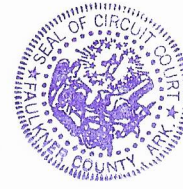




City of Conway, Arkansas
Ordinance No. O-25-37



CERTIFICATE OF RECORD
FAULKNER CO, AR FEE \$30.00

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

In Doc Num **L202506520** 4 Pages

RECORDED: 05-12-2025 02:14:26 PM

NANCY EASTHAM

FAULKNER COUNTY CIRCUIT CLERK

BY: DIANA VARNER, D.C.

ORDINANCE

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS, COMPRISED OF ±296.21 ACRES LOCATED APPROXIMATELY 2,684 FEET EAST OF LOLLIE ROAD AT ITS NORTHWESTERNMOST POINT AND APPROXIMATELY 1,333 FEET EAST OF LOLLIE ROAD AT ITS SOUTHWESTERNMOST POINT, TO THE CITY OF CONWAY:

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 **April 3, 2025**, and said territory being situated in Faulkner County, Arkansas, shall be a part of the City of Conway and shall be zoned **I-3**. Legal description as follows:

BEING SITUATED IN SECTION 19, TOWNSHIP 05 NORTH, RANGE 14 WEST, IN FAULKNER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 19, HAVING THE AR SPC OF N 263865.91, E 1155001.39; THENCE RUN S 02°10'51" W ALONG THE WEST LINE OF THE CULBERSON FAMILY TRUST PROPERTY RECORDED IN DEED BOOK 2011, PAGE 6771 FOR A DISTANCE OF 2644.37 FEET TO A 1/2"

REBAR FOUND AT THE NORTHEAST CORNER OF THE ADAMS PROPERTY RECORDED IN DEED BOOK 2021, PAGE 0772; THENCE RUN N 88°21'32" W ALONG THE NORTH LINE OF SAID ADAMS PROPERTY FOR A DISTANCE OF 1351.30 FEET TO A 1" PIPE FOUND AT THE SOUTHEAST CORNER OF THE CONWAY DEVELOPMENT PROPERTY RECORDED IN DEED BOOK 2012, PAGE 1063; THENCE RUN N 02°34'11" E ALONG THE EAST LINE OF SAID CONWAY DEVELOPMENT PROPERTY FOR A DISTANCE OF 2643.92 FEET TO A 1/2" REBAR FOUND AT THE SOUTHWEST CORNER OF THE LYNDIA CULBERSON TRUST PROPERTY; THENCE RUN S 88°23'17" E ALONG THE SOUTH LINE OF SAID LYNDIA CULBERSON TRUST PROPERTY FOR A DISTANCE OF 1333.35 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 81.47 ACRES MORE OR LESS.

AND

BEING SITUATED IN SECTIONS 20, TOWNSHIP 05 NORTH, RANGE 14 WEST, IN FAULKNER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 20, HAVING THE AR SPC OF N 261223.45, E 1154900.77, SAID REBAR ALSO BEING THE SOUTHEAST CORNER OF THE DAVID AND DEENA CULBERSON

PROPERTY RECORDED IN DEED BOOK 98, PAGE 30225; THENCE RUN N 02°10'51" E ALONG THE WEST LINE OF SAID SECTION 20, THIS ALSO BEING THE EAST LINE OF SAID DAVID AND DEENA CULBERSON PROPERTY, FOR A DISTANCE OF 2644.37 FEET TO A 5/8" REBAR FOUND AT THE SOUTHEAST CORNER OF THE LYNDA CULBERSON TRUST PROPERTY RECORDED IN DEED BOOK 2021, PAGE 01355; THENCE RUN N 01°24'29" E, CONTINUING ALONG THE WEST LINE OF SAID SECTION 20 AND THE EAST LINE OF SAID LYNDA CULBERSON TRUST PROPERTY, FOR A DISTANCE OF 1301.74 FEET TO A T-POST FOUND AT THE SOUTHWEST CORNER OF THE CITY OF CONWAY PROPERTY RECORDED IN DEED BOOK 2011, PAGE 11637; THENCE RUN S 88°38'14" E ALONG THE SOUTH LINE OF SAID CITY OF CONWAY PROPERTY, THE DAVID AND DEENA CULBERSON 80' RIGHT-OF-WAY PROPERTY RECORDED IN DEED BOOK 2005, PAGE 20149 (MARKED BY A 2" PIPE AT 1728.09') AND THE ARKANSAS GOLF CENTER, INC. PROPERTY RECORDED IN DEED BOOK 2023, PAGE 14606 FOR A DISTANCE OF 2642.00 FEET TO A 1/2" REBAR SET AT THE SOUTHEAST CORNER OF SAID GOLF CENTER PROPERTY; THENCE RUN S 45°19'19" E ACROSS SAID CULBERSON FAMILY TRUST PROPERTY FOR A DISTANCE OF 773.64 FEET TO A POINT AT THE TOP OF BANK (TOB) OF THE C.L. TUCKER CREEK; THENCE RUN ALONG SAID C. L. TUCKER CREEK TOB THE FOLLOWING CALLS: S 39°19'52" W FOR A DISTANCE OF 1283.83 FEET TO A POINT IN A CURVE; THENCE RUN SOUTHWESTERLY ON AND ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 857.71 FEET, AN ARC LENGTH OF 258.89 FEET, A CHORD BEARING OF S 41°25'12" W AND A CHORD LENGTH OF 257.91 FEET TO A POINT; THENCE RUN S 28°33'35" W FOR A DISTANCE OF 300.36 FEET TO A POINT; THENCE RUN S 16°24'47" W FOR A DISTANCE OF 130.75 FEET TO A POINT; THENCE RUN S 01°06'57" W FOR A DISTANCE OF 364.65 FEET TO A POINT IN A CURVE; THENCE RUN SOUTHERLY ON AND ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 748.61 FEET, AN ARC LENGTH OF 553.88 FEET, A CHORD BEARING OF S 13°11'34" W AND A CHORD LENGTH OF 541.33 FEET TO A POINT OF REVERSE CURVE; THENCE WITH A REVERSE CURVE RUN SOUTHERLY ON AND ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 345.81 FEET, AN ARC LENGTH OF 232.43 FEET, A CHORD BEARING OF S 13°06'58" W AND A CHORD LENGTH OF 228.08 FEET TO A POINT; THENCE RUN S 06°55'59" W FOR A DISTANCE OF 125.84 FEET TO A POINT; THENCE RUN SOUTHERLY ON AND ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1504.20 FEET, AN ARC LENGTH OF 386.83 FEET, A CHORD BEARING OF S 04°28'57" W, A CHORD LENGTH OF 385.77 FEET TO A POINT; THENCE RUN S 17°30'17" W FOR A DISTANCE OF 194.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 20, THIS POINT BEING IN AN INTERSECTING DITCH AND IN THE NORTH LINE OF THE SPATZ/HART PROPERTY RECORDED IN DEED BOOK 2017, PAGE 06497; THENCE RUN N 88°33'50" W ALONG SAID NORTH LINE FOR A DISTANCE OF 1873.61 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 214.74 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 1** of the City of Conway, Arkansas.

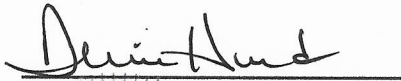
SECTION 3: It is hereby declared the annexed land shall be provided the following services immediately upon the effective date of this annexation: police protection; fire protection; maintenance of any publicly dedicated streets within the property; and opportunity to connect to potable water, electric,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

PASSED this 22nd day of April, 2025.

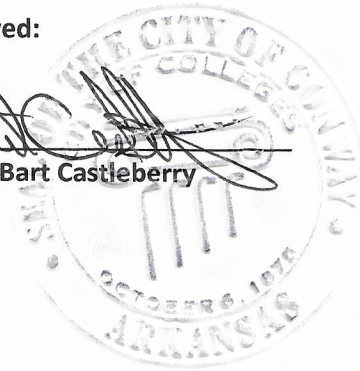
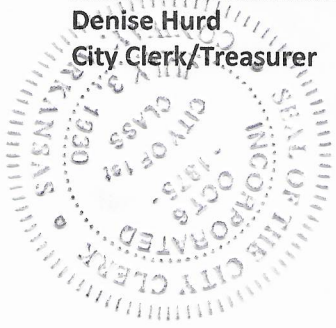
Approved:


Mayor Bart Castleberry

Attest:



Denise Hurd
City Clerk/Treasurer

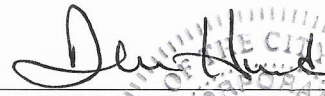


CERTIFICATE

**STATE OF ARKANSAS
COUNTY OF FAULKNER
CITY OF CONWAY**

I, Denise Hurd, 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 22nd day of April, 2025 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 April 2025.



CITY CLERK-TREASURER

