

CERTIFICATE OF RECORD
FAULKNER CO, AR FEE \$25.00

I hereby certify that this instrument was
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In Doc Num **L202300134** 3 Pages

RECORDED: 01-03-2023 01:50:37 PM

NANCY EASTHAM

FAULKNER COUNTY CIRCUIT CLERK

BY: SHAWN MIX, D.C.

ORDINANCE

City of Conway, Arkansas
Ordinance No. O-22-133

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE PROPERTY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF DAVE WARD DRIVE AND S COUNTRY CLUB ROAD FROM O-1 TO C-2:

Whereas, in accordance Arkansas Code Annotated § 14-56-416 has adopted a Zoning Code and Arkansas Code Annotated § 14-56-423 provides for the amendment of such regulations; and

Whereas, Proper public notice was given, and the Conway Planning Commission held a duly authorized public hearing on **November 21st, 2022**, and adopted the amendments.

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 **O-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

PART OF THE S1/2 NW 1/4 OF SECTION 15, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE COMER OF SAID S1/2 NW 1/4; THENCE N88°07'07"W 1260.00 FEET; THENCE S01 °49'46"W 839.42 FEET TO A FOUND 3/8" RE BAR; THENCE S88°07'11"E 665.96 FEET TO A SET 1/2" RE BAR (APLS #1243), SAID POINT BEING THE POINT OF BEGINNING; THENCE S88°07'11"E 563.74 FEET TO A FOUND CAGIS MONUMENT #1029-06 ON THE WEST RIGHT OF WAY OF COUNTRY CLUB LANE; THENCE ALONG SAID RIGHT OF WAY, S01 °50'24"W 310.88 FEET TO A FOUND 2" ALUMINUM RIGHT OF WAY MONUMENT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N88°40'33"W 9.85 FEET TO A FOUND 2" ALUMINUM RIGHT OF WAY MONUMENT; THENCE S01 °25'07"W 80.00 FEET TO A FOUND 2" ALUMINUM RIGHT OF WAY MONUMENT, SAID POINT LYING ON THE NORTH RIGHT OF WAY OF DAVE WARD DRIVE; THENCE LEAVING THE WEST RIGHT OF WAY OF COUNTRY CLUB LANE, ALONG THE NORTH RIGHT OF WAY OF DAVE WARD DRIVE, S54°16'42"W 49.67 FEET TO A FOUND 2" ALUMINUM RIGHT OF WAY MONUMENT; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S88°09'19"W 225.37 FEET TO A 2" ALUMINUM RIGHT OF WAY; THENCE N88°22'14"W 292.25 FEET TO A SET 1/2" REBAR (APLS #1243); THENCE LEAVING SAID RIGHT OF WAY, N02°06'35"E 437.20 FEET TO THE POINT OF BEGINNING, CONTAINING 5.56 ACRES MORE OR LESS.

SUBJECT TO ALL ROADWAYS, EASEMENTS AND RESERVATIONS THAT ARE OF RECORD OR PHYSICALLY IN PLACE.

and

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FIFTEEN (15), TOWNSHIP FIVE (5) NORTH, RANGE FOURTEEN (14) WEST OF THE

FIFTH PRINCIPAL MERIDIAN, CONWAY, FAULKNER COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

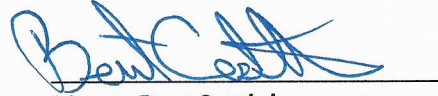
COMMENCING AT THE NORTHEAST CORNER OF THE S 1/2 OF THE NW 1/4 OF SAID SECTION 15; THENCE N88°07'37"W A DISTANCE OF 1260.00 FEET; THENCE S01°49'16"W A DISTANCE OF 839.25 FEET; THENCE S88°07'41"E A DISTANCE OF 665.96 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE S02°06'05"W A DISTANCE OF 437.38 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 60; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N88°22'44"W A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N02°06'05"E A DISTANCE OF 437.59 FEET; THENCE S88°07'41"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES (21,874 SQUARE FEET).

to those of **C-2**, 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 13th day December, 2022.

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 13th day of December, 2022 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 27th day of December, 2022.



CITY CLERK-TREASURER

