

④ Same

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314958

**City of Conway, Arkansas
Ordinance No. O-08-145**

AN ORDINANCE ANNEXING CERTAIN LANDS WHICH HAVE BEEN COMPLETELY SURROUNDED BY THE INCORPORATED LIMITS OF THE CITY OF CONWAY:

Whereas, Act 314 of 1979 provides that unincorporated islands of land that have been completely surrounded by the incorporated limits of a municipality may be annexed by that municipality; and

Whereas, the City of Conway desires to annex certain lands more completely described below; and

Whereas, all necessary urban services, such as fire and police protection, are to be extended to such areas within a reasonable period of time; and

Whereas, the areas to be annexed comply with the standards for lands qualifying for annexation which are set forth in ACA 14-40-501 et seq., and Act 314 of 1979; and

Whereas, a public hearing was held on the 18th day of November 2008, regarding these proposed annexations; and

Whereas, on November 2, 2008, a legal notice was published setting out the legal description of the territories proposed to be annexed and all property owners within the areas were notified by certified mail of their right to appear at the public hearing.

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

SECTION 1. That the incorporated limits of the City of Conway have completely surrounded the parcel of real estate hereinafter described, and unincorporated area is described as follows:

Tract #1 Being part of the NE ¼, Section 5, T-5-N, R-13-W Faulkner County, Arkansas, more particularly described as all of the NW ¼ NE ¼ containing 40 acres, more or less.

Tract #2 Being part of the SE ¼ NE ¼, Section 5, T-5-N, R-13-W Faulkner County, Arkansas, more particularly described as beginning at the Southeast corner of said SE ¼ NE ¼; thence 445.00 feet West along the centerline of East Siebenmorgen Road; thence North 210 feet; thence approximately 455 feet east to the centerline of East German Lane; thence south approximately 220 feet to the point of beginning containing approximately 2.25 acres, more or less. This property has an address of 1503 East German Lane.

Tract #3 Being part of the SW $\frac{1}{4}$ -- NE $\frac{1}{4}$, Section 5, T-5-N, R-13-W Faulkner County, Arkansas, more particularly described as commencing at Southwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ and on the centerline of East Siebenmorgen Road; thence North along the west line of SW $\frac{1}{4}$ NE $\frac{1}{4}$ 296 feet; thence South 88 degrees 31 minutes 39 seconds 230 feet; thence North 00 degrees 00 minutes 00 seconds 29 feet to a point of beginning; thence South 88 degrees 31 minutes 39 seconds East parallel to the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ approximately 825 feet; thence North 00 degrees 00 minutes 00 seconds approximately 495 feet to the centerline of Bill Lucy Road; thence northwesterly along said centerline approximately 815 feet; thence South approximately 540 feet to the point of beginning containing approximately 9.40 acres, more or less. This property contains the following addresses of 1475 Bill Lucy Road and 1555 Bill Lucy Road.

Tract #4 Being a part of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$, Section 23, T-5-N, R-14-W Faulkner County, Arkansas, more particularly described as beginning at the NW corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence south along the centerline of South Salem Road (west line of NW $\frac{1}{4}$ SW $\frac{1}{4}$) approximately 550 feet to a point of beginning. Thence south along said centerline 115.83 feet; thence to a point N-89-44-00-E 414.9 feet; thence south 259.7 feet; thence to a point S-89-44-00-W 414.9 feet to the centerline of South Salem Road; thence south along said centerline 145 feet; thence to a point N-89-44-00-E 180 feet; thence South 150 feet; thence to a point S-89-44-00-W 180 feet; thence south 102 feet to the NW Corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence southerly along the west line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to the Southwest corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence easterly along the south line to the Southeast corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence northerly along the east line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ 400 feet; thence east 425 feet to the NW Corner of Lot 7 of the Pinnacle Ridge Subdivision; thence easterly along the north line of said subdivision 1425 feet to the NE Corner of Lot 1 of said subdivision; thence easterly 800 feet along the north property line of the OES property to a point approximately 400 feet north of the southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence continuing run parallel to the south line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ 400 feet; thence to a point S-0-32-24-W 78.48 feet to the north right-of-way of South Donaghey Avenue; thence to a point S-69-42-4-E 73.65 feet to the centerline of South Donaghey Avenue; thence northeasterly along said centerline approximately 919 feet to the South right of way of a gravel drive (Celebration Church Property); thence along said gravel drive to a point S-80-55-24 W 444.37 feet; thence to a point S-83-35-07-W 156.26 feet; thence to a point N-89-37-03-W 87.55 feet; thence to a point S-85-12-33-W 44.41 feet; thence leaving said gravel road right of way North 496 feet to the Southeast corner of Lot 149 Spring Valley Sub. Phase I; thence westerly along the south line of the Spring Valley Subdivision 3005 feet to a point at the southwest corner of Lot 313 Spring Valley Sub. Phase II; thence northerly along the west line of said subdivision 900 feet to point at the Southeast corner of Lot 21 of the Justin Place Subdivision; thence westerly along the south line of Justin Place Subdivision 1322 feet to a point in the centerline of South Salem Road and the point of beginning containing 118.5 acres, more or less.

Tract #5 Being part of the N $\frac{1}{2}$ Section 2 T-4-N, R-14-W and S $\frac{1}{2}$ Section 35, T5N, R14W, Faulkner County, Arkansas more particularly described as: Commencing at the Southeast Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, T-5-N, R-14-W, Faulkner County, Arkansas as shown on survey plat by Tyler Surveying for Cresthaven Subdivision phase I recorded in the records of Faulkner County, Arkansas in plat book I, page 59; thence N 88-11-06 W 189.40 feet to a point of beginning; thence N-02-49-55 E 150 feet; thence N 88-16-02 W 175 feet; thence S-02-44-03 W 149.85 feet; thence S-02-41-27 W 462.84 feet; thence S-89-38-39 E approximately 60 feet; thence N-02-41-27 E 465 feet; thence N 88-11-06 E 115 feet to the point of beginning containing 1.2 acres, more or less.

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 and shall be zoned **A-1**.

SECTION 2. That the City of Conway hereby accepted the following section(s) of street(s) as public street(s) for maintenance and for the purpose of providing street frontage for the issuance of building permits.

That portion of South Salem Road, South Donaghey Avenue, East German Lane, East Siebenmorgen Road, and Bill Lucy Drive that fronts upon these properties.

SECTION 3. That unless a street is specifically named in this ordinance as being accepted for maintenance or to provide street frontage for the issuance of building permits, it shall not be accepted for either purpose.

SECTION 4. From and after this date, the 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 with the original city limits of City of Conway, Arkansas, and for voting purposes, said lands are hereby assigned to and designated as a part of **Ward 1, Ward 2, Ward 4** of the City of Conway, Arkansas. All necessary urban services, such as police and fire protection, shall be extended to such area within a reasonable time.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of that conflict.

Passed this 25th day of November, 2008.

APPROVED:



Mayor Tab Townsell

ATTEST:




Michael O. Garrett
City Clerk/Treasurer

② Same

24181



City of Conway, Arkansas
Ordinance No. O-08-146

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Official Records of **314958**
Faulkner County
RHONDA LONG-WHARTON
FAULKNER COUNTY CIRCUIT CLERK
Fees \$20.00
by  D. C.

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED AT 800 SOUTH HARKRIDER FROM C-3 TO I-3:

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 **C-3** symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A part of the NE¼ SW¼ and a part of the NW¼ SE¼ of Section 18, Township 5 North, Range 13 West, Faulkner County, Arkansas, being more particularly described as beginning at the center Quarter Corner of said Section 18 and running thence S02°06'26"W along the West Line of said NW¼ SE¼, 140.00 feet; thence run S89°01'43"E, 255.99 feet to the west right of way of Enterprise Avenue; thence run S01°40'44"W along said right of way 647.60 feet to the north right of way of a railroad; thence run along said right of way N88°24'50"W, 524.08 feet; thence along an arc to the right having a chord bearing and distance of N76°00'58"W, 166.17 feet, radius of 387.00 feet, and arc length of 167.48 feet to the east right of way of Arkansas State Highway #365; thence run along said right of way N21°38'51"W, 816.23 feet to the north line of said NE¼ SW¼; thence run S88°20'54"E, 754.71 feet to the point of beginning. Said Tract contains 14.30 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.

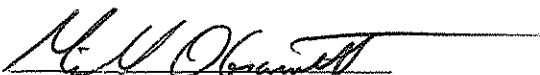
SECTION 2: All ordinances in conflict herewith are repealed to the extent of the conflict.

PASSED this 25th day of November, 2008.

Approved:


Mayor Tab Townsell

Attest:


Michael O. Garrett
City Clerk/Treasurer