTH OF 85.59 FEET, WITH A CHORD BEARING OF N02°23'59"E AND A CHORD DISTANCE OF 70.17 FEET, TO A POINT BEING S64°12'29"W 0.71 FEET FROM A 3/8" REBAR; THEN GO S02°23'59"W 70.17 FEET TO THE **POINT OF BEGINNING**. THE ABOVE-DESCRIBED AREA CONTAINING APPROXIMATELY 1038 SQUARE FEET.

AREA 2:

PART OF THE RIGHT OF WAY OF NOTTINGHAM DRIVE, IN DEVONSHIRE LAKE ESTATES, BAXTER COUNTY, ARKANSAS, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8" REBAR, BEING USED AS THE EAST CORNER BETWEEN LOTS 130 AND 131 OF DEVONSHIRE LAKE ESTATES: THEN GO, N02°23'59"E 70.17 FEET TO A POINT BEING S64°12'29"W 0.71 FEET FROM A 3/8" REBAR AND THE **POINT OF BEGINNING**: THEN GO, ALONG A 143°14'22" DEGREE CURVE TO THE RIGHT, WITH A RADIUS POINT WHICH BEARS S26°17'59"E 40.00 FEET, THROUGH A CENTRAL ANGLE OF 60°00'00", WITH A RADIUS OF 40.00 FEET AND ARC LENGTH OF 41.89 FEET, WITH A CHORD BEARING OF S86°17'59"E AND A

CHORD DISTANCE OF 40.00 FEET; THEN GO N86°17'59"W 40.00 FEET TO THE **POINT OF BEGINNING**. THE ABOVE-DESCRIBED AREA CONTAINING APPROXIMATELY 145 SQUARE FEET.

AREA 3:

PART OF THE RIGHT OF WAY OF NOTTINGHAM DRIVE, IN DEVONSHIRE LAKE ESTATES, BAXTER COUNTY, ARKANSAS, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF LOTS 127 AND 128 OF DEVONSHIRE LAKE ESTATES, SAID LOT CORNER BEING N09°49'03"E 0.75 FEET FROM A 3/8" REBAR: THEN GO, N02°23'59"E 68.36 FEET TO A POINT ON A 143°14'22" DEGREE CURVE TO THE RIGHT, WITH A RADIUS POINT WHICH BEARS N28°54'02"W 40.00 FEET, THROUGH A CENTRAL ANGLE OF 117°23'58", WITH A RADIUS OF 40.00 FEET AND ARC LENGTH OF 81.96 FEET, WITH A CHORD BEARING OF S02°23'59"W AND A CHORD DISTANCE OF 68.36 FEET TO THE **POINT OF BEGINNING**. THE ABOVE-DESCRIBED AREA CONTAINING APPROXIMATELY 2112 SQUARE FEET.