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ORDINANCE NO. 0-95-

AN ORDINANCE AMENDING SECTIONS 201.1 AND d01.3 OF THE CONWAY **LAND** DEVELOPMENT CODE; 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 MF-3-C-2 symbols and indications as shown on the Zoning District Boundary Map in an area described as follows:

**SEE ATTACHMENT FOR LEGAL DESCRIPTION**

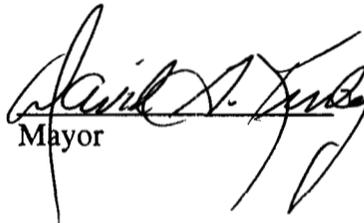
to those of C-3, and a corresponding use district is hereby established in the area above described and said property is hereby rezoned.

SECTION 2: That all ordinances in conflict herewith are repealed to the extent of the conflict.

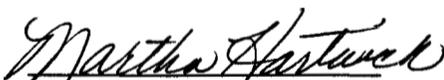
SECTION 3: That this ordinance is necessary for the protection of the public peace, health and safety and an emergency is hereby declared to exist, and this ordinance shall be in full force and effect from and after its passage and approval.

PASSED this 26<sup>th</sup> day of September, 1995.

APPROVED:

  
Mayor

ATTEST:

  
City Clerk

## LEGAL DESCRIPTION

- **PRELIMINARY SURVEY DESCRIPTION:**

PART OF THE SE 1/4 OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 14 WEST, FAULKNER COUNTY, CONWAY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING S88°36'45"E 70.77 FEET FROM THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 36 AT A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SAID SE 1/4; THENCE N01°12'13"E 339.38 FEET; THENCE N77°51'35"E 274.59 FEET; THENCE N05°17'49"E 89.25 TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 64; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1189.13 FEET, AN ARC LENGTH OF 317.82 FEET AND A CHORD BEARING AND DISTANCE OF S65°24'17"E 469.64 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE N88°54'14"W 310.99 FEET; THENCE S01°16'24"W 174.99 FEET; THENCE S88°54'14"E 245.00 FEET; THENCE N01°16'24"E 144.99 FEET; THENCE S88°54'14"E 109.07 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 64; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1189.13 FEET, AN ARC LENGTH OF 72.58 FEET AND A CHORD BEARING AND DISTANCE OF S50°58'29"E 72.57 FEET; THENCE S49°13'34"E 17.69 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1082.15 FEET, AN ARC LENGTH OF 500.68 FEET AND A CHORD BEARING AND DISTANCE OF S35°58'18"E 496.23 FEET THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE N88°44'46"W 226.90 FEET; THENCE S14°36'28"E 250.00 FEET; THENCE S04°31'24"E 250.87 FEET; THENCE N88°44'41"W 884.99 FEET; THENCE N01°23'53"E 490.08 FEET; THENCE N88°47'45"W 101.31 FEET; THENCE N01°12'13"E 174.84 TO THE POINT OF BEGINNING, CONTAINING 892,017.62 SQUARE FEET OR 20.4779 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY OF RECORD OR FACT.

- **The Intersection of Highway 64 & 65. South of Highway 64, West of Hart's Seafood, and East of Stacy Motel.**