

ORDINANCE NO. 0-03-92

R 21253

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY LAND DEVELOPMENT CODE; REZONING PROPERTY ON IRBY DRIVE FROM A-1 TO R-1; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

SECTION 1: That 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 Lot 1 Centennial Valley Replat, described as being a tract of land lying in the NE1/4 of Section 5, T5N, R14W, Faulkner County, Arkansas, more particularly described as beginning at the **NE** corner of the NE1/4 NE1/4, Section 5, T5N, R14W, Faulkner County Arkansas, thence along the north line N-88-27-30-W 269.64 feet to the SE corner of the SE1/4 SE1/4 Section 32, T6N R14W; thence N-88-19-36-W 563.94 feet; thence leaving said north line S-80-38-38-W 234.84 feet; thence S-02-09-37-W 352.28 feet; thence S-85-51-47-E 320.64 feet; thence S-80-38-38-W 689.91 feet; thence S-25-01-59-W 103.52 feet; thence N-88-41-38-W 254.00 feet; thence S-01-18-22-W 25.00 feet to the point of beginning; thence S-88-41-38-E 243.02 feet; thence S-25-01-59-W 17.49 feet; thence S-26-33-38-E 195.14 feet; thence S-87-50-23-E 376.02 feet; thence S-44-02-00-E 549.53 feet; thence S-81-09-14-W 474.14 feet; thence N-88-28-57-W 244.14 feet; thence S-03-40-22-W 130.11 feet; thence S-60-15-19-W 620.00 feet; thence N-29-44-41-W 72.65 feet; thence N-74-16-47-W 0.40 feet; thence N-01-32-32-E 45.00 feet; thence along a curve to the left with an arc length of 186.57 feet, with a radius of 280.00 feet, with a chord bearing of N-17-32-49-W, with a chord length of 183.14 feet, thence along a curve to the right with an arc length of 307.91 feet, with a radius of 220.00 feet, with a chord bearing of N-03-27-35-E, with a chord length of 283.39 feet, thence N-43-33-20-E 151.59 feet; thence along a curve to the left with an arc length of 398.95 feet, with a radius of 530.00 feet, with a chord bearing of N-21-59-28-E, with a chord length of 389.60 feet, thence N-01-18-22-E 72.32 feet; to the point of beginning, containing 16.777 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SECTION 2: That all ordinances in conflict herewith are repealed to the extent of the conflict.

SECTION 3: That this ordinance is necessary for the protection of the public peace, health and safety and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED THIS 29 DAY OF July 2003.

Approved:

Doc#2003- 21872
Date 8/21/2003
02:10:13 PM
Filed & Recorded in
Official Records of
Faulkner County
SHARON KINNER
FAULKNER COUNTY CIRCUIT CLERK
Fees \$11.00
by _____

225095
D.C.

John J. [Signature]
MAYOR

Attest:

Michelle O. Bennett
CITY CLERK