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## ORDINANCE NO. O-06-170

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT CONWAY TOWNE CENTRE FROM PUD (C-4) TO C-3;**

**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 PUD (C-4) symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

(Tract II/Lot 2)

A part of the E½ SW¼ of Section 31, T6N, R13W, Faulkner County, Arkansas; more particularly described as beginning at a stone monument found at the NE corner of the NE¼ SW¼ is Section 31; thence S00°09'58"E along the East line of said NE¼ SW¼ 305.75 feet to a point on the South right-of-way of State Hwy #65; thence along said right of way to a point N84°03'00"W 80.15 feet; thence to a point S89°45'22"W 188.06 feet; thence to a point S80°32'10"W 420.00 feet; thence leaving said right-of-way S00°19'11"E 40.51 feet to the point of beginning of the lands hereby described; thence continue S00°09'58"E 46.46 feet to the point of curvature of a curve to the left, having a central angle of 90°00'00", an arc length of 39.27 feet and a chord which bears S45°19'11"E 35.35 feet to a point of tangency; thence N89°40'49"E 92.00 feet; thence S00°19'11"E 32.0 feet thence S89°40'49"W 125.0 feet; thence S00°19'11"E 420.00 feet; thence N89°40'49"E 576.00 feet; thence S00°19'11"E 100.00 feet; thence N89°40'49"E 112.47 feet to the East line of said NE¼ SW¼; thence S00°09'58"E along the East line 410.00 feet; thence S89°40'49"W 1168.12 feet; thence North 895.01 feet; thence East 194.16 feet to the point of curvature of a curve to the left having a radius of 25.0 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord which bears N45°00'00"E 35.36 feet to the point of tangency; thence North 13.38 feet to the point of curvature of a curve to the right having a radius of 30.00 feet, a central angle of 89°40'49", an arc length of 46.96 feet and a chord which bears N44°50'25"E 42.31 feet to the point of tangency; thence N89°40'49"E 143.65 feet to the point of curvature of a curve to the left having a radius of 25.00 feet, a central angle of 99°08'39", an arc length of 43.26 feet and a chord which bears N40°06'30"E 38.06 feet to the point of tangency; thence N09°27'50"W 31.45 feet; thence N80°32'10"E 30.39 feet; thence N09°27'50"W 40.00 feet to the South right-of-way of State Hwy #65; thence along said right-of-way to a point N80°32'10"E 17.61 feet; thence leaving said right-of-way S00°19'11"E 40.51 feet; thence N80°32'10"E 30.39 feet to the point of beginning. This tract may sometimes be referred to as Lot-2, Conway Towne Shopping Center. Together with and subject to a declaration of Easement and Agreement between Southwest Associates of Conway Limited Partnership and Grandark, Inc., Arkansas Corporation, recorded August 3, 1988, in Deed Book 408, page 261. Said Tract 3 shall be appurtenant to Tract 2 herein above described.

Less & Except:

Being a part of the NE¼ SW¼ of Section 31, T6N, R13W, Faulkner County, Arkansas; more particularly described as commencing at a stone monument found at the NE corner of said NE¼ SW¼ of Section 31, T6N, R13W; thence S00°09'58"E 1027.29 feet along the East line of said NE¼ SW¼; thence S89°40'49"W 112.47 feet; thence

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N00°19'11"W 100.00 feet; thence S89°40'49"W 576.00 feet; thence N00°19'11"W 420.00 feet to the point of beginning; thence S89°40'49"W 22.00 feet; thence N00°19'11"W 139.14 feet to the South right-of-way of State Hwy #65; thence along said right-of-way to a point N80°32'10"E 30.39 feet; thence leaving said right-of-way S00°19'11"E 86.97 feet; thence continue to the point of a curvature of a curve to the left, having a central angle of 90°00'00", an arc length of 39.27 feet and a chord which bears S45°19'11"E 35.35 feet to the point of tangency; thence N89°40'49"E 92.00 feet; thence S00°19'11"E 32.00 feet; thence S89°40'49"W 125.00 feet to the point of beginning. Less & Except that portion of the above-described property previously dedicated to the City of Conway By Dedication Deed recorded on July 31, 1987, in Book 389, page 564, of the record of Faulkner County, Arkansas.

to those of C-3, 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 28<sup>th</sup> DAY OF December, 2006**

**Approved:**

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**TAB TOWNSELL, MAYOR**

**Attest:**

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**MICHAEL O. GARRETT, CITY CLERK**