

City of Conway

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City of Conway, Arkansas
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AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED ON THE WEST SIDE OF EXCHANGE AVENUE (1555 EXCHANGE AVENUE) IMMEDIATELY SOUTH OF UNITED DRIVE FROM C-4 TO O-1:

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

A PART OF TOMMY LEWIS ADDITION PHASE II AS SHOWN IN PLAT BOOK J, ON PAGE 138, RECORDS OF THE FAULKNER COUNTY, ARKANSAS COURTHOUSE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF SAID TOMMY LEWIS ADDITION PHASE II; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 (BEING THE NORTH RIGHT OF WAY OF BRONNIE LANE) N85°32'54"W, 417.68 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE THE FOLLOWING CALLS; N87°49'18"W, 166.29 FEET; N88°40'29"W, 301.19 FEET; N89°12'1 3"W, 263.85 FEET; N89°34'04"W, 291.03 FEET; N88°49'28"W, 149.21 FEET; THENCE LEAVING SAID SOUTH LINE N01°21'34"E, 405.76 FEET; THENCE S88°38'26"E, 900.62 FEET; THENCE N01°21'34"E, 12.63 FEET; THENCE S88°38'26"E, 104.02 FEET; THENCE N60°07'06"E, 180.84 FEET; THENCE N70°11'15"E, 324.50 FEET TO THE EAST LINE OF SAID LOT 3 (BEING THE WEST RIGHT OF WAY OF EXCHANGE AVE); THENCE ALONG SAID EAST LINE S21°20'55"E, 44.13 FEET; THENCE S11°24'46"E, 500.89 FEET; THENCE S01°52'50"W, 117.13 FEET TO THE POINT OF BEGINNING, CONTAINING 16.03 ACRES MORE OR LESS.

A PART OF TOMMY LEWIS ADDITION PHASE II AS SHOWN IN PLAT BOOK J, ON PAGE 138, RECORDS OF THE FAULKNER COUNTY, ARKANSAS COURTHOUSE BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING COURSES: N01°52'50"E, 117.13 FEET; N11°24'46"W, 500.89 FEET; N21°20'55"W, 402.25 FEET; THENCE ALONG THE SOUTH RIGHT OF WAY OF UNITED DRIVE ALONG AN ARC TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF N54°59'41"W, 31.03 FEET, ARC LENGTH OF 32.89 FEET, AND RADIUS OF 28.00 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N88°38'26"W, 1297.79 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY RUN S01°21'34"W, 571.18 FEET; THENCE RUN N88°38'26"W, 300.00 FEET; THENCE RUN N01°21'34"E, 571.18 FEET TO THE SOUTH RIGHT OF WAY OF UNITED DRIVE. THENCE RUN S88°38'26E, 300.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.93 ACRES MORE OR LESS.

LOT 1, HOSPITAL REPLAT DESCRIPTION, AS SHOWN ON PLAT, RECORDED MAY 7, 2013 IN PLAT BOOK L, PAGE 151, RECORDS OF FAULKNER COUNTY, ARKANSAS.

