



010280

ORDINANCE NO. O-05- 40

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE; TO REZONE PROPERTY NORTH OF TYLER STREET AND WEST OF IRBY DRIVE FROM A-1 TO R-1:

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

SECTION 1: That the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the A-1 symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A part of NW $\frac{1}{4}$ and a part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section Five (5), Township Five (5) North, Range Fourteen (14) West, Faulkner County, Arkansas being more particularly described as beginning at the Northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section Five (5) and running thence N88°51'08"W, along the Centennial Valley Golf Course property, 160.96 feet; thence leaving said property line, run along an arc to the left having chord bearing of S46°37'44"W, chord length of 35.60 feet, and radius of 25.00 feet, to said golf course property line; thence run along said property line, S88°51'08"E, 185.97 feet; thence S01°59'43"W, 44.51 feet; thence S64°59'18"E, 793.71 feet; thence S80°47'48"E, 169.83 feet to the northwest corner of The Fairways at Centennial Subdivision; thence leaving said golf course line and running along the west line of said subdivision, run S12°32'18"W, 174.93 feet; thence leaving said subdivision line, run N77°27'43"W, 359.41 feet; thence run along an arc to the right having a chord bearing of N74°40'14"W, chord length of 52.38 feet and radius of 537.77; thence run N71°52'46"W, 438.41 feet; thence along an arc to the left having chord bearing of N79°56'31"W 12.79 feet, and radius of 45.59 feet; thence run N88°00'17"W, 265.01 feet; thence N02°01'38"E, 1060.92 feet; thence S87°50'06"E, 561.05 feet to the corner of said golf course property; thence run along said golf course property line, S01°37'50"W, 152.39; thence leaving said line, run S88°24'13"E, 35.12 feet to said golf course property line; thence run along said line, N01°36'07"E, 124.52 feet; thence S87°49'51"E, 137.72 feet; thence S74°35'46"E, 354.20 feet; thence S87°50'03"E, 312.12 feet; thence N73°49'13"E, 593.34 feet; thence S16°15'20"E 66.29 feet; thence S73°45'45"W, 60.37 feet; thence S19°40'01"W, 102.02 feet; thence S02°09'54"W, 182.43 feet; thence leaving said property line, run N85°22'27"E, 25.04 feet to said golf course property line; thence run along said line, N02°09'54"E, 175.76 feet; thence continuing along said line run N19°43'40"E, 85.42 feet; thence N73°48'33"E, 60.00 feet; thence S88°41'21"E, 470.25 feet to the west right of way line of Irby Drive; thence leaving said property line and running along said right of way line, run S01°18'45"W, 72.06 feet; thence along an arc to the right having a chord bearing of S21°57'49"W, chord length of 345.91 feet, and radius of 470.00 feet; thence S43°33'20"W, 151.59 feet; thence along an arc to the left having a chord bearing of S03°27'35"W, chord length of 360.68 feet, and radius of 280.00 feet; thence along an arc to the right having a chord bearing of S17°33'01"E, chord length of 143.89 feet, and radius of 220.00 feet; thence S01°32'32"W, 30.60 feet to a point on said golf course property line; thence run along said property line, N74°16'53"W, 260.39 feet; thence N02°09'38"E, 320.30 feet; thence N68°45'36"W, 131.37 feet; thence N02°09'54"E, 280.16 feet; thence leaving said

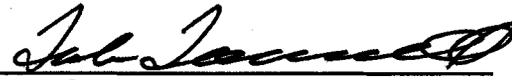
line run S85°22'27"W, 25.04 feet to said golf course property line; thence run along said line, S02°10'44"W, 268.66 feet; thence N68°57'50"W, 73.29 feet; thence N87°49'40"W, 719.41 feet; thence N67°47'30"W, 370.33 feet; thence N01°40'41"E, 88.10 feet; thence N43°26'42"W, 56.63 feet; thence N88°20'42"W, 109.94 feet; thence N01°36'07"E, 123.11 feet; thence leaving said line run N88°24'13"W, 35.14 feet to the property line of said golf course; thence run along said property line, S01°37'50"W, 181.80 feet; thence N67°47'29"W, 222.83 feet; thence S37°37'20"W, 33.00 feet; thence S52°22'40"E, 599.16 feet; thence S02°09'54"W, 111.67 feet; thence N77°33'58"W, 596.00 feet to the point of beginning containing 38.77 acres, more or less.

to those of R-1, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

SECTION 2: That all ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED THIS 26 DAY OF April, 2005.

Approved:


MAYOR

Attest:


CITY CLERK