

4. Lot Dimensions

Minimum Area	¾ acre
Minimum Width at Building Line	100 feet
Minimum Front Setback	40 feet
Minimum Side Setback	20 feet
Minimum Rear Setback	20 feet

5. Parking Requirements Off-street parking shall be provided for each use pursuant to provisions herein.

6. Height, Width and Area Regulations

- a. No principal building shall exceed sixty (60) feet in height.
- b. Building coverage shall not exceed forty percent (40%) of the lot area.
- c. Accessory buildings shall comply with provisions herein.
- d. Screening with an opaque fence of wood or masonry construction having a height of at least six (6) feet in height, shall be erected and maintained when a "C-3" use abuts a residential district or use.
- e. Any light used to illuminate "C-3" uses and associated parking areas shall be so designed and arranged to reflect the light downward and away from adjacent residential properties.
- f. Signs shall comply with the Greenland Sign Ordinance.
- g. *Greenland Design Standards Pattern Book* guidelines are applicable.

I-1, Light Industrial

1. Description and Intent This district is intended for clean, quiet industries on amply landscaped sites that can be operated compatibly with commercial, residential, and agricultural uses, and that can be demonstrated to benefit the tax base of the city.

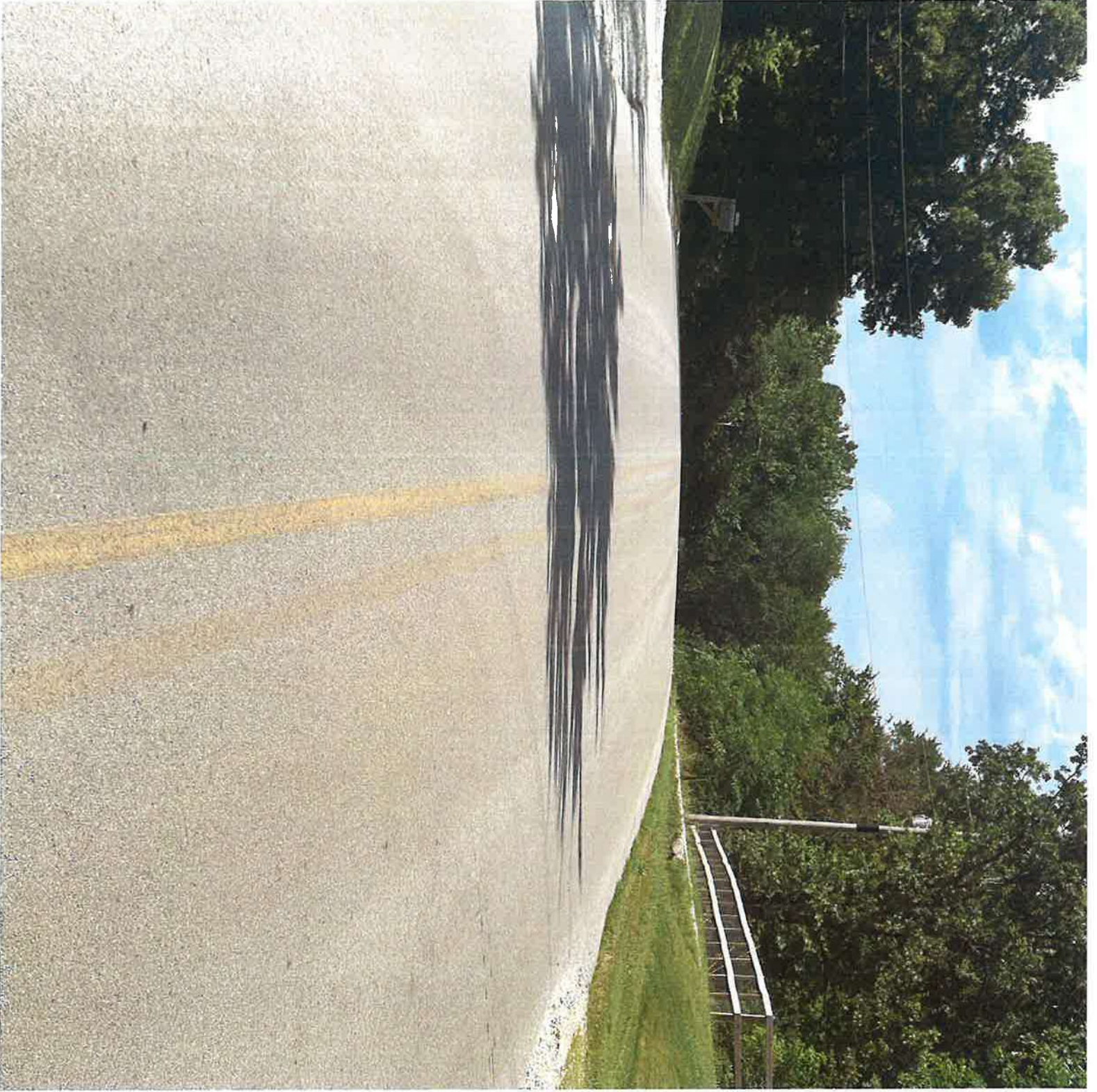
This district is intended for the development of industrial uses such as fabrication, manufacturing, assembly, or processing of materials that for the most part is already in processed form and which do not in their maintenance, assembly, manufacture, or plant operation create smoke, gas, odor, dust, sound, or other objectionable influences which might be obnoxious to persons conducting business or residing in this or any other zone.

This district is intended primarily for the conduct of light manufacturing, assembling, and fabrication and for wholesaling, distribution, and service uses, conducted by operations which are primarily carried on within enclosed buildings having adequate land area for parking and landscaping and with adequate safeguards for safety and aesthetics.



2A

90° curve



2B



2c

PZD, Planned Zoning District

1. Description and Intent The intent of the Planned Zoning District is to permit and encourage comprehensively planned zoning and development whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development.

2. Required Conditions The Planning Commission and City Council may consider any of the following factors in review of a Planned Zoning District application:
 - a. *Flexibility*. Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
 - b. *Compatibility*. Providing for compatibility with the surrounding land uses.
 - c. *Harmony*. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
 - d. *Variety*. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
 - e. *No Negative Impact*. Does not have a negative effect upon the future development of the area.
 - f. *Coordination*. Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
 - g. *Open Space*. Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
 - h. *Natural Features*. Maximum enhancement and minimal disruption of existing natural features and amenities.
 - i. *Future Land Use Map*. Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies of the Future Land Use Map.
 - j. *Special Features*. Better utilization of sites characterized by special features of geographic location, topography, size or shape.
 - k. *Recognized Zoning Consideration*. Whether any other recognized zoning consideration would be violated in this PZD.

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Fee Amt: \$165.00 Page 1 of 31
Washington County, AR
Kyle Sylvester Circuit Clerk
File **2016-00038711**

This document prepared by, and upon recording to be returned to:
Northwest Arkansas Land Trust
P.O. Box 2211
Bentonville, AR 72712
479-966-4666

GRANT OF CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT (this "Grant" or this "Easement") is made this _____ day of _____, 2016 (the "Easement Date") by and between **ANNE PRICHARD** formerly known as **ANNE W.B. DALLETT** ("Prichard") and **TIMOTHY B. DALLETT** ("Dallett" and together with Prichard, "Grantor") and the **NORTHWEST ARKANSAS LAND TRUST**, an Arkansas non-profit corporation (the "Holder"), for the purpose of forever conserving the Conservation Values of the Protected Property (both hereinafter defined). Capitalized Terms not otherwise defined in this Easement shall have the meanings given them in Article VII hereof.

NOW THEREFORE, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

ARTICLE 1

BACKGROUND

1.01 Protected Property.

Prichard is the Owner in fee simple of certain real property, consisting of Tract 1, Tract 2, Tract 3, and Tract 4 of certain real property more particularly described on Exhibit "A" hereto, and Prichard and Dallett, as joint tenants with right of survivorship, are the Owners in fee simple of certain real property, consisting of Tract 5 also more particularly described on Exhibit "A" hereto (each a "Tract" and collectively, the "Protected Property"). The Protected Property is also described as:

- Municipality: Unincorporated
- County: Washington
- State: Arkansas
- Acreage: 168.98 acres, more or less
- Known As: Historic Johnson Farm

3B ✓

INTENDING TO BE LEGALLY BOUND, each of Grantor and Holder, by its duly authorized representative, have signed and delivered this Conservation Easement as of the Easement Date. This Easement may be executed in multiple counterparts, which, when taken together, shall constitute a single instrument.

GRANTOR:

ANNE PRICHARD, individually
(formerly known as **ANNE W.B. DALLETT**)

Anne W. B. Prichard

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) ss
COUNTY OF WASHINGTON)

On this day before me, the undersigned Notary Public within and for the County and State aforesaid, duly commissioned, qualified and acting, appeared the within named **ANNE PRICHARD (formerly known as ANNE W.B. DALLETT)**, who executed the foregoing as Grantor hereunder, and stated and acknowledged to me that they had executed the foregoing and that the foregoing instrument was executed for the considerations and purposes therein mentioned and contained, and I hereby so certify.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this the 29 day of December, 2016.

My Commission Expires:
6/19/22

S. Brooke Morgan
Notary Public

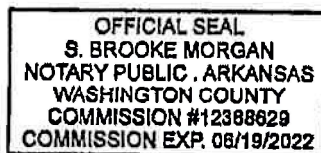


EXHIBIT A
Legal Description of Protected Property

Tract 1 (Tax Parcel No. 001-11309-000)

A part of the SE¼ of the SW¼ of Section 31, Township 16 North, Range 30 West, being more particularly described as follows:

Beginning at the Southwest Corner of said 40 acre tract and from which a reference iron on the North Right-of-Way of County Road #202 (Pear Lane) bears North 00 °12'22" East 35.99 feet; thence North 00°12'22" East along the West line of said 40 acre tract 130.00 feet to a set iron; thence South 89°51'29" East 272.27 feet to a set iron at a point which is 25.00 feet East of and perpendicular to the centerline of County Road #242; Thence North 18°01'33" East parallel with the centerline of County Road #242, 703.08 feet to a set iron on the North side of the gravel drive running East from said County Road #242; Thence along the North and East side of said gravel drive, the following bearings and distances: South 72 °15'36" East 227.40 feet to a set iron; South 46°33'14" East 71.49 feet to a set iron; South 02 °06'31" East 94.51 feet to a set iron; South 34°28'07" West 160.38 feet to a set iron; South 03 °35'31" West 274.62 feet to a set iron; South 07 °19'45" East 181.87 feet to a set iron on the South line of said 40 acre tract and from which a reference iron set on the North Right-of-Way of County Road #202 bears North 07°19'45" West 35.51 feet; Thence North 89°51'29" West 677.50 feet to the point of beginning, containing 6.67 acres, more or less, Washington County, Arkansas, the above described 6.67 acre tract being SUBJECT TO the Right-of-Way of County Road 4202 (Pear Lane) and County Road #242.

Tract 2 (Tax Parcel No. 001-11309-002):

A part of the NE¼ of the SW¼ and a part of the NW¼ of the SW¼ all in Section 31, Township 16 North, Range 30 West, being more particularly described as follows:

Beginning at the Southeast Corner of the NE ¼ of the SW¼ of said Section 31, said point being a set aluminum capped iron; thence N 89 °55'46" W 1318.52 feet to the Southwest Corner of the NE¼ of the SW¼ of said Section 31, said point being a set aluminum capped iron; thence N 89°55'46" W along the South line of the NW¼ of the SW¼ of said Section 31 18.00 feet to a set iron; thence N 00°12'22" E 1303.14 feet to a point which is S 00 °12'22" W 15.00 feet and West 18.00 feet from the Northeast Corner of the NW¼ of the SW¼ of said Section 31; thence East 1335.05 feet to a point which is S 00°08'29" W 15.00 feet from the Northeast Corner of the NE¼ of the SW¼ of said Section 31; thence S 00°08'29" W 1304.78 feet to the point of beginning, containing 39.99 acres, more or less, Washington County, Arkansas. The above described 39.99 acre tract being SUBJECT TO the right-of-way of County Road 201 along the entire North boundary.

LESS AND EXCEPT:

A part of the NE¼ of the SW¼ of Section 31, Township 16 North, Range 30 West, being more particularly described as follows:

Commencing at the Southwest corner of said 40 acre tract, said point being an existing aluminum capped iron; thence S 89°55'46" E along the South line of said 40 acre tract 499.98 feet to a set iron for the true point of beginning; thence N 16 °05'16" E 1356.89 feet to a point which is 15 feet South of the North line of said 40 acre tract and from which a reference iron set on the South

right-of-way of County Road #201 bears S 16°05'16" W 31.50 feet; thence East 445.75 feet to a point on the East line of said 40 acre tract which is S 00°08'29" W 15.00 feet from the Northeast corner of said 40 acre tract and from which a reference iron set on the South right-of-way of said road bears S 00 °08'29" W 32.29 feet; thence S 00°08'29" W 1304.78 feet to an existing aluminum capped iron at the Southeast corner of said 40 acre tract; thence N 89 °55'46" W 818.53 feet to the point of beginning, containing 18.93 acres, more or less, Washington County, Arkansas. The above described 18.93 acre tract being SUBJECT TO the right-of-way of County Road #201 along the entire North boundary.

Tract 3 (Tax Parcel No. 001-11309-003):

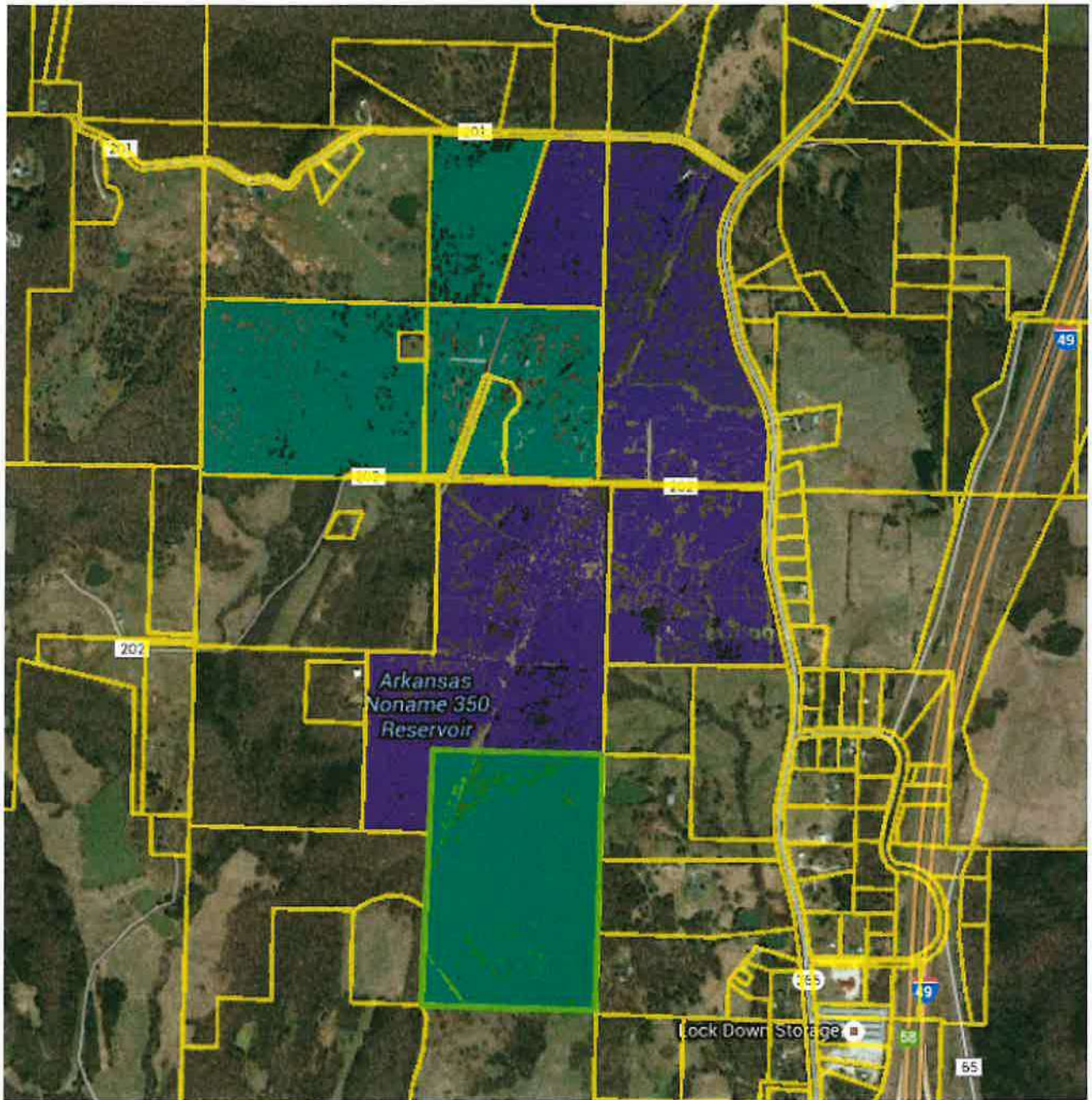
The SW¼ of the SW¼ of Section 31, Township 16 North, Range 30 West of the Fifth Principal Meridian, Washington County, Arkansas, except the right the public may have in one acre, more or less, now used for a cemetery.

Tract 4 (Tax Parcel No. 001-11309-006):

A part of the SE¼ of the SW¼ of Section 31, Township 16 North, Range 30 West, being more particularly described as follows:

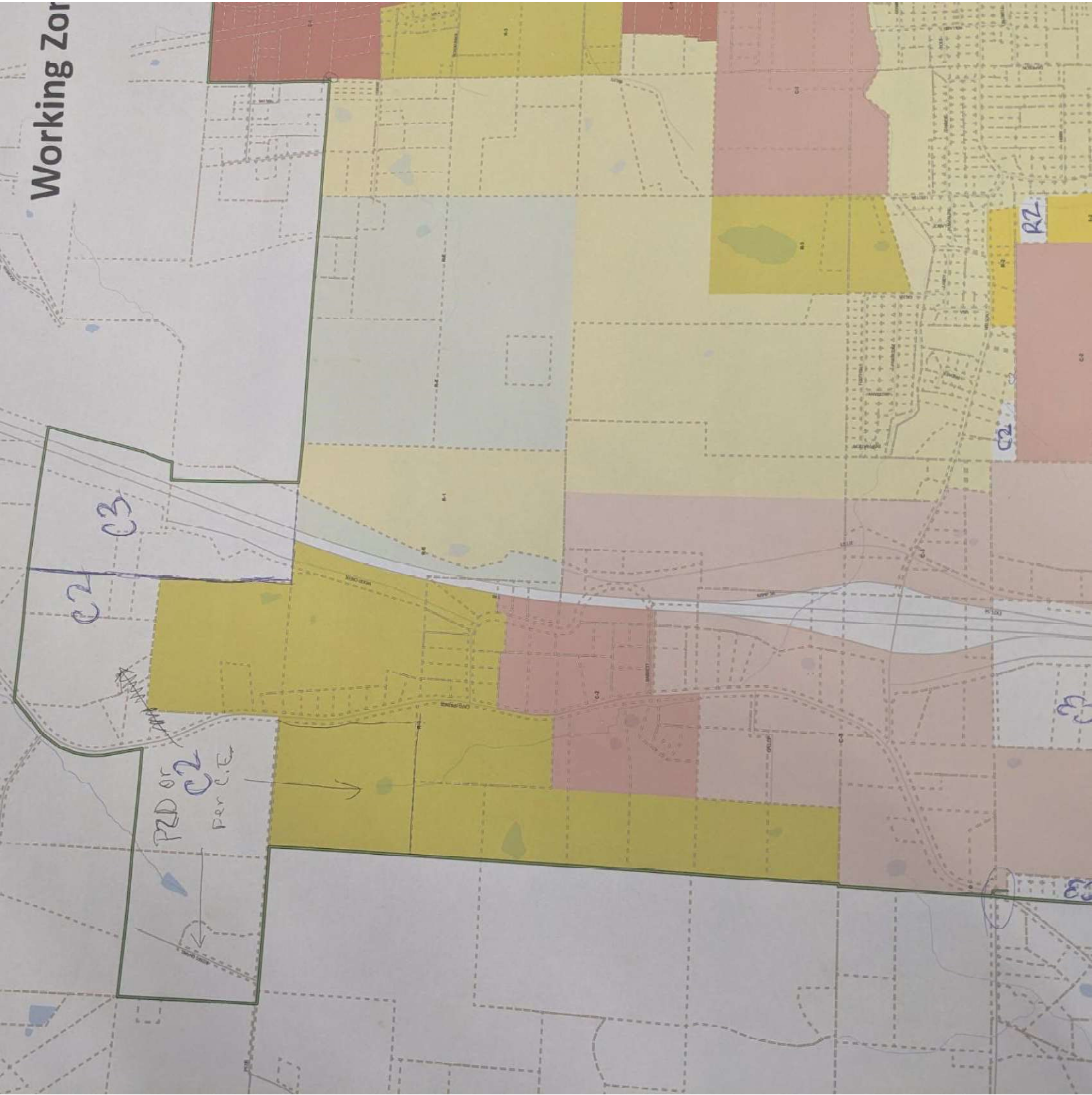
Commencing at the Southwest corner of said 40 acre tract and from which a referenced iron on the North Right-Of-Way of County Road #202 (Pear Lane) bears North 00 °12'22" East 35.99 feet; thence North 00°12'22" East along the West line of said 40 acre tract 130.00 feet to a set iron for the true point of beginning, thence South 89°51'29" East 272.27 feet to a set iron at a point which is 25.00 feet East of and perpendicular to the centerline of County Road #242; thence North 18 °01'33" East parallel with the centerline of County Road #242, 703.08 feet to a set iron on the North side of the gravel drive running East from said County Road #242; thence along the North and East side of said gravel drive, the following bearings and distances: South 72°15'36" East 227.40 feet to a set iron; South 46 °33'14" East 71.49 feet to a set iron; South 02 °06'31" East 94.51 feet to a set iron; South 34°28'07" West 160.38 feet to a set iron; South 03 °35'31" West 274.62 feet to a set iron; South 07°19'45" East 181.87 feet to a set iron on the South line of said 40 acre tract and from which a reference iron set on the North Right-Of-Way of County Road #202 bears North 07 °19'45" West 35.51 feet; thence South 89°51'29" East 642.50 feet to the Southeast Corner of said 40 acre tract and from which a reference set on the North Right-Of-Way of County Road #202 bears North 00 °08'29" East 34.45 feet; thence North 00°08'29" East 1319.78 feet to the Northeast Corner of said 40 acre tract, said point being an aluminum capped iron; thence North 89°55'46" West 1318.52 feet to the Northwest Corner of said 40 acre tract, said point being a set aluminum capped iron; thence South 00°12'22" West 1188.14 feet to the point of beginning, containing 33.28 acres, more or less, Washington County, Arkansas. The above described 33.28 acre tract being SUBJECT TO the Right-Of-Way of County Road #202 and County Road #242

Tract 5 (Tax Parcel No. 001-06690-000): The NE¼ of the SW¼ and the S½ of the SE¼ of the NW¼, all in Section 6, Township 15 North, Range 30 West, Washington County, Arkansas.



#4

Working Zon



Working Zoning Greenland

