



City of Conway, Arkansas  
Ordinance No. O-13-131

**AN ORDINANCE AMENDING SECTIONS 201.1 AND 201.3 OF THE CONWAY ZONING ORDINANCE TO REZONE PROPERTY LOCATED NORTH OF DAVE WARD DRIVE WITHIN QUAIL RUN CIRCLE AND ONE LOT ON THE NORTH SIDE OF QUAIL RUN CIRCLE JUST SOUTH OF SHEPHERD'S CREEK SUBDIVISION FROM A-1 TO R-1:**

**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:

A TRACT OF LAND LOCATED IN PART OF THE SE $\frac{1}{4}$  NE $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 14 WEST, FAULKNER COUNTY, ARKANSAS BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" PIPE FOR THE NORTHWEST CORNER OF SAID SE $\frac{1}{4}$  NE $\frac{1}{4}$ ; THENCE ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$  NE $\frac{1}{4}$  S88°13'21"E, 780.46 FEET TO A SET  $\frac{1}{2}$ " REBAR FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE S88°13'21"E, 179.88 FEET TO A SET  $\frac{1}{2}$ " REBAR; THENCE LEAVING SAID NORTH LINE S01°42'54"W, 365.36 FEET TO A SET  $\frac{1}{2}$ " REBAR ON THE NORTH RIGHT OF WAY OF QUAIL RUN CIRCLE; THENCE ALONG SAID NORTH RIGHT OF WAY N88°02'24"W, 180.00 FEET TO A  $\frac{3}{8}$ " REBAR; THENCE LEAVING SAID NORTH RIGHT OF WAY N01°43'58"E, 364.78 FEET TO THE POINT OF BEGINNING, CONTAINING 1.51 ACRES MORE OR LESS.

A PART OF THE SE $\frac{1}{4}$  NE $\frac{1}{4}$  OF SECTION 17, T-5-N, R-14-W, FAULKNER COUNTY, ARKANSAS, ALSO KNOWN AS LOTS 1, 2, 3, 4, AND PORTION OF 5 OF QUAIL RUN SUBDIVISION NO. 1, AN UNRECORDED SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1" PIPE AT THE NE CORNER OF SAID SE $\frac{1}{4}$  NE $\frac{1}{4}$ ; THENCE S01°38'17"W, 364.82 FEET; THENCE S20°24'07"W, 52.83 FEET TO A FOUND  $\frac{1}{2}$ " REBAR; THENCE N88°13'13"W, 50.00 FEET TO A SET  $\frac{1}{2}$ " REBAR (APLS #1243), SAID POINT BEING THE POINT OF BEGINNING; THENCE N88°13'13"W, 833.99 FEET TO A SET  $\frac{1}{2}$ " REBAR (APLS #1243); THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 117.81 FEET, WITH A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF S46°46'47"W, WITH A CHORD LENGTH OF 106.66 FEET TO A SET  $\frac{1}{2}$ " REBAR (APLS #1243); THENCE S02°02'03"W, 130.00 FEET TO A SET  $\frac{1}{2}$ " REBAR (APLS #1243); THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 126.16 FEET, WITH A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF S17°52'23"E, WITH A CHORD LENGTH OF 124.38 FEET TO A FOUND  $\frac{3}{8}$ " REBAR; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 160.81 FEET; WITH A RADIUS OF 250.00 FEET, WITH A CHORD BEARING OF S17°52'23"E, WITH A CHORD LENGTH OF 158.11 FEET TO A SET  $\frac{1}{2}$ " REBAR

(APLS #1243); THENCE S02°02'03"W, 39.04 FEET TO A SET ½" REBAR (APLS #1243); THENCE S88°13'13"E, 288.03 FEET TO A SET ½" REBAR (APLS #1243); THENCE N01°48'47"E, 188.35 FEET TO A FOUND ½" REBAR (APLS #1243); THENCE S88°08'36"E, 525.76 FEET TO A FOUND ½" REBAR (APLS #1243); THENCE N02°02'03"E, 322.18 FEET TO THE POINT OF BEGINNING, CONTAINING 7.95 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:** All ordinances in conflict herewith are repealed to the extent of the conflict.

**PASSED** this 26<sup>th</sup> day of November, 2013.

**Approved:**



**Mayor Tab Townsell**

**Attest:**



**Michael O. Garrett**  
**City Clerk/Treasurer**

