

ORDINANCE NO. 20-847

AN ORDINANCE ADOPTING RECOMMENDED AMENDMENT TO THE OFFICIAL ZONING MAP FOR THE CITY OF CLARKSVILLE, ARKANSAS.

WHEREAS, the city of Clarksville has heretofore adopted a Zoning Ordinance and Official Zoning Map to guide and influence the allocation and arrangement of land uses, the development of land, and the future building within the corporate limits of the city of Clarksville; and

WHEREAS, a petition was filed in accordance with the provisions of said ordinance, to rezone certain lands within the corporate limits of the city of Clarksville; and

WHEREAS, a public hearing was held on said petition on August 20, 2020. The Planning Commission approved the boundary change on August 20, 2020, and recommended that the City Council adopt the change; and

WHEREAS, said change was reviewed in its entirety and found to be wholly acceptable.

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

SECTION 1: The following described land shall be rezoned from zoning classification I-1 to R-1:

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT LYING SOUTH OF THE CENTERLINE OF RIVERPOINT ROAD:

APPROXIMATELY 32.57 ACRES OF THE NW¼ SW¼, APPROXIMATELY 39.65 ACRES OF THE NE¼ SW¼, APPROXIMATELY 11.57 ACRES OF THE SW¼ SW¼ AND APPROXIMATELY 4.74 ACRES OF THE SE¼ SW¼, ALL IN SECTION 16, T-9-N, R-23-W, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE FOR THE NE CORNER OF SAID NE¼ SW¼, THENCE ALONG THE EAST LINE THEREOF S 02°03'08" W 1154.02 FEET TO A SET IRON PIN ON THE CORPS OF ENGINEERS TAKE LINE, THENCE ALONG SAID TAKE LINE S 65°46'03" W 370.52 FEET TO A FOUND CORPS MARKER AND S 47°25'53" W 445.18 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE RAILROAD (A FOUND CORPS MARKER BEARS S 47°25'53" W 22.95 FEET FROM THIS POINT), THENCE LEAVING SAID TAKE LINE AND ALONG SAID RIGHT OF WAY LINE S 65°58'08" W 36.48 FEET TO A POINT ON SAID TAKE LINE, THENCE LEAVING SAID RIGHT OF WAY LINE AND ALONG SAID TAKE LINE THROUGH THE FOLLOWING COURSES: N 87°40'18" W 149.71 FEET TO A FOUND CORPS MARKER, N 42°46'09" W 467.68 FEET TO A POINT (A FOUND CORPS MARKER BEARS S 20°59'44" W 5.87 FEET FROM THIS POINT), S 20°59'44" W 522.68 FEET TO A FOUND CORPS MARKER, S 65°57'35" W 371.12 FEET TO A FOUND CORP MARKER, N 87°39'26" W 332.45 FEET TO A FOUND CORPS MARKER, N 21°09'09" E 522.57 FEET TO A FOUND CORPS MARKER, N 61°09'30" W 369.37 FEET TO A FOUND CORPS MARKER, S 29°19'31" W 369.90 FEET TO A FOUND CORPS MARKER AND N 87°38'09" W 325.59 FEET TO A POINT ON THE WEST LINE OF SAID SW¼ SW¼ (A FOUND CORPS MARKER BEARS N 87°38'09" W 6.36 FEET FROM THIS POINT), THENCE LEAVING SAID TAKE LINE AND ALONG SAID WEST LINE N 01°33'23" E 1257.11 FEET TO A POINT ON THE CENTERLINE OF RIVERPOINT ROAD (A SET IRON PIN BEARS S 01°33'23" W

25.81 FEET FROM THIS POINT), THENCE ALONG SAID CENTERLINE THROUGH THE FOLLOWING COURSES: S 60°59'54" E 74.28 FEET, S 57°29'26" E 297.68 FEET AND S 58°01'41" E 206.75 FEET TO A POINT (A SET IRON PIN BEARS N 16°56'38" E 30.31 FEET FROM THIS POINT), THENCE LEAVING SAID CENTERLINE N 16°56'38" E 693.53 FEET TO A FOUND IRON PIN ON THE NORTH LINE OF SAID NW¼ SW¼, THENCE S 87°52'21" E 1981.07 FEET TO THE POINT OF BEGINNING, CONTAINING 88.53 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD. LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

A PART OF THE NW¼ SW¼ OF SECTION 16, T-9-N, R-23-W, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET STATE MONUMENT FOR THE NW CORNER OF SAID NW¼ SW¼, THENCE ALONG THE WEST LINE THEREOF S 01°33'23" W 383.70 FEET TO A POINT ON THE CENTERLINE OF RIVERPOINT ROAD, THENCE ALONG SAID CENTERLINE S 60°59'54" E 47.49 FEET TO THE TRUE POINT OF BEGINNING (A SET IRON PIN BEARS S 13°59'13" W 25.53 FEET FROM THIS POINT), THENCE LEAVING SAID CENTERLINE S 13°59'13" W 195.77 FEET TO A SET IRON PIN ON THE WEST LINE OF SAID NW¼ SW¼, THENCE ALONG SAID WEST LINE S 01°33'23" W 649.26 FEET TO A POINT (A SET IRON PIN BEARS N 52°16'27" E 3.36 FEET FROM THIS POINT), THENCE N 52°16'27" E 793.70 FEET TO A POINT ON SAID CENTERLINE OF RIVERPOINT ROAD (A SET IRON PIN BEARS S 52°16'27" W 23.17 FEET FROM THIS POINT), THENCE ALONG SAID CENTERLINE THROUGH THE FOLLOWING COURSES: N 57°43'10" W 59.77 FEET, N 58°01'41" W 280.34 FEET, N 57°29'26" W 297.68 FEET AND N 60°59'54" W 26.79 FEET TO THE POINT OF BEGINNING, CONTAINING 6.00 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

All of said property being located on Big Danger Road.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

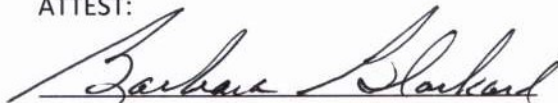
Adopted this 14th day of September, 2020.

APPROVED:



David Rieder, Mayor

ATTEST:



Barbara Blackard, City Clerk/Treasurer