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**CERTIFICATE of RECORD**



**City of Conway, Arkansas**  
**Ordinance No. O-17-61**

**Instrument #201708717**

Real Estate Book

Ordinance

Filed: 06/05/2017 03:51 pm

Faulkner County, Arkansas

Crystal Taylor, Circuit Clerk

By: Liz Baumgartner, D.C.

**3 Pages**

**\$25.00**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE THE +/- 39.65 ACRES LOCATED SOUTH AND WEST OF CENTRAL BAPTIST CHURCH, SOUTH OF DAVE WARD DRIVE, AND WEST OF CAMPBELL COVE PUD FROM A-1 TO R-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 **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A tract of land located in part of the SW 1/4 of Section 15, Township 5 North, Range 14 West, Faulkner County, Arkansas, being further described as follows: Commencing at the northeast corner of N1/2 SW1/4 of said section 15, thence along the east line of said SW1/4 S02°05'15"W, 670.72 feet to a found nail for the point of beginning; thence continue along said east line, S02°05'15"W, 649.38 feet to a set mag nail for the southeast corner of the N1/2 SW1/4; thence continue along the east line of said SW1/4 S02°05'15"W, 248.65 feet to a set mag nail on the north line of Sherwood Estates Subdivision, as recorded in Plat Book C, Page 85, in the records of Faulkner County, Arkansas; thence run along said north line N88°10'10"W 2641.58 feet to a 5/8" rebar on the east line of said Sherwood Estates; thence along said east line N01°55'26"E, 909.62 feet to a set 1/2" rebar w/ cap (PLS 1363); thence leaving said east line run S88°22'16"E, 248.33 feet to a 1/2" rebar; thence run N11°10'28"E, 323.95 feet to a 3/8" rebar; thence run S88°22'20"E, 193.67 feet to a set mag nail; thence run S02°04'40"W, 1.00 feet to a set mag nail; thence run S88°20'01"E, 149.96 feet to a set 1/2" rebar w/ cap (PLS 1363); thence run N02°09'56", 1.00 feet to a 5/8" rebar; thence run S88°23'04"E, 300.22 feet to a 1/2" rebar; thence run N02°04'30"E, 250.78 feet to an aluminum r/w monument on the south right of way of Dave Ward Drive; thence along said right of way S82°26'43"E, 59.88 feet to an aluminum r/w monument; thence leaving said south right of way, run S02°06'41"W, 1074.30 feet to a set 1/2" rebar w/ cap (PLS 1363); thence run S88°20'18"E, 889.14 feet to a Tyler cap (PLS 1243); thence run N02°03'30"E, 490.28 feet to a Tyler cap (PLS 1243); thence run S88°20'19"E, 753.00 feet to the point of beginning, containing 50.38 acres more or less.

[Less and except]

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 feet to a found nail; thence leaving said east line N88°20'19"W a distance of 30.24 feet 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 feet 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.

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 feet to a found nail; thence leaving said

east line N88°20'19"W a distance of 30.24 feet 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 feet 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 feet to a set a 1/2" rebar w/ cap (1363); thence N02°03'30"E a distance of 645.70 feet to a set 1/2" rebar w/ cap (1363); thence S88°20'18"E a distance of 722.63 feet to the point of beginning, containing 10.73 acres more or less.

to those of R-1, 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 23<sup>rd</sup> day of May, 2017.

Approved:



Mayor Bart Castleberry

Attest:



Michael O. Garrett  
City Clerk/Treasurer