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City of Conway, Arkansas
Ordinance No. O-21-111



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 **L202123444** 3 Pages
RECORDED: 11-08-2021 04:09:45 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 AT 5690 & 5700 W TYLER STREET 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 PART OF THE NE1/4 NE1/4 AND PART OF THE SE1/4 NE1/4, ALL IN SECTION 6, T-5-N, R-14-
W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND CHAIR LEG FOR THE NE CORNER OF SAID SE1/4 NE1/4, SAID POINT
BEING THE SE CORNER OF THE RESERVE AT CENTENNIAL SUBDIVISION PH 2, SHOWN IN PLAT
BOOK L, PAGE 135, RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE ALONG THE
SOUTH LINE OF SAID SUBDIVISION S88°41'28"E A DISTANCE OF 30.00' TO A SET 1/2" REBAR
W/CAP (1363); THENCE LEAVING SAID SOUTH LINE, PARALLEL TO THE EAST LINE OF SAID
SE1/4 NE1/4 S01°58'18"W A DISTANCE OF 777.89' TO A SET 1/2" REBAR BEING ON THE
NORTH LINE OF CENTENNIAL WEST SUBDIVISION AS SHOWN IN PLAT BOOK J, PAGE 213,
RECORDS OF FAULKNER COUNTY, ARKANSAS; THENCE LEAVING SAID PARALLEL LINE AND
ALONG THE NORTH LINE OF SAID CENTENNIAL WEST SUBDIVISION N81°42'30"W A DISTANCE
OF 30.26' TO A FOUND TIM TYLER CAP FOR THE NW CORNER OF SAID CENTENNIAL WEST
SUBDIVISION, SAID POINT BEING ON THE EAST LINE OF SAID SE1/4 NE1/4; THENCE LEAVING
SAID EAST LINE N88°30'50"W A DISTANCE OF 98.90' TO A FOUND TIM TYLER CAP; THENCE
S01°54'36"W A DISTANCE OF 232.97' TO A SET 1/2" REBAR W/CAP (1363); THENCE
N88°12'06"W A DISTANCE OF 321.63' TO A SET 1/2" REBAR W/CAP (1363); THENCE
S01°57'57"W A DISTANCE OF 311.26' TO A SET MAG NAIL BEING ON THE SOUTH LINE OF SAID
SE1/4 NE1/4; THENCE ALONG SAID SOUTH LINE N88°12'46"W A DISTANCE OF 466.33' TO A
SET MAG NAIL; THENCE LEAVING SAID SOUTH LINE N01°47'14"E A DISTANCE OF 40.00' TO A
SET 1/2" REBAR W/CAP (1363); THENCE N88°12'46"W A DISTANCE OF 106.55' TO A SET 1/2"
REBAR W/CAP (1363); THENCE N02°01'03"E A DISTANCE OF 441.37' TO A SET 1/2" REBAR
W/CAP (1363); THENCE S88°12'06"E A DISTANCE OF 106.33' TO A SET 1/2" REBAR W/CAP
(1363); THENCE N02°15'47"E A DISTANCE OF 50.00' TO SET 1/2" REBAR W/CAP (1363);
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 43.88', WITH A
RADIUS OF 28.00', WITH A CHORD BEARING OF N46°54'29"E, WITH A CHORD LENGTH OF
39.52' TO A SET 1/2" REBAR W/CAP (1363); THENCE S88°26'49"E A DISTANCE OF 50.00' TO
SET 1/2" REBAR W/CAP (1363); THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC
LENGTH OF 44.09', WITH A RADIUS OF 28.00', WITH A CHORD BEARING OF S43°05'31"E,
WITH A CHORD LENGTH OF 39.67' TO A SET 1/2" REBAR W/CAP (1363); THENCE S88°12'06"E
A DISTANCE OF 106.33' TO A SET 1/2" REBAR W/CAP (1363); THENCE N02°01'03"E A
DISTANCE OF 1164.75' TO A SET 1/2" REBAR W/CAP (1363); THENCE S88°25'36"E A DISTANCE
OF 673.21' TO A SET 1/2" REBAR W/CAP (1363) BEING ON THE EAST LINE OF SAID NE1/4
NE1/4, SAID POINT BEING ON THE WEST LINE OF SAID THE RESERVE AT CENTENNIAL
SUBDIVISION PH 2; THENCE ALONG SAID EAST LINE AND SAID WEST SUBDIVISION LINE
S01°58'56"W A DISTANCE OF 379.67' TO THE POINT OF BEGINNING, CONTAINING 26.97
ACRES MORE OR LESS.

and

A PART OF THE E1/2 NE1/4, SECTION 6, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

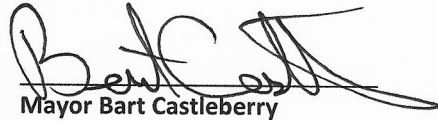
COMMENCING AT A FOUND 3.5' ALUMINUM MONUMENT FOR THE SE CORNER OF SAID E1/2 NE1/4; THENCE ALONG THE SOUTH LINE OF SAID E1/2 NE1/4 N88°12'46"W A DISTANCE OF 886.63' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE N88°12'46"W A DISTANCE OF 436.51' TO THE SW CORNER OF SAID E1/2 NE1/4; THENCE ALONG THE WEST LINE OF SAID E1/2 NE1/4 N01°58'51"E A DISTANCE OF 1693.63'; THENCE LEAVING SAID WEST LINE S88°25'36"E A DISTANCE OF 649.78'; THENCE S02°01'03"W A DISTANCE OF 1164.75'; THENCE N88°12'06"W A DISTANCE OF 106.33'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 44.09', WITH A RADIUS OF 28.00', WITH A CHORD BEARING OF N43°05'31"W, WITH A CHORD LENGTH OF 39.67'; THENCE N88°26'49"W A DISTANCE OF 50.00'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 43.88', WITH A RADIUS OF 28.00', WITH A CHORD BEARING OF S46°54'29"W, WITH A CHORD LENGTH OF 39.52'; THENCE S02°15'47"W A DISTANCE OF 50.00'; THENCE N88°12'06"W A DISTANCE OF 106.33'; THENCE S02°01'03"W A DISTANCE OF 441.37'; THENCE S88°12'46"E A DISTANCE OF 106.55'; THENCE S01°47'14"W A DISTANCE OF 40.00' TO THE POINT OF BEGINNING, CONTAINING 21.55 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.

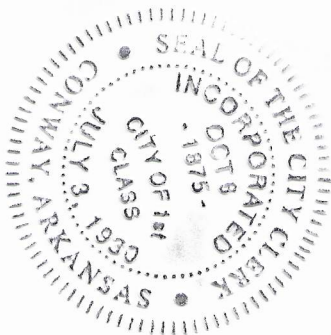
PASSED this 26th day October 2021.

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 26th day of October, 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 28th day of October, 2021.


CITY CLERK-TREASURER

