

ORDINANCE NO. 0-83-27

AN ORDINANCE ZONING CERTAIN LANDS WITHIN THE CITY OF CONWAY, ARKANSAS, BEING PARTS OF SECTION 34, 35, AND 36 OF TOWNSHIP SIX NORTH, RANGE 14 WEST; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

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

Section 1: That the property described in addendum number one to this ordinance is hereby zoned in accordance with the zones set forth in addendum one which is attached hereto and incorporated herein as if said out herein word for word. That the zoning boundary map of the City of Conway shall be amended to include the property described within addendum number one with the zoning symbols therein indicated incorporated onto the zoning boundary map of the City of Conway, Arkansas.

Section 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 3: That this ordinance is necessary for the protection of the public peace, health and safety, and an emergency is hereby declared to exist and this ordinance shall be in full force and effect from and after ~~its~~ passage ~~and~~ publication.

Passed this 13th day of September, 1983.

APPROVED: Bill Wright  
MAYOR

ATTEST: Martha Hartwick  
CITY CLERK

**CERTIFICATE OF RECORD**

STATE OF ARKANSAS }  
COUNTY OF FAULKNER }

SS

I, LUCY GLOVER, Circuit Clerk and Ex-Officio Recorder within and for the county and state aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the 20th day of September, 19 83, at 4:30 o'clock P. M., and the same is now duly recorded, with acknowledgement        and certificate        thereon, in Record Book 323, Page 253.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court this 21st day of September, 19 83

LUCY GLOVER, Clerk

By Penny Blake, D.C.

Zoning of Property along Meadowlake Road, Irby Drive, and the north end of Salem Road, parts of Sec. 34, 35 and 36 of T6N, R14W, and part of Sec. 2, T5N, R14W, Conway, Faulkner Co., Ark.

ZONING A (AGRICULTURAL)

(1) Part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Sec. 35, T6N, R14W and described as follows: Beginning at a point 267 ft. west of the Southeast Corner of said SE $\frac{1}{4}$  NE $\frac{1}{4}$ ; thence running west 863 ft.; thence running north 878 ft. to the south right of way of U.S. Hwy. 64; thence running east 863 ft.; thence running south to the point of beginning.

(2) The east 825 ft. of the West  $\frac{3}{4}$  of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Sec. 35, T6N, R14W.

(3) The East  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 35, T6N, R14W.

(4) The Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 35, T6N, R14W.

(5) The Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 35, T6N, R14W except that part which lies both south of the railroad and east of Salem Road.

(6) The West 39 ft. of that part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 35, T6N, R14W which lies north of the railroad.

(7) Part of the Northwest Quarter (NW $\frac{1}{4}$ ) of Sec. 2, T5N, R14W and described as follows: Beg. at the Northwest Corner of said NW $\frac{1}{4}$  of Sec. 2; thence running East 236.9 ft.; thence running south 241 ft.; thence running east 664 ft.; thence running south 582.5 ft.; thence running south 77° west 85.1 ft.; thence running south 15° 45 min. east 609 ft. to a point on the centerline of Tyler St.; thence running south 77° west along said centerline of Tyler St. approx. 1,009 ft. to a point in Salem Road due south of the point of beginning; thence

running north along Salem Road approx. 1656 ft. to the point of beg.

(8) The East Half of the Southeast Quarter (SE $\frac{1}{4}$ ) of Sec. 34, T6N, R14W, except for that part of the East 400 ft. of said East 1/2 of the SE $\frac{1}{4}$  which lies south of the Mo. Pac. railroad.

(9) All that part of the West 561 ft. of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Sec. 34, T6N, R14W which lies south of U. S. Hwy. 64.

ZONING R-1 (RESIDENTIAL-SINGLE FAMILY)

(1) The South 210 ft. of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 36, T6N, R14W.

(2) The North Half of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 36, T6N, R14W.

(3) The East 1/4 of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Sec. 35, T6N, R14W.

(4) The Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and the West 1/8 of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Sec. 35, T6N, R14W.

(5) The West Half of the East Half of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 35, T6N, R14W.

(6) Part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 35, T6N, R14W and described as follows: Beg. at the Northeast Corner of said SE $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence running west 805.7 ft.; thence running south 1,024.2 ft. to the north right of way of the railroad; thence running south 67° east along said north right of way of the railroad to the south line of said SE $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence running east along said south line of the SE $\frac{1}{4}$  SW $\frac{1}{4}$  to the Southeast Corner of said SE $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence running north to the point of beginning.

(7) The West 1/4 of the South 1/2 of the Southeast Quarter (SE $\frac{1}{4}$ ) of Sec. 35, T6N, R14W.

(8) That part of the North 1/4 of the East 3/4 of Sec. 2, T5N, R14W which lies north of the railroad.

(9) Part of the East 1/2 of the Southeast Quarter (SE $\frac{1}{4}$ ) of Sec. 34, T6N, R14W and described as follows: Beg. at the Southwest Corner of said East 1/2 of the SE $\frac{1}{4}$ ; thence run east 400 ft.; thence run north 1,640.5 ft. to the right of way of railroad; thence run northwestwardly along said railroad right of way 638.7 ft. to the west line of said East 1/2 of the SE $\frac{1}{4}$ ; thence run south 2,138.5 ft. to point of beginning.

ZONING R-2 (TWO-FAMILY RESIDENTIAL)

(1) The North 1,110 ft. of the West 720 ft. of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 36, T6N, R14W.

(2) Part of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Sec. 34, T6N, R14W and described as follows: Beg. at the SE Corner of said SW $\frac{1}{4}$  SE $\frac{1}{4}$ , which point is in Irby Drive; thence running West 400 ft.; thence running north 600 ft.; thence running east 400 ft.; thence running south 600 ft. to the point of beg.

ZONING RT-3 (MOBILE HOME PARK DISTRICT)

(1) Part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 35, T6N, R14W and described as follows: Beg. at a point 805.7 ft. west of the NE Corner of said SE $\frac{1}{4}$  SW $\frac{1}{4}$ ; thence running West 475 ft.; thence running south 807 ft. to the north right of way of the railroad; thence running south 65° 30 min. east to a point due south of the point of beg.; thence running north 1,024 ft. to the point of beg.

ZONING C-2 (NEIGHBORHOOD COMMERCIAL DISTRICT)

(1) The North 1,110 ft. of the East 600 ft. of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Sec. 36, T6N, R14W.