

**Instrument #201714409**

Real Estate Book

Ordinance

Filed: 09/12/2017 09:58 am

Faulkner County, Arkansas

Crystal Taylor, Circuit Clerk

By: Diana Varner, D.C.

**3 Pages**

**\$25.00**



**City of Conway, Arkansas**  
**Ordinance No. O-17-90**

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 655 & 700 DAVE WARD DRIVE FROM I-3 TO C-3:**

**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 I-3 symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

PART OF THE NE ¼ SE ¼ OF SECTION 13, T5N-R14W, AND ALSO A PART OF THE SW ¼ OF SECTION 18, T5N-R13W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NE ¼ SE ¼ OF SECTION 13, T5N-R14W; THENCE ALONG THE WEST LINE OF SAID NE ¼ SE ¼, SOUTH 01 DEGREES 31 MINUTES 29 SECONDS WEST 158.49 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 49 SECONDS EAST 274.65 FEET; THENCE SOUTH 01 DEGREES 39 MINUTES 39 SECONDS WEST 115.92 FEET; THENCE SOUTH 36 DEGREES 34 MINUTES 46 SECONDS EAST 301.37 FEET; THENCE SOUTH 87 DEGREES 27 MINUTES 58 SECONDS EAST 779.60 FEET TO A FOUND RAILROAD SPIKE; THENCE SOUTH 03 DEGREES 23 MINUTES 46 SECONDS WEST 46.58 FEET TO THE POINT OF BEGINNING AT A SET ½" REBAR (APLS #1243); THENCE SOUTH 03 DEGREES 23 MINUTES 46 SECONDS WEST 654.49 FEET TO A FOUND ½" REBAR (APLS #1243) LYING ON THE NORTHERLY RIGHT OF WAY OF DAVE WARD (R/W VARIES); THENCE ALONG SAID RIGHT OF WAY, SOUTH 77 DEGREES 56 MINUTES 37 SECONDS EAST 520.18 FEET TO A POINT; THENCE NORTH 84 DEGREES 31 MINUTES 17 SECONDS EAST 74.00 FEET TO A FOUND 60D NAIL IN A RUBBER TAB; THENCE SOUTH 86 DEGREES 42 MINUTES 32 SECONDS EAST 188.76 FEET TO A FOUND 60D NAIL IN A RUBBER TAB THENCE NORTH 83 DEGREES 01 MINUTES 29 SECONDS EAST 199.34 FEET TO A FOUND 60D NAIL IN A RUBBER TAB; THENCE NORTH 77 DEGREES 41 MINUTES 57 SECONDS EAST 339.73 FEET TO A FOUND 60D NAIL IN A RUBBER TAB; THENCE NORTH 73 DEGREES 58 MINUTES 27 SECONDS EAST 150.35 FEET TO A POINT; THENCE NORTH 66 DEGREES 29 MINUTES 18 SECONDS EAST 32.12 FEET TO A SET ½" REBAR (APLS #1243); THENCE LEAVING SAID NORTHERLY RIGHT OF WAY NORTH 06 DEGREES 13 MINUTES 08 SECONDS WEST 656.71 FEET TO A CHISELED "X" IN CONCRETE; THENCE NORTH 88 DEGREES 25 MINTUES 03 SECONDS WEST 1040.04 FEET TO A FENCE CORNER; THENCE SOUTH 86 DEGREES 14 MINUTES 48 SECONDS WEST, 254.17 FEET TO A FENCE CORNER; THENCE SOUTH 03 DEGREES 01 MINTUES 41 SECONDS WEST 50.59 FEET TO A FENCE CORNER; THENCE NORTH 89 DEGREES 53 MINUTES 54 SECONDS WEST 68.73 FEET TO THE POINT OF BEGINNING, CONTAINING 25.03 ACRES, MORE OR LESS.

A PART OF THE SW1/4 SW1/4, SECTION 18, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE FOR THE SW CORNER OF SAID SW1/4 SW1/4; THENCE ALONG THE WEST LINE OF SAID SW1/4 SW1/4 N01°46'47"E A DISTANCE OF 1190.52' TO

A FOUND AHTD RIGHT OF WAY MONUMENT BEING ON THE SOUTH RIGHT OF WAY OF DAVE WARD DRIVE; THENCE ALONG SAID SOUTH RIGHT OF WAY THE FOLLOWING CALLS: S82°54'14"E A DISTANCE OF 506.10' TO A SET 1/2" REBAR W/CAP (1363); THENCE S85°21'48"E A DISTANCE OF 157.09' TO A SET 1/2" REBAR W/CAP (1363); THENCE N87°08'12"E A DISTANCE OF 157.09' TO A SET 1/2" REBAR W/CAP (1363); THENCE LEAVING SAID RIGHT OF WAY S01°57'45"W A DISTANCE OF 963.90' TO A SET 1/2" REBAR W/C AP (1363); THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 85.99', WITH A RADIUS OF 270.00', WITH A CHORD BEARING OF S07°09'42"E, WITH A CHORD LENGTH OF 85.63' TO A SET 1/2" REBAR W/CAP (1363); THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 95.08', WITH A RADIUS OF 330.00', WITH A CHORD BEARING OF S08°01'56"E, WITH A CHORD LENGTH OF 94.75' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE SOUTH LINE OF SAID SW1/4 SW1/4; THENCE ALONG SAID SOUTH LINE N88°40'24"W A DISTANCE OF 843.80' TO THE POINT OF BEGINNING, CONTAINING 21.66 ACRES MORE OR LESS.

LESS AND EXCEPT: LOT 1 OF DEBOARD SUBDIVISION, AS SHOWN IN PLAT BOOK L, PAGE 309, IN THE RECORDS OF FAULKNER COUNTY, ARKANSAS.

to those of **C-3**, 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 22<sup>nd</sup> day of August, 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 22th day of August, 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 29<sup>th</sup> day of August, 2017.

  
**CITY CLERK-TREASURER**

