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By

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D.C.

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City of Conway, Arkansas
Ordinance No. O-14-110

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 915 E. OAK STREET FROM C-3 TO PUD:

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

Section 1: The Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the **C-3** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

Being a part of the E3/4 NW 1/4 NW 1/4 NW 1/4 of section 8, T5N, R13W, Faulkner County Arkansas, being more particularly described as:

Commencing at the NW corner of Section 8; thence S01°46'51"W, 43.77 feet to the south right-of-way line of US Highway #64 which is also known as Oak Street; thence S88°24'26"E, along said Oak Street right-of-way, 168.97 feet to a found 1/2" rebar for the point of beginning and having established grid coordinates of (Y) 276150.76 (X) 1187171.98 of the Arkansas Coordinate System, 1983, North Zone; thence S88°24'26"E, 289.42 feet to a found right-of-way marker; thence S40°34'48"E, 16.00 feet to a found right-of-way marker on the south right-of-way line of said Oak Street and on the West right-of-way line of Bill Dean Drive; thence S85°16'23"E, along said Oak Street right-of-way, 50.04 feet to a found 1/2" rebar on the east right-of-way line of Bill Dean Drive; thence N54°52'17"E, along said Oak Street right-of-way, 24.06 feet to a found 5/8" rebar; thence S88°15'31"E, 124.94 feet to a found rebar with identification cap (PS 1434); thence S02°11'10"W, leaving said Oak Street right-of-way, 610.50 feet to the NE Corner of a survey for Ferdinand Halter by Billy Tyler (PS 231) and passing a 60D nail at 286.85 feet; thence S02°02'59"W (bearings based on Tyler survey), 132.00 feet (distance based on Tyler survey) to the SE corner of said Tyler survey also being on the North right-of-way line of Halter Road; thence N88°08'12"W (bearings based on Tyler survey), 146.62 feet (distance based on Tyler survey) to the SW corner of said Tyler Survey also being on the North right-of-way line of Halter Road and the East right-of-way line of Bill Dean Drive; thence N02°17'49"E (bearings based on Tyler survey), along the east right-of-way line of Bill Dean Drive, 132.00 feet (distance based on Tyler survey) to the NW Corner of said Tyler survey; thence N88°05'24"W, 49.93 feet to a found rebar with an identification cap (PS 1434) on the west right-of-way line of Bill Dean Drive; thence N88°11'31"W, 299.21 feet to a found 1/2" rebar; thence N02°12'05"E, 609.17 feet to the point of beginning containing 7.37 acres more or less and subject to and served by a 50 foot right-of-way for Bill Dean Drive and subject to and served by the right-of-way for US Highway #64/Oak Street

(right-of-way varies). Bearings are based on the Arkansas Coordinate System, 1983, North Zone unless otherwise noted.

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

Section 2: All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 23rd day of December, 2014.

Approved:



Mayor Tab Townsell

Attest:



Michael O. Garrett
City Clerk/Treasurer

