

ORDINANCE NO. 23-906

AN ORDINANCE ADOPTING AN 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 by Frank Demur 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 January 26, 2023. The Planning Commission approved the boundary change on January 26, 2023, 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 R-1 to R-3:

DESCRIPTION: See "EXHIBIT A"

All of said property being located on South Fulton, Clarksville, AR.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

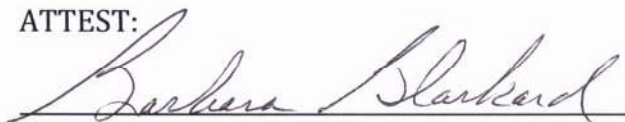
Adopted this 13th day of February 13, 2023.

APPROVED:



David Rieder, Mayor

ATTEST:



Barbara Blackard, City Clerk/Treasurer

DESCRIPTIONS FOR FRANK DEMURO

405 S. FULTON

A PART OF LOT 20 OF ROGERS ADDITION TO SOUTH CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 06-27-2007, FOR FRANK DEMURO, JOB #07-233):

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COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 20, THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING WHICH FALLS ON THE EASTERLY RIGHT OF WAY LINE OF FULTON STREET, THENCE NORTH 89 DEGREES 54 MINUTES 34 SECONDS EAST 139.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20, THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 51 MINUTES 23 SECONDS EAST 343.90 FEET TO A FOUND IRON PIN, THENCE NORTH 87 DEGREES 44 MINUTES 48 SECONDS WEST 133.84 FEET TO A POINT ON SAID RIGHT OF WAY LINE, FROM WHICH POINT A FOUND IRON PIN BEARS SOUTH 87 DEGREES 44 MINUTES 48 SECONDS EAST 0.48 FEET, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 01 DEGREE 43 MINUTES 58 SECONDS WEST 139.23 FEET TO THE NORTHWEST CORNER OF A PRIOR 0.150 ACRE +/- TRACT (SURVEYED BY CORNERSTONE LAND SURVEYING, FOR ALAN BROOKE, ON 12-04-2003, JOB #03-319, AS FILED IN SURVEY BOOK 03-04 PAGE 219), FROM WHICH POINT A SET IRON PIN BEARS SOUTH 88 DEGREES 31 MINUTES 52 SECONDS EAST 7.49 FEET, THENCE SOUTH 88 DEGREES 31 MINUTES 52 SECONDS EAST 67.60 FEET TO A SET IRON PIN FOR THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 01 DEGREES 28 MINUTES 08 SECONDS WEST 96.16 FEET TO A SET IRON PIN FOR THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH 88 DEGREES 31 MINUTES 52 SECONDS WEST 68.05 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, WHICH FALLS ON SAID RIGHT OF WAY LINE FROM WHICH POINT A SET IRON PIN BEARS SOUTH 88 DEGREES 31 MINUTES 52 SECONDS EAST 7.86 FEET, THENCE SOUTH 01 DEGREES 43 MINUTES 58 SECONDS WEST 114.12 FEET TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS.

413 S. FULTON

A PART OF LOT 20 OF ROGERS ADDITION TO SOUTH CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING FOR ALAN BROOKE ON 12-4-03, JOB #03-319):

COMMENCING AT THE SW CORNER OF SAID LOT 20, THENCE ALONG THE WEST LINE THEREOF NORTH 02 DEGREES 12 MINUTES 36 SECONDS EAST 114.29 FEET TO A POINT, THENCE SOUTH 88 DEGREES 31 MINUTES 52 SECONDS EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING WHICH FALLS ON THE EAST RIGHT OF WAY LINE OF FULTON STREET AND FROM WHICH POINT A SET IRON PIN BEARS SOUTH 88 DEGREES 31 MINUTES 52 SECONDS EAST 7.86 FEET, THENCE ALONG SAID RIGHT OF WAY LINE NORTH 01 DEGREES 43 MINUTES 58 SECONDS EAST 96.16 FEET TO A POINT FROM WHICH A SET IRON PIN BEARS SOUTH 88 DEGREES 31 MINUTES 52 SECONDS EAST 7.49 FEET, THENCE SOUTH 88 DEGREES 31 MINUTES 52 SECONDS EAST 67.60 FEET TO A SET IRON PIN, THENCE SOUTH 01 DEGREES 28 MINUTES 08 SECONDS WEST 96.16 FEET TO A SET IRON PIN, THENCE NORTH 88 DEGREES 31 MINUTES 52 SECONDS WEST 68.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.150 ACRES MORE OR LESS.

SURVEY FOR FRANK DEMURO

BASIS OF BEARING
PRIOR WORK IN
THE AREA



CERTIFICATION: The above described property has been surveyed under my supervision, with corners monumented as shown on the attached plat. This plat is a representation of the survey showing the property, improvements thereon and reasonably visible encroachments, if any. This survey was performed for the client shown and those who purchased, see mortgage or guarantee file to within 30 days of this date.

DATE: 06-27-2007
JAMES E. HIGBURY, PRESIDENT

FLOOD STATEMENT:
THIS PROPERTY LIES IN ZONE A OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 050112 0002 C

BASIS OF SURVEY:
1.) SEE PRIOR SURVEY BY THIS COMPANY OF A 0.150 AC +/- TRACT ON 12-04-2003, JOB #03-319, AS FILED IN SURVEY BOOK 03-04 PAGE 219
2.) DEED AS PROVIDED BY THE CLIENT SHOWN OR THEIR REPRESENTATIVE
3.) PLAT OF ROGERS ADDITION TO SOUTH CLARKSVILLE AS FILED IN DEED BOOK 36 PAGE 50

DESCRIPTION: A PART OF LOT 20 OF ROGERS ADDITION TO SOUTH CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE ATTACHED SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 06-27-2007, FOR FRANK DEMURO, JOB #07-233)

COMMENCING AT THE SW CORNER OF SAID LOT 20, THENCE ALONG THE SOUTH LINE THEREOF N 89°54'34" E 5.00 FEET TO THE TRUE POINT OF BEGINNING WHICH FALLS ON THE EASTERLY RIGHT OF WAY LINE OF FULTON STREET, THENCE N 89°54'34" E 139.16 FEET TO THE SE CORNER OF SAID LOT 20, THENCE ALONG THE EAST LINE THEREOF N 00°51'23" E 343.90 FEET TO A FOUND IRON PIN, THENCE N 87°44'48" W 133.84 FEET TO A POINT ON SAID RIGHT OF WAY LINE, FROM WHICH POINT A FOUND IRON PIN BEARS S 87°44'48" E 0.48 FEET, THENCE ALONG SAID RIGHT OF WAY LINE S 01°43'58" W 139.23 FEET TO THE NW CORNER OF A PRIOR 0.150 AC +/- TRACT (SURVEYED BY CORNERSTONE LAND SURVEYING FOR ALAN BROOKE, ON 12-04-2003, JOB # 03-319, AS FILED IN SURVEY BOOK 03-04 PAGE 219), FROM WHICH POINT A SET IRON PIN BEARS S 88°31'52" E 7.49 FEET, THENCE S 88°31'52" E 87.80 FEET TO A SET IRON PIN FOR THE NE CORNER OF SAID TRACT, THENCE S 01°28'08" W 96.16 FEET TO A SET IRON PIN FOR THE SE CORNER OF SAID TRACT, THENCE N 88°31'52" W 68.05 FEET TO THE SW CORNER OF SAID TRACT, WHICH FALLS ON SAID RIGHT OF WAY LINE, FROM WHICH POINT A SET IRON PIN BEARS S 88°31'52" E 7.86 FEET, THENCE S 01°43'58" W 114.12 FEET TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD



 CORNERSTONE LAND SURVEYING INC. 1403 W TAYLOR ST. CLARKSVILLE, AR 72830, PH# 479-705-9405 FAX# 479-705-9407, E-MAIL jhgby@centurytel.net	DATE: 06-27-2007	DRAWN BY: A.W. MILLER II
	SCALE: 1"=40'	JOB: 07-233
	STATE CODE: NA (ROGERS ADDITION TO SOUTH CLARKSVILLE)	
	CLIENT: FRANK DEMURO	

<p>LEGEND</p> <ul style="list-style-type: none"> ○ FOUND IRON PIN ⊕ FOUND IRON PIPE △ FOUND IRON SPIKE □ FOUND SET STONE ▣ R/W MARKER ⊙ FOUND "T" POST ◇ FOUND RR SPIKE ⊗ FOR SERV MONUMENT ⊙ CORP MARKER ⊗ FND ALUM CAP OR MON FC FENCE CORNER POST ● SET 1/2" IRON PIN ⊙ SET 2" CAP-1/2" IRON PIPE ◆ SET RAIL ROAD SPIKE 	<ul style="list-style-type: none"> ◻ COMPILED POINT ONLY ⊙ SET POST ON LINE ⊙ POINT OF BEGINNING ⊙ APPAR LINE OF LOSS ⊙ FENCE --- RECORD DISTANCE ⊙ AERIAL ELECTRIC HV/E: HIGH VOLTAGE A/T R/W: RIGHT OF WAY UG: UNDERGROUND GAS LINE UE: BURIED ELECTRIC LINE ■ ELECTRIC POLE PP: POWER POLE MI: MANHOLE W: WATER METER WV: WATER VALVE WL: WATER LINE GM: GAS METER HI: FIRE HYDRANT UI: UTILITY EASEMENT SB: SET BACK LINE
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