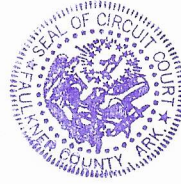


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CERTIFICATE OF RECORD
FAULKNER CO, AR FEE \$25.00
I hereby certify that this instrument was
Filed and Recorded in the Official Records
In Doc Num **L202506522** 3 Pages
RECORDED: 05-12-2025 02:14:28 PM
NANCY EASTHAM
FAULKNER COUNTY CIRCUIT CLERK
BY: DIANA VARNER, D.C.
ORDINANCE

City of Conway, Arkansas
Ordinance No. O-25-39

AN ORDINANCE AMENDING THE CONWAY ZONING DISTRICT BOUNDARY MAP REFERENCED IN SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING CODE TO REZONE TWO PARCELS AT THE NORTHEAST CORNER OF LOLLIE ROAD AND DONNELL RIDGE ROAD FROM A-1 TO I-3:

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 **April 21, 2025**, 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 **A-1** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

BEGINNING AT A 1/2" REBAR FOUND AT THE NORTHWEST CORNER OF THE SPATZ/HART PROPERTY RECORDED IN DEED BOOK 2017, PAGE 06497 SAID REBAR BEING AT THE NORTHEAST CORNER OF SAID SECTION 30 AND HAVING THE ARSPC OF N 261223.45, E 1154900.77; THENCE RUN S 02°05'54" W ALONG THE WEST LINE OF SAID SPATZ/HART PROPERTY FOR A DISTANCE OF 1610.73 FEET TO A 1/2" REBAR FOUND AT THE NORTHEAST CORNER OF THE CONWAY CORPORATION PROPERTY RECORDED IN DEED BOOK 2012, PAGE 7763; THENCE RUN AROUND SAID CONWAY CORPORATION PROPERTY THE FOLLOWING CALLS: N 89°23'10" W FOR A DISTANCE OF 225.11 FEET TO A 1/2" REBAR FOUND; THENCE RUN S 00°03'47" E FOR A DISTANCE OF 212.56 FEET TO A 1/2" REBAR FOUND; THENCE RUN N 89°59'09" E FOR A DISTANCE OF 217.42 FEET TO A 1/2" REBAR FOUND IS THE WEST LINE OF SAID SPATZ/HART PROPERTY; THENCE CONTINUING ALONG SAID SPATZ/HART PROPERTY THE FOLLOWING CALLS: S 02°05'57" W FOR A DISTANCE OF 831.12 FEET TO A 1/2" REBAR SET; THENCE RUN N 88°57'42" W FOR A DISTANCE OF 2658.17 FEET TO A PK NAIL FOUND IN THE EAST LINE OF THE CONWAY DEVELOPMENT CORPORATION PROPERTY RECORDED IN DEED BOOK 2003, PAGE 20243; THENCE RUN N 02°40'40" E ALONG SAID EAST LINE AND THE EAST LINE OF THE WILLIAMS FAMILY TRUST PROPERTY RECORDED IN DEED BOOK 2011, PAGE 16242 FOR A DISTANCE OF 2668.20 FEET TO A 1/2" REBAR FOUND AT THE SOUTHWEST CORNER OF ANOTHER CONWAY DEVELOPMENT CORPORATION PROPERTY ALSO RECORDED IN DEED BOOK 2003, PAGE 20243; THENCE RUN S 88°54'18" E ALONG THE SOUTH LINE OF THE LATTER CONWAY

DEVELOPMENT CORPORATION PROPERTY FOR A DISTANCE OF 1279.43 FEET TO A 1" PIPE FOUND AT THE SOUTHWEST CORNER OF THE DAVID AND DEENA CULBERSON PROPERTY RECORDED IN DEED BOOK 1998, PAGE 30225; THENCE RUNS 88°21'32" E FOR A DISTANCE OF 1351.30 FEET BACK TO THE POINT OF BEGINNING AND CONTAINING 160.57 ACRES MORE OR LESS.

to those of I-3, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

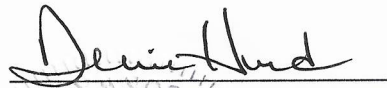
SECTION 2: All ordinances in conflict herewith are repealed to the extent of the conflict.

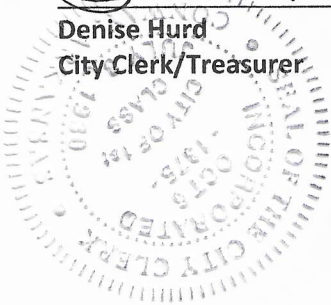
PASSED this 22nd date of April, 2025.

Approved:


Mayor Bart Castleberry

Attest:


Denise Hurd
City Clerk/Treasurer

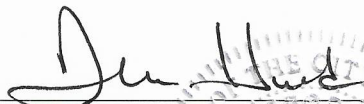


CERTIFICATE

**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

