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CERTIFICATE OF RECORD
FAULKNER CO, AR FEE \$25.00
 I hereby certify that this instrument was
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 In Doc Num **L202102567** 3 Pages
 RECORDED: 02-05-2021 09:52:45 AM
 CRYSTAL TAYLOR
 FAULKNER COUNTY CIRCUIT CLERK
 BY: NICOLE SPILLER, D.C.
ORDINANCE



City of Conway, Arkansas
Ordinance No. O-21-07

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT 605-675 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:

TRACT 1: 655 DAVE WARD DR.

A PART OF THE NW1/4 NW1/4, SECTION 19, AND PART OF THE SW1/4 SW1/4, SECTION 18, ALL IN T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" PIPE FOR THE NE CORNER OF SAID NW1/4 NW1/4; THENCE ALONG THE EAST LINE OF SAID NW1/4 NW1/4 S02°17'56"W A DISTANCE OF 8.64' TO THE NE CORNER OF 12 HUNDRED PLACE SUBDIVISION RECORDED AS DOC. NO. P2018-00073, RECORDS OF FAULKNER COUNTY ARKANSAS; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH BOUNDARY LINE OF SAID 12 HUNDRED PLACE THE FOLLOWING CALLS: S87°10'06"W A DISTANCE OF 417.57'; THENCE N76°56'28"W A DISTANCE OF 49.65'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 28.85', WITH A RADIUS OF 243.50', WITH A CHORD BEARING OF N03°10'56"E, WITH A CHORD LENGTH OF 28.83' TO SE CORNER OF COVINGTON COMMERCIAL PHASE 2, RECORDED AS DOC. NO. P2018-00004, RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID COVINGTON COMMERCIAL PHASE 2 THE FOLLOWING CALLS: WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 95.08', WITH A RADIUS OF 330.00', WITH A CHORD BEARING OF N08°01'56"W, WITH A CHORD LENGTH OF 94.75'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 85.99', WITH A RADIUS OF 270.00', WITH A CHORD BEARING OF N07°09'42"W, WITH A CHORD LENGTH OF 85.63'; THENCE N01°57'45"E A DISTANCE OF 521.15' TO THE SW CORNER OF COVINGTON COMMERCIAL PHASE 1 AS SHOWN IN PLAT BOOK L, PAGE 295, RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID COVINGTON COMMERCIAL PHASE 1 S89°32'00"E A DISTANCE OF 487.65' TO THE EAST LINE OF SAID SW1/4 SW1/4; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE S01°24'39"W A DISTANCE OF 706.62' TO THE POINT OF BEGINNING, CONTAINING 8.13 ACRES, MORE OR LESS.

TRACT 2: 635 DAVE WARD DR.

LOT 1 COVINGTON COMMERCIAL TO THE CITY OF CONWAY, AS RECORDED IN PLAT BOOK L PAGE 295, RECORDS OF FAULKNER COUNTY, ARKANSAS.

TRACT 3: 605 DAVE WARD DR.


A PART OF THE SE1/4 SW1/4 AND THE NE1/4 SW1/4, SECTION 18, T-5-N, R-13-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1" PIPE FOR THE SW CORNER OF SAID SE1/4 SW1/4; THENCE ALONG THE WEST LINE OF SAID SE1/4 SW1/4 N01°24'37"E A DISTANCE OF 706.62' TO THE SOUTH LINE OF COVINGTON COMMERCIAL PHASE 1 AS SHOWN IN PLAT BOOK L, PAGE 295, RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE LEAVING SAID WEST LINE AND ALONG SAID SOUTH LINE S89°32'00"E A DISTANCE OF 253.77' TO THE SE CORNER OF SAID COVINGTON COMMERCIAL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID COVINGTON COMMERCIAL N06°47'36"W A DISTANCE OF 557.66' TO THE NE CORNER OF SAID COVINGTON COMMERCIAL, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF DAVE WARD DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: N80°02'15"E A DISTANCE OF 103.76'; THENCE N71°30'24"E A DISTANCE OF 92.97'; THENCE N71°30'24"E A DISTANCE OF 8.15'; THENCE N80°02'15"E A DISTANCE OF 329.85'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 208.03', WITH A RADIUS OF 1027.04', WITH A CHORD BEARING OF N85°50'04"E, WITH A CHORD LENGTH OF 207.67'; THENCE S88°21'52"E A DISTANCE OF 31.02'; THENCE LEAVING SAID RIGHT OF WAY S21°37'06"E A DISTANCE OF 734.57'; THENCE N89°32'00"W A DISTANCE OF 965.80' TO THE POINT OF BEGINNING, CONTAINING 12.75 ACRES, MORE OR LESS.

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.

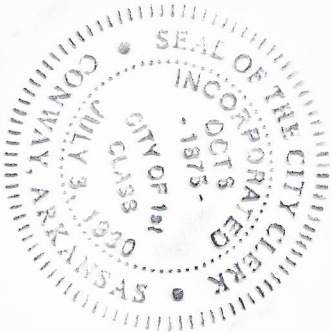
PASSED this 12th day January, 2021.

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 12th day of January, 2020 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 21st day of January, 2021.


CITY CLERK-TREASURER

