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CERTIFICATE of RECORD



City of Conway, Arkansas
Ordinance No. O-17-07

Instrument #201702097

Real Estate Book
Ordinance
Filed: 02/09/2017 10:25 am
Faulkner County, Arkansas
Crystal Taylor, Circuit Clerk
By: Diana Varner, D.C.

3 Pages \$25.00

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE THE +/- 20 ACRES LOCATED SOUTH OF CENTRAL BAPTIST CHURCH, WEST OF MATTISON ROAD AND NORTH OF DONNELL RIDGE ROAD FROM A-1 AND R-1 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 **A-1** and **R-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

[TRACT 1]

A PART OF THE SW1/4, SECTION 15, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SW1/4; THENCE ALONG THE EAST LINE OF SAID SW1/4 S02°05'15"W A DISTANCE OF 670.72' TO A FOUND NAIL; THENCE LEAVING SAID EAST LINE N88°20'19"W A DISTANCE OF 30.24' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE WEST RIGHT OF WAY OF MATTISON ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY S02°05'15"W A DISTANCE OF 250.28' TO A SET 1/2" REBAR W/CAP (1363); THENCE LEAVING SAID RIGHT OF WAY N88°20'18"W A DISTANCE OF 722.63' TO A SET 1/2" REBAR W/CAP (1363); THENCE N02°03'30"E A DISTANCE OF 250.27' TO A FOUND TYLER CAP; THENCE S88°20'19"E A DISTANCE OF 722.76' TO THE POINT OF BEGINNING, CONTAINING 4.15 ACRES MORE OR LESS.

[TRACT 2]

A PART OF THE SW1/4, SECTION 15, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SW1/4; THENCE ALONG THE EAST LINE OF SAID SW1/4 S02°05'15"W A DISTANCE OF 670.72' TO A FOUND NAIL; THENCE LEAVING SAID EAST LINE N88°20'19"W A DISTANCE OF 30.24' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE WEST RIGHT OF WAY OF MATTISON ROAD; THENCE ALONG SAID RIGHT OF WAY S02°05'15"W A DISTANCE OF 250.28' TO A SET 1/2" REBAR W/CAP (1363) FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY S02°05'15"W A DISTANCE OF 647.90' TO A SET 1/2" REBAR W/CAP (1363); THENCE LEAVING SAID RIGHT OF WAY N88°09'51"W A DISTANCE OF 722.29' TO A SET 1/2" REBAR W/CAP (1363); THENCE N02°03'30"E A DISTANCE OF 645.70' TO A SET 1/2" REBAR W/CAP (1363); THENCE S88°20'18"E A DISTANCE OF 722.63' TO THE POINT OF BEGINNING, CONTAINING 10.73 ACRES MORE OR LESS.

[TRACT 3]

A PART OF THE SW1/4, SECTION 15, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SW1/4; THENCE ALONG THE EAST LINE OF SAID SW1/4 S02°05'15"W A DISTANCE OF 670.72' TO A FOUND NAIL; THENCE LEAVING SAID EAST LINE N88°20'19"W A DISTANCE OF 30.24' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE WEST RIGHT OF WAY OF MATTISON ROAD; THENCE ALONG SAID RIGHT OF WAY S02°05'15"W A DISTANCE OF 898.18' TO A SET 1/2" REBAR W/CAP (1363) FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY S02°05'15"W A DISTANCE OF 420.38' TO A SET 1/2" REBAR W/CAP (1363); THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 35.05', WITH A RADIUS OF 31.50', WITH A CHORD BEARING OF S33°58'00"W, WITH A CHORD LENGTH OF 33.27', TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE NORTH RIGHT OF WAY OF DONNELL RIDGE ROAD; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY S65°50'46"W A DISTANCE OF 395.10' TO A SET 1/2" REBAR W/CAP (1363); THENCE LEAVING SAID NORTH RIGHT OF WAY N05°05'05"W A DISTANCE OF 626.25' TO A FOUND 1/2" REBAR; THENCE S88°09'51"E A DISTANCE OF 450.14' TO THE POINT OF BEGINNING, CONTAINING 5.09 ACRES MORE OR LESS.

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 24th day of January, 2017.

Approved:


Mayor Bart Castleberry

Attest:


Michael O. Garrett
City Clerk/Treasurer

CERTIFICATE

**STATE OF ARKANSAS
COUNTY OF FAULKNER
CITY OF CONWAY**

I, Michael Garrett, the duly elected, qualified, and acting: Clerk-Treasurer of the City of Conway, Arkansas, do hereby certify that the attached and foregoing is a true and correct copy of an ordinance presented to the City Council of the City of Conway, Arkansas, at a meeting of that body held on the 24th day of January, 2017 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 2nd day of February, 2017.


CITY CLERK-TREASURER

Seal

