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City of Conway, Arkansas  
Ordinance No. O-19-38



**L201905148**  
CERTIFICATE OF RECORD  
FAULKNER CO, AR FEE \$25.00  
RECORDED: 04-15-2019 11:33:38 AM  
CRYSTAL TAYLOR  
CIRCUIT CLERK  
BY: LIZ BAUMGARTNER, D.C.

**ORDINANCE**  
**3 Pages**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS COMPRISED OF 55.14 ACRES LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF E DAVE WARD DRIVE/AR-286 AND THOMAS G WILSON DRIVE, TO THE CITY OF CONWAY, FOR OTHER PURPOSES:**

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

**SECTION 1:** That the City of Conway, Arkansas, hereby accepts the hereinafter described territory, including all adjacent and abutting rights-of-way, annexed to said City by order of the County Court of Faulkner County, Arkansas heretofore entered on **March 19, 2019** and said territory being situated in Faulkner County, Arkansas, shall be a part of the City of Conway and shall be zoned [Tract 1] to **C-3** and [Tract 2] to **A-1**. Legal description as follows:

Tract 1 (Proposed Lot 1, Maly Village)

Lands lying in the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas; more particularly described as follows: Beginning at the Southwest Corner of the said Northwest Quarter of the Southeast Quarter North along the West Line of the said Northwest Quarter 01 degrees 22 minutes 29 seconds East 211.44 feet; thence to a point on the South Right-of-Way of Arkansas State Highway 286 (Dave Ward Drive); thence leaving said West Line along said South Right-of-Way Line North 77 degrees 43 minutes 55 seconds East 125.34 feet; thence North 79 degrees 09 minutes 51 seconds East 126.14 feet; thence leaving said South Right-of-Way Line South 10 degrees 50 minutes 09 seconds East 230.26 feet; thence South 01 degrees 33 minutes 55 seconds West 249.79 feet; thence North 88 degrees 26 minutes 05 seconds West 293.78 feet to a point on the West Line of the Southwest Quarter of the said Southeast Quarter; thence North 01 degrees 36 minutes 07 seconds East 206.19 feet to the point of beginning containing 2.92 acres more or less.

Tract 2 (Proposed Lots 2-13, Maly Village)

Lands lying in the Northwest and Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas more particularly described as follows: Beginning at a found 1 inch pipe at the Southeast Corner of the said Southwest Quarter of the Southeast Quarter along the South Line of the said Southwest Quarter of the Southeast Quarter; North 87 degrees 00 minutes 40 seconds West 1384.21 feet to a 1 inch pipe at the Southwest Corner of the said Southwest Quarter of the Southeast Quarter which is also a point on the East Right-of-Way Line of Thomas G. Wilson Drive; thence leaving said South Line along said East Right-of-Way Line and the West Line of the said Southwest Quarter of the Southeast Quarter North 01 degrees 36 minutes 07 seconds East 1324.60 feet to the Southwest Corner of the Northwest Quarter of the Southeast Quarter; thence continuing along said East Right-of-Way Line and the West Line of the Northwest Quarter of the Southeast Quarter North 01 degrees 22 minutes 29 seconds East 211.44 feet to a point on the South Right-of-Way Line of Arkansas Highway 286 (East Dave Ward Drive); thence leaving said East Right-of-Way Line and East Line along the said South Right-of-Way Line North 77 degrees 43 minutes 55 seconds East 125.34 feet; thence North 79 degrees 09 minutes 51 seconds East 200.06 feet; thence North 75 degrees 09 minutes 20 seconds East 200.20 feet; thence North 76 degrees 18 minutes 00 seconds East 200.06 feet; thence North 72 degrees 52 minutes 25 seconds East 200.72 feet; thence North 78 degrees 11 minutes 26 seconds East 250.01 feet; thence North 82 degrees 52 minutes 29 seconds East 100.40 feet; thence North 74 degrees 06 minutes 46 seconds East 158.45 feet to a point on the East Line of the said Northwest Quarter of the Southeast Quarter; thence leaving said South Right-of-Way Line along said East Line South 01 degrees 37 minutes 29 seconds West 596.17 feet to a found 1 inch pipe at the Southeast Corner of the said Northwest Quarter of the Southeast Quarter; thence along the East Line of the said Southwest Quarter of the Southeast Quarter South 01 degrees 38 minutes 10 seconds West 1341.27 feet to the point of beginning containing 55.14 acres more or less.

Less and Except:

Tract 1 (Proposed Lot 1 Maly Village)

Lands lying in the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas; more particularly described as follows:

Beginning at the Southwest Corner of the said Northwest Quarter of the Southeast Quarter North along the West Line of the said Northwest Quarter 01 degrees 22 minutes 29 seconds East 211.44 feet; thence to a point on the South Right-of-Way of Arkansas State Highway 286 (Dave Ward Drive); thence leaving said West Line along said South Right-of-Way Line North 77 degrees 43 minutes 55 seconds East 125.34 feet; thence North 79 degrees 09 minutes 51 seconds East 126.14 feet; thence leaving said South Right-of-Way Line South 10 degrees 50 minutes 09 seconds East 230.26 feet; thence South 01 degrees 33 minutes 55 seconds West 249.79 feet; thence North 88 degrees 26 minutes 05 seconds West 293.78 feet to a point on the West Line of the Southwest Quarter of the said Southeast Quarter; thence North 01 degrees 36 minutes 07 seconds East 206.19 feet to the point of beginning containing 2.92 acres more or less.

And that the above described lands and territory be, and the same hereby are, declared to be a part of the City of Conway, Faulkner County, Arkansas.

**Section 2:** From and after this date, all inhabitants residing within and upon the hereinabove described lands and territory shall have and enjoy all the rights and privileges of, and be subject to all the laws, rules, ordinances, limitations and regulations imposed upon the inhabitants within the original limits of said City of Conway, Arkansas, and for voting purposes, said lands are hereby assigned to and designated as part of **Ward 4** of the City of Conway, Arkansas.

**Section 3:** It is hereby declared the annexed land shall be provided the following services immediately upon the effective date of this annexation: police protection; fire protection; maintenance of any publically dedicated streets within the property; and opportunity to connect to potable water, sanitary sewer, electric, and telecommunications services provided by Conway Corporation at the expense of the property owner.


**Section 4:** It is hereby ascertained and declared that it is necessary for the protection and preservation of the public health and safety that the foregoing ordinance and the annexation shall take effect and be in force from and after its passage and publication.

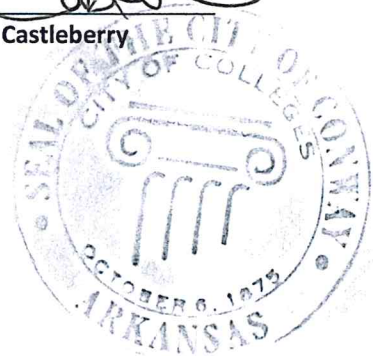
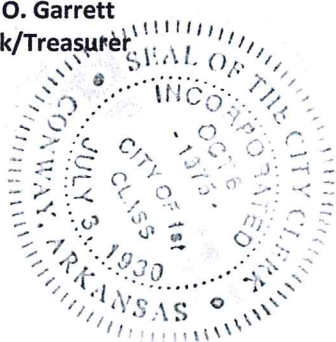
**PASSED** this 26<sup>th</sup> day of March, 2019.

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 26<sup>th</sup> day of March, 2019 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 3<sup>rd</sup> day of April, 2019.

  
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**CITY CLERK-TREASURER**

