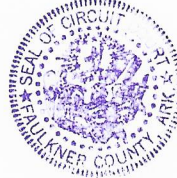


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City of Conway, Arkansas
Ordinance No. O-21-105



CERTIFICATE OF RECORD
FAULKNER CO, AR FEE \$25.00

I hereby certify that this instrument was
Filed and Recorded in the Official Records

In Doc Num **L202121627** 3 Pages

RECORDED: 10-14-2021 01:15:55 PM

CRYSTAL TAYLOR
FAULKNER COUNTY CIRCUIT CLERK

BY: NICOLE SPILLER, D.C.

ORDINANCE

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE
PROPERTY LOCATED ALONG BILL BELL LANE AND STANLEY RUSS ROAD 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:

Being a part of the SE1/4 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas
more particularly described as: Commencing at the SE corner of said SE1/4 SE1/4; thence
along the East line of said SE1/4 SE1/4 N01°48'29"E 108.07 feet to the North right of way
of Daniel Drive; thence leaving said East line, along said right of way along a curve to the
left with an arc length of 43.94 feet, a radius of 83.00 feet, a chord bearing of
N59°01'44"W, and a chord length of 43.43 feet; thence N74°11'46"W 19.90 feet; thence
along a curve to the left with an arc length of 125.69 feet, a radius of 400.00 feet, a chord
bearing of N83°11'53"W, and a chord length of 125.18 feet; thence S87°47'59"W 255.06
feet; thence S82°19'59"W 74.56 feet to the South right of way of Stanley Russ Road;
thence leaving said North right of way, along said South right of way N63°43'12"E 191.55
feet; thence N66°24'23"E 165.69 feet; thence along a curve to the right with an arc length
of 139.63 feet, a radius of 460.00 feet, a chord bearing of N75°06'09"E, and a chord length
of 139.10 feet; thence N83°47'54"E 58.59 feet to the East line of said SE1/4 SE1/4; thence
along said East line S01°48'29"W 216.18 feet to the Point of Beginning, containing, 1.22
acres, more or less.

and

Being a part of the E1/2 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas
more particularly described as: Commencing at the NE corner of said E1/2 SE1/4; thence
along the East line of said E1/2 SE1/4 S01°48'29"W 810.00 feet to the Point of Beginning;
thence continue along said East line S01°48'29"W 1223.64 feet to the East right of way of
Bill Bell Lane; thence leaving said East line, along said right of way along a curve to the
right with an arc length of 293.39 feet, a radius of 490.00 feet, a chord bearing of
N35°44'58"W, and a chord length of 289.03 feet; thence N18°35'47"W 507.56 feet;
thence along a curve to the left with an arc length of 409.96 feet, a radius of 580.00 feet,
a chord bearing of N38°50'44"W and a chord length of 401.48 feet; thence N59°14'12"W
420.16 feet; thence N56°32'28"W 19.14 feet; thence leaving said right of way S88°14'08"E
998.63 feet to the Point of Beginning, containing 10.58 acres, more or less.

and

Being a part of the SE1/4 SE1/4 of Section 24, T-5-N, R-14-W, Faulkner County, Arkansas
more particularly described as: Commencing at the NW corner of said SE1/4 SE1/4; thence
along the West line of said SE1/4 SE1/4 S01°53'01"W 238.89 feet to the South right of way
of Acuff Lane; thence leaving said West line, along said right of way, S88°02'49"E 694.66
feet to the Point of Beginning, said point being the NE Corner of Lot 10R Acuff Replat as
shown on Plat of Records in Plat Book L Page 161, Records of Faulkner County, Arkansas,

thence continuing along said right of way S88°02'49"E 101.80 feet; thence along a curve to the left with an arc length of 92.81 feet, a radius of 255.00 feet, a chord bearing of N81°31'36"E and a chord length of 92.29 feet; thence N71°06'02"E 39.97 feet; thence along a curve to the right with an arc length of 44.13 feet, a radius of 28.00 feet, a chord bearing of S63°44'53"E, and a chord length of 39.70 feet to the West right of way of Bill Bell Lane; thence leaving said South right of way, along said West right of way S18°35'47"E 294.70 feet; thence along a curve to the left with an arc length of 289.57 feet, a radius of 550.00 feet, a chord bearing of S33°40'46"E, and a chord length of 286.24 feet; thence with a reverse curve to the right with an arc length of 223.96 feet, a radius of 100.00 feet, a chord bearing of S15°23'46"W, and a chord length of 180.00 feet to the North right of way of Stanley Russ Road; thence leaving said West right of way, along said North right of way, with a reverse curve to the left with an arc length of 123.92 feet, a radius of 540.00 feet, a chord bearing of S72°58'50"W, and a chord length of 123.65 feet; thence S66°24'23"W 167.57 feet; thence S63°43'12"W 202.28 feet; thence S62°39'28"W 44.98 feet; thence along a curve to the right with an arc length of 135.94 feet, a radius of 100.00 feet, a chord bearing of N78°23'53"W, and a chord length of 125.71 feet to the East right of way of South German Lane; thence leaving said North right of way, along said East right of way along a curve to the left with an arc length of 433.92 feet, a radius of 2030.00 feet, a chord bearing of N45°34'39"W, and a chord length of 433.10 feet; thence N51°42'04"W 108.67 feet; thence along a curve to the right with an arc length of 105.94 feet, a radius of 170.00 feet, a chord bearing of N33°50'52"W, and a chord length of 104.24 feet; thence leaving said East right of way S87°57'46"E 190.40 feet to the SE corner of Lot 2 Waverly's Subdivision as shown on Plat of Records in Plat Book J Page 89, Records of Faulkner County, Arkansas; thence along the East line of Waverly's Subdivision N02°02'45"E 250.00 feet to the South line of said Acuff Replat said point being the NE corner of Lot 1, of said Waverly's Subdivision; thence leaving said West line, along said South line of said Acuff Replat S88°02'32"E 391.54 feet to the SE corner of Lot 10R of said Acuff Replat; thence leaving said South line, along the East line of said Lot 10R N02°09'06"E 187.10 feet to the Point of Beginning, containing 13.65 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.

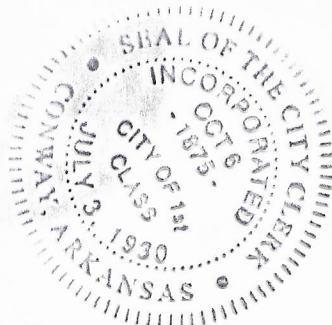
PASSED this 28th day September 2021.

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 28th day of September, 2021 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 30th day of September, 2021.


CITY CLERK-TREASURER

