

*20215*

*CR 18002*

ORDINANCE NO. 042-126

AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY LAND DEVELOPMENT CODE; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES: D. C.

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

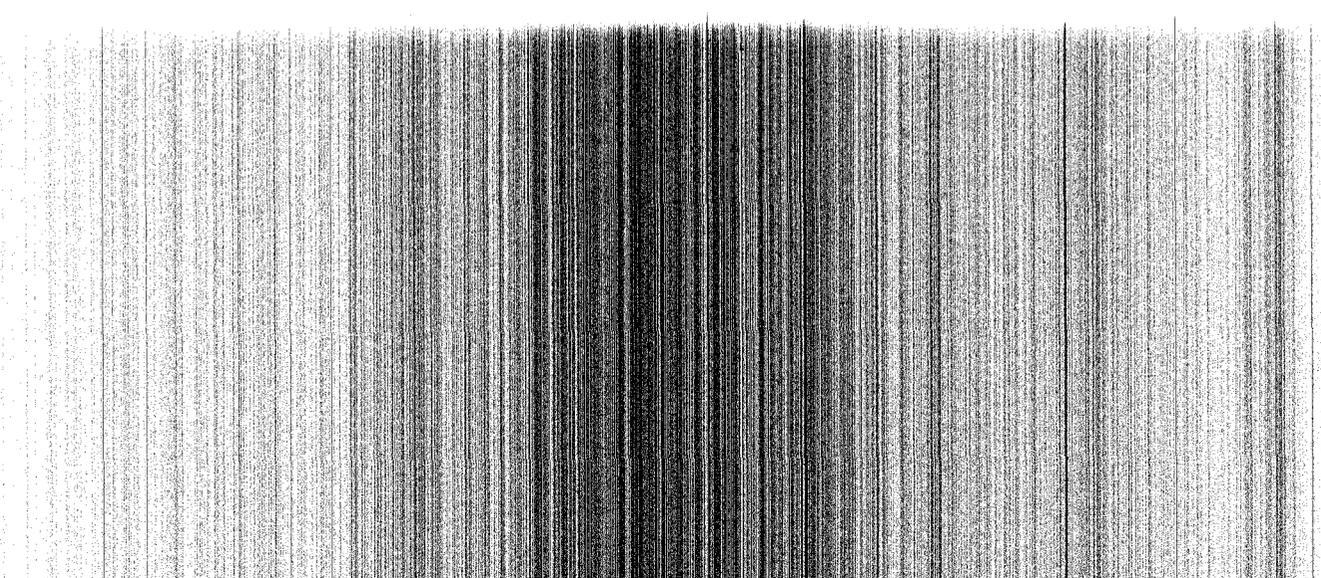
**SECTION 1:** That the Zoning District Boundary Map of the Conway Land Development Code be amended by changing all the A-1 symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

A tract of land lying in the NW 1/4 of Section 8, Township 5 North, Range 13 West, Faulkner County, Arkansas, more particularly described as beginning at the Northeast corner of the NE 1/4 NW 1/4 of said Section 8; thence along the East line of said NE 1/4 NW 1/4 South 01 degree 08 minutes 49 seconds West, 557.72 feet to the true point of beginning; thence continuing along the East line South 01 degrees 08 minutes 49 seconds West 764.68 feet to the Northeast corner of the SE 1/4 NW 1/4 of said Section 8; thence along the East line of said SE 1/4 NW 1/4 South 02 degrees 15 minutes 17 seconds West, 1,322.77 feet to the Southeast corner of the SE 1/4 NW 1/4; thence along the South line of said NW 1/4 North 88 degrees 07 minutes 39 seconds West, 1,223.28 feet to a point on the East right of way of Interstate 40; thence along said right of way North 38 degrees 23 minutes 56 seconds West 503.55 feet to the Southeast corner of 1-40 South Replat; thence along the East line of 1-40 South Replat/Lachowsky Subdivision North 02 degrees 06 minutes 55 seconds East, 1,975.96 feet to the Northeast corner of Lot 1, Lachowsky Subdivision; thence along the North line of Lot 1, Lachowsky Subdivision, North 88 degrees 23 minutes 22 seconds West 3.30 feet; thence leaving said North line North 01 degree 40 minutes 57 seconds East, 235.54 feet to the South right of way of U.S. Highway #64; thence along said South right of way South 88 degrees 13 minutes 07 seconds East, 293.53 feet; thence South 83 degrees 16 minutes 21 seconds East, 57.62 feet; thence South 84 degrees 23 minutes 11 seconds East 291.74 feet; thence South 88 degrees 20 minutes 17 seconds East, 301.09 feet; thence North 87 degrees 50 minutes 53 seconds East, 150.88 feet; thence North 80 degrees 21 minutes 08 seconds East 25.10 feet; thence leaving said right of way South 01 degrees 40 minutes 06 seconds West, 363.50 feet; thence South 54 degrees 38 minutes 09 seconds East, 251.61 feet; thence South 88 degrees 19 minutes 54 seconds East 213.84 feet to the true point of beginning, containing 85.89 acres, more or less,

LESS AND EXCEPT THREE PARCELS:

EXCEPTION 1: Part of the NW 1/4 of Section 8, Township 5 North, Range 13 West, Faulkner County, Arkansas, described as beginning at the Northwest corner of Section 8 and run East 16 chains 77 1/2 links; thence South 30 feet to the South edge of right of way of U.S. Highway #64; thence running South 3 chains 90 links; thence East 200 links; thence North 390 links to the South side of right of

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way; thence West along right of way a distance of 200 links to place of beginning, containing .77 acres, more or less, Subject to right of way of U.S. Highway #64 along the North side thereof.

EXCEPTION 2: Part of the NW 1/4 NW 1/4 of Section 8, Township 5 North, Range 13 West, Faulkner County, Arkansas, more particularly described as follows: Starting at the Northwest corner of the NW 1/4 NW 1/4 of Section 8, thence South 01 degrees 32 minutes 38 seconds West along the West line thereof a distance of 43.77 feet to a point on the Southerly existing right of way of U.S. Highway #64; thence North 89 degrees 23 minutes 11 seconds East along said existing right of way line a distance of 113.00 feet to a point; thence North 01 degrees 30 minutes 16 seconds East along said existing right of way line a distance of 2.0 feet to a point; thence South 88 degrees 29 minutes 44 seconds East along said existing right of way line a distance of 996.05 feet for the point of beginning; thence continue South 88 degrees 29 minutes 44 seconds East along said existing right of way line a distance of 132.0 feet to a point; thence South 01 degrees 35 minutes 29 seconds West a distance of 5.0 feet to a point on the Southerly proposed right of way line of U.S. Highway #64; thence North 88 degrees 29 minutes 44 seconds West along said proposed right of way line a distance of 132.0 feet to a point; thence North 01 degrees 35 minutes 29 seconds East a distance of 5.0 feet to the point of beginning and containing 0.02 acres, more or less; and

EXCEPTION 3: All that portion of the above-described 85.89-acre tract, being approximately the north-175 feet thereof, previously rezoned to C-3 by Ordinance 078-9 of the City of Conway, Arkansas, to those of C-3, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

EXCEPTION 4: The Eastern 25 ft. of the southern 665 feet.

**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 27<sup>th</sup> DAY OF August, 2002.

Approved:

  
MAYOR

Attest:

  
CITY CLERK