

ORDINANCE NO. 17-775

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 February 23, 2017. The Planning Commission approved the boundary change on February 23, 2017, 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:

SECTION 1: That the official Zoning Map of the City of Clarksville be amended as follows:

A. The following lands currently zoned I-2 shall be rezoned to I-1:

DESCRIPTION: APPROXIMATELY 1.14 ACRES OF THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ AND APPROXIMATELY 3.66 ACRES OF THE NW $\frac{1}{4}$ NE $\frac{1}{4}$, ALL IN SECTION 4, T-9-N, R-23-W, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 12-14-2016, FOR BETTY STONE, JOB# 16-420):

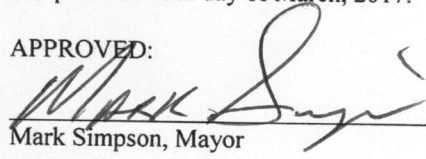
COMMENCING AT THE NW CORNER OF SAID NE $\frac{1}{4}$ NE $\frac{1}{4}$, THENCE ALONG THE WEST LINE THEREOF S 00°23'57" E 339.69 FEET TO THE TRUE POINT OF BEGINNING, WHICH FALLS ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY #64, THENCE ALONG SAID RIGHT OF WAY LINE S 80°11'14" E 231.99 FEET TO A POINT (A FOUND IRON PIN BEARS S 15°04'00" W 8.91 FEET FROM THIS POINT), THENCE LEAVING SAID RIGHT OF WAY LINE S 15°04'00" W 175.51 FEET TO A SET IRON PIN, THENCE S 80°33'08" E 17.47 FEET TO A SET IRON PIN LYING 25.0 FEET EAST OF THE CENTERLINE OF A GRAVEL DRIVE, THENCE RUNNING 25.0 FEET PARALLEL AND PERPENDICULAR TO SAID CENTERLINE S 01°03'38" W 32.78 FEET AND S 03°26'32" E 45.79 FEET TO A SET IRON PIN ON THE NORTH RIGHT OF WAY LINE OF THE RAILROAD, THENCE ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES: N 74°37'09" W 525.52 FEET, N 74°04'30" W 410.25 FEET AND N 74°21'19" W 100.79 FEET TO A SET IRON PIN, THENCE LEAVING SAID RIGHT OF WAY LINE N 17°35'16" E 181.10 FEET TO A SET IRON PIN ON SAID SOUTH RIGHT OF WAY LINE OF HIGHWAY #64, THENCE ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES: S 76°40'54" E 209.49 FEET, S 76°37'46" E 132.34 FEET, S 77°10'17" E 148.81 FEET, S 79°19'58" E 259.41 FEET AND S 80°11'14" E 8.70 FEET TO THE POINT OF BEGINNING, CONTAINING 4.80 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

All of said property being located at 1030 East Main Street.

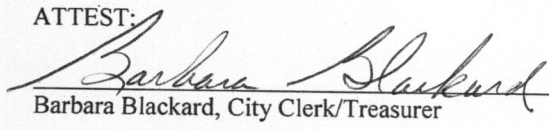
SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adopted this 13th day of March, 2017.

APPROVED:


Mark Simpson, Mayor

ATTEST:


Barbara Blackard, City Clerk/Treasurer