

ORDINANCE NO. 16-765

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 April 28, 2016. The Planning Commission approved the boundary change on April 28, 2016, 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 R-1 shall be rezoned C-3:

Two Tracts of Land located in part of the NE/4 of the NE/4. Part of the NW/4 of the NE/4. Part of the SW/4 of the NE/4. And Part of the NW/4 of the SE/4 in Section 07, Township 09 North, Range 23 West in Johnson County, Arkansas. Being more particularly described as follows:

TRACT ONE:

Beginning at a set ½" rebar at the NW corner of said NE/4 NE/4; thence S 87 degrees 41 minutes 52 seconds E 671.38 feet along the North line thereof to a found United States Army Corps of Engineers (USACOE) Monument No. 1818-1; thence S 43 degrees 12 minutes 22 seconds E 235.99 feet to a found USACOE Monument No. 1818-2; thence S 01 degrees 28 minutes 26 seconds W 165.41 feet to a found USACOE Monument No. 1818-3; thence N 87 degrees 41 minutes 41 seconds W 251.88 feet to a set ½" rebar; thence N 87 degrees 41 minutes 41 seconds W 7.32 feet to a set 1/2" rebar on the N right of way of Interstate 40; thence along the said R/W the following courses: thence N 66 degrees 37 minutes 17 seconds W 13.62 to a found R/W marker on the North Line of said NW/4 of the NE/4; thence S 87 degrees 41 minutes 52 seconds E 275.34 feet to the point of beginning. Containing 4.672 acres more or less and being subject to all easements of record and as shown by Arkansas River Valley Surveying Job No. 5920.

TRACT TWO:

Beginning at a found T-Post at the SW corner of the NW/4 of the NE/4; thence N 19 degrees 07 minutes 51 seconds E 1316.14 feet to a set ½" rebar; thence N 87 degrees 24 minutes 04 seconds W 150.66 feet to a found ½" rebar ; thence N 15 degrees 15 minutes 12 seconds E 226.66 feet to a found ½" rebar; thence N 85 degrees 52 minutes 59 seconds W 458.94 feet to a found ½" rebar on the right of way line of State Highway 109; thence N 23 degrees 19 minutes 52 seconds E 814.64 feet to a found R/W marker on the South R/W of Interstate 40; thence along said R/W the following courses N 65 degrees 27 minutes 24 seconds E 68.84 feet to a found R/W marker; thence S 80 degrees 24 minutes 36 seconds E 123.88 feet to a found R/W Marker; thence N 74

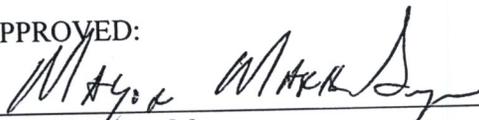
degrees 37 minutes 49 seconds E 124.79 feet to a found R/W Marker; thence N 62 degrees 30 minutes 02 seconds E 157.65 feet to a found R/W marker; thence S 87 degrees 39 minutes 57 second E 357.89 feet to a found r/W marker; thence S 66 degrees 36 minutes 30 seconds E 526.14 feet to a set ½” rebar on the United States Army Corps of Engineers (USACOE) line; thence S 73 degrees 52 minutes 02 seconds W 124.31 feet to a found USACOE Monument No. 1818-5; thence N 87 degrees 40 minutes 49 seconds W 166 feet to a found USACOE Monument No. 1818-6; thence S 25 degrees 09 minutes 34 seconds E 372.98 feet to a found USACOE Monument No. 1818-7; thence N 87 degrees 36 minutes 45 seconds W 166.06 feet to a found USACOE Monument No 1818-8; thence S 43 degrees 09 minutes 04 seconds E 236.09 feet to a found USACOE Monument No. 1818-9; thence S 28 degrees 16 minutes 55 seconds W 368.35 feet to a found USACOE Monument No. 1818-10; thence S 65 degrees 36 minutes 37 seconds W 366.02 feet to a found USACOE Monument No 1818-11; thence S 35 degrees 25 minutes 56 seconds W 592.62 feet to a found USACOE Monument No 1818-12; thence S 15 degrees 29 minutes 41 seconds W 340.07 feet to a found USACOE Monument No. 1818-13; thence S 15 degrees 26 minutes 49 seconds W 340.05 feet to a found USACOE Monument No. 1818-13; thence S 28 degrees 07 minutes 32 seconds W 367.36 feet to a found USACOE Monument No. 1818-14; thence N 42 degrees 22 minutes 08 seconds W 189.76 feet to a set ½” rebar; thence N 42 degrees 22 minutes 08 seconds W 20 feet to a set ½” rebar; thence S 42 degrees 14 minutes 29 seconds W 35 feet to a set ½” rebar; thence S 42 degrees 15 minutes 04 seconds W 9.28 feet to a set ½” rebar; thence N 01 degrees 23 minutes 09 seconds E 214.63 feet to the point of beginning, containing 40.14 acres more or less.

All of said property being located at 1103 S. Crawford Street.

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

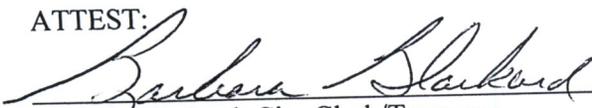
Adopted this 9th day of May, 2016.

APPROVED:



Mark Simpson, Mayor

ATTEST:



Barbara Blackard, City Clerk/Treasurer