

ORDINANCE NO. 0-79-48

AN ORDINANCE ZONING CERTAIN PROPERTY IN THE CITY OF CONWAY,
ARKANSAS AND DELCARING AN EMERGENCY AND FOR OTHER PURPOSES:

WHEREAS, the Conway City Planning Commission has after notice and hearing recommended that the hereinafter described property be zoned to these zones hereinafter designated and the City Council of the City of Conway, Arkansas has determined that it is in the best interest of the said property to be zoned as hereinafter set forth.

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

Section 1: That the following described properties be zoned as designated:

TRACT 1: Known as Roadway Express:

Part of the $S\frac{1}{2} NE\frac{1}{4}$, Section 19, Township 5 North, Range 13 West, described as follows: From a point on the west right-of-way of Highway 365 which is 947 feet west of the southeast corner of said $S\frac{1}{2} NE\frac{1}{4}$, run thence North 23 degrees west along said west right-of-way 469.0 feet to the point of beginning; thence continue along said west right-of-way line of Highway 365 north by 23 degrees west a distance of 210 feet; thence south 67 degrees west 251.1 feet to the east right-of-way of Missouri Pacific Railroad; thence south 23 degrees east along said east railroad right-of-way 210 feet; thence north 67 degrees east 251.1 feet to the point of beginning, containing 1.21 acres, more or less; should be zoned as "B-3" Highway Service District.

TRACT 2: Known as Coffey-Clifton:

All that part of the $W\frac{1}{2}$ of the $NW\frac{1}{4}$ of Section 17, T5N, R13W, lying east of the easement acquired by Arkansas State Highway Commission for Interstate Highway I-40, more definitely described as follows: beginning at the SE corner of said $W\frac{1}{2} NW\frac{1}{4}$ and running thence West 400 feet to the easterly right-of-way line of Highway No. 286 which highway is included within said easement acquired by the Arkansas State Highway Commission for Interstate Highway I-40 and running thence North by 14 degrees 8 minutes east along said right-of-line 774.4 feet; thence running North 21 degrees 36 minutes east along said right-of-way line 598.5 feet to an intersection with the North line of $SW\frac{1}{4}$, $SW\frac{1}{4}$ of said Section 17; thence running North 48 degrees 14 minutes East along said right-of-way line 67.5 feet to an intersection with the east line of the $NW\frac{1}{4}$, $NW\frac{1}{4}$ of said Section 17 at a point 39 feet North of the Southeast corner of said $NW\frac{1}{4}$, $NW\frac{1}{4}$; thence running South 1,359 feet to the point of beginning, containing 7.9 acres, more or less subject to an easement in favor of Arkansas Power and Light Company over and across said parcel of land; should be zoned as "I-1" Intermediate Industrial.

TRACT 3: Known as Briarwood Golf Course, Smith Swimming Pool and Cecil Lane:

Being a part of $N\frac{1}{2}$ of the $NE\frac{1}{2}$ and part of the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 2, T5N, R14W, Faulkner County, Arkansas and described as beginning at the SE Corner of said $NE\frac{1}{4}$ of the $NW\frac{1}{4}$; thence running North 0 deg. 4 min. 24 sec. West 80 feet; thence West 406 feet; thence North 0 deg. 4 min. 24 sec. West 1168.69 feet to the South right-of-way line of the railroad; thence along said South right-of-way South 65 deg. 47 min. East 2222.56 feet to a point 1028 ft. West of the East line of said $N\frac{1}{2}$ of the $NE\frac{1}{4}$; thence running parallel with said East line South 0 deg. 32 min. 32 sec. West 337.03 ft. to the South line of said $N\frac{1}{2}$ of the $NE\frac{1}{4}$, thence West 1616 ft. to the point of beginning, containing 36.44 acres, more or less, reserving all roadways, public or private, which might be thereon, should be zoned as "R-1" One-Family Residential.

TRACT 4: Known as the Claude Hazel Property:

Parcel 1: Part of the East one-half of the NW $\frac{1}{4}$ of Section 9, T5N, R13W, Conway, Faulkner County, Arkansas and described as follows: Beginning at a point 210 feet East of the Northwest Corner of said East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 9; thence running East along the North line (also the centerline of Highway 64 East) of said East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 9 a distance of 626.96 feet; thence running S 1 min. 18 sec. E 210 feet; thence running N 89 Deg. 56 min. 22 sec. E 19 feet; thence running S 1 deg. 12 min. 48 sec. E 113 feet; thence running West 643.3 feet; thence running N 51 min. 44 sec. W 323 feet to the point of beginning, should be zoned as "B-3" Highway Service District.

Parcel 2: Part of the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 9, T5N, R13W, Conway, Faulkner County, Arkansas and described as follows: beginning at a point 1,891.9 feet S 1 deg. 12 min. 18 sec. E of the Northeast corner of said East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec. 9; thence S 1 deg. 12 min. 18 sec. E 765.92 feet to Southeast corner of said East $\frac{1}{2}$; thence S 89 deg. 34 min. 18 sec. W 1320.73 feet to the Southwest corner of said East $\frac{1}{2}$; thence along west line of said East $\frac{1}{2}$ N 51 min. 44 sec. W 2458.19 feet thence East 210 feet; thence S 51 min. 44 sec. E 113 feet; thence east 642.7 feet; thence S 1 deg. 12 min. 48 sec. E 115.53 feet; thence S 89 deg. 46 min. 50 sec. W 258.63 feet; thence S 1 deg. 39 min. 46 sec. E 501.37 feet; thence S 88 deg. 34 min. 27 sec. W 165.6 feet; thence 51 deg. 46 min. 33 sec. E 293 feet; thence N 88 deg. 31 min. 20 sec. E 165.6 feet; thence S 1 deg. 41 min. 39 sec. E 51.74 feet; thence S 88 deg. 20 min. 53 sec. W 25.67 feet; thence S 1 deg. 33 min. 50 sec. E 168.75 feet; Thence s 87 deg. 44 min. 19 sec. W 107.96 feet; thence S 1 deg. 8 min. 55 sec. W 325.4 feet; thence N 88 deg. 18 min. 23 sec. E 152.94 feet; thence S 3 deg. 6 min. 24 sec. E 46.49 feet; thence N 87 deg. 58 min. 25 sec. E 261.07 feet; thence S 3 deg. 21 min. 29 sec. E 82.2 feet; thence N 89 deg. 8 min. 21 sec. E 424.06 feet to point of beginning, should be zoned as "R-1" One-Family Residential District.

TRACT 5: Known as Castle Industries:

A part of the Southeast Quarter of the Northwest Quarter of Section 17, Township 5 North, Range 13 West, described as follows: Beginning at the Northeast corner of said Southeast Quarter of the Northwest Quarter of said Section 17, Township 5 North, Range 13 West, and run thence West 1120 feet, thence South 389 feet, thence east 1120 feet; thence North 389 feet to the point of beginning, containing 10 acres, more or less, should be zoned as "I-1" Intermediate Industrial District.

TRACT 6: Known as Brier Springs:

Part S $\frac{1}{2}$, SW $\frac{1}{4}$, Section 35, T6N, R14W, Described as follows: Begin at a point 1136.9 feet East of the SW corner of said S $\frac{1}{2}$, SW $\frac{1}{4}$, and run thence N 515 feet to the South R/W line of Missouri Pacific Railroad Company; thence Southeastwardly along said South R/W line 1279.81 feet to the South line of said S $\frac{1}{2}$, SW $\frac{1}{4}$, thence West 1171.6 feet to the point of beginning, containing 6.9 acres more or less, should be zoned as "R-2" Two-Family Residential District.

TRACT 7: Known as Tiffany Conway, Inc.

A parcel of land situated in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 35, T6N, R14W, described as follows: Beginning at a point 1136.9 feet East of the SW corner of said S $\frac{1}{2}$ SW $\frac{1}{4}$ and running thence West 900 feet to the center of a county road; thence running North 1 degree 40 min. West along the center of said county road a distance of 936 feet to the South right-of-way line of Missouri Pacific Railroad Co.; thence South by 65 degrees 30 min. East along said right-of-way line a distance of 1016.5 feet to a point due north of the point of beginning; thence South 515 feet to point of beginning. Also a parcel of land situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 2, T5N, R14W, described as follows: Beginning at point 236.9 feet East of the NW corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ and running thence East 712.9 feet; thence South 241 feet; thence West 712.9 feet; thence South 241 feet; thence West 712.9 feet; thence North 241 feet to the point of beginning, should be zoned as "I-2" Restricted Industrial.

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TRACT 8: Known as Linwood Subdivision:

All of Linwood Subdivision, as shown on a Plat of Record in Book C, page 8, Plat Records of Faulkner County, Arkansas, should be zoned as "R-2" Two-Family Residential.

Section 2: It being necessary for the preservation of the public health, safety and welfare an emergency is hereby declared to exist and this ordinance shall take effect immediately upon its passage and publication.

PASSED this 13 day of November, 1979

APPROVED: _____

Bill Wright
MAYOR

ATTEST: _____

Adrian Damm
Clerk-Treasurer