

ORDINANCE NO. 24-950

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 June 27, 2024. The Planning Commission approved the boundary change on June 27, 2024, 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 and C-3 to I-1:

DESCRIPTION: "EXHIBIT A"

All of said property being located at Poplar Street/Highway 123 and Big Danger Road in Clarksville, AR.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adopted this 8th day of July, 2024.

APPROVED:



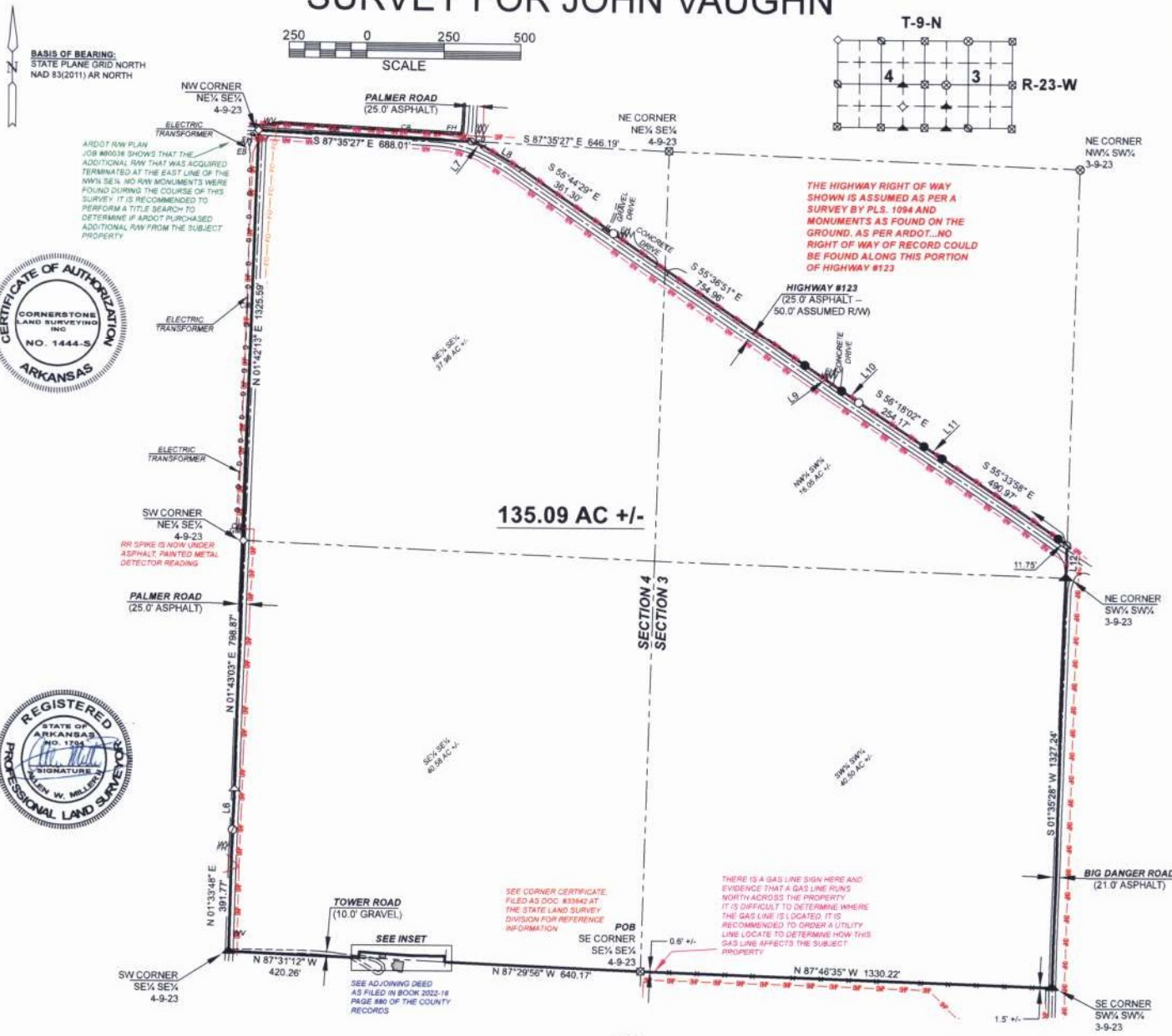
David Rieder, Mayor

ATTEST:



Barbara Blackard, City Clerk/Treasurer

SURVEY FOR JOHN VAUGHN



DEEDS AND SURVEYS USED:
 SOME OF THE DEEDS AND SURVEYS REFERENCED DURING THIS SURVEY ARE AS FOLLOWS:
 1.) DEED BOOK 2003-38, PAGE 83 OF THE COUNTY RECORDS.

DESCRIPTION: THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ (APPROXIMATELY 40.58 ACRES) AND APPROXIMATELY 37.96 ACRES OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 4 AND THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ (APPROXIMATELY 40.50 ACRES) AND APPROXIMATELY 16.05 ACRES OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 3, ALL IN 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 6-5-2024, FOR JOHN VAUGHN, JOB# 24-597):

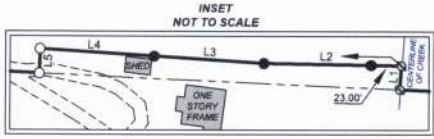
BEGINNING AT A STATE MONUMENT FOR THE SE CORNER OF SAID SE $\frac{1}{4}$ SE $\frac{1}{4}$, THENCE ALONG THE SOUTH LINE THEREOF N 87°29'56" W 840.17 FEET TO A POINT ON THE CENTERLINE OF A CREEK, THENCE ALONG SAID CENTERLINE N 04°04'45" E 18.22 FEET TO A POINT (A SET IRON PIN BEARS N 89°03'12" W 23.00 FEET FROM THIS POINT), THENCE LEAVING SAID CENTERLINE N 89°03'12" W 104.70 FEET TO A SET IRON PIN, THENCE N 86°23'44" W 84.85 FEET TO A SET IRON PIN, THENCE N 86°23'44" W 88.21 FEET TO A FOUND IRON PIN, THENCE S 01°22'13" W 18.55 FEET TO A FOUND IRON PIN ON THE SOUTH LINE OF SAID SE $\frac{1}{4}$ SE $\frac{1}{4}$, THENCE N 87°11'12" W 420.26 FEET TO A SET MAG NAIL FOR THE SW CORNER OF SAID SE $\frac{1}{4}$ SE $\frac{1}{4}$, THENCE ALONG THE WEST LINE THEREOF N 01°33'48" E 391.77 FEET TO A FOUND COTTON SPINDLE, N 02°01'44" E 134.95 FEET TO A FOUND SPIKE AND N 01°43'03" E 798.87 FEET TO A FOUND RAILROAD SPIKE FOR THE SW CORNER OF SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$, THENCE N 01°42'13" E 1325.59 FEET TO A SET MAG NAIL FOR THE NW CORNER OF SAID NE $\frac{1}{4}$ SE $\frac{1}{4}$, THENCE ALONG THE NORTH LINE THEREOF S 87°35'27" E 688.01 FEET TO A POINT ON THE ASSUMED NORTH RIGHT OF WAY LINE OF HIGHWAY #123, THENCE ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES: S 87°35'27" E 41.54 FEET, S 59°58'52" E 148.28 FEET, S 55°44'29" E 361.30 FEET TO A FOUND IRON PIN, S 55°36'51" E 754.96 FEET TO A SET IRON PIN, S 55°29'15" E 144.54 FEET TO A SET IRON PIN, S 55°40'14" E 66.85 FEET TO A FOUND IRON PIN, S 56°18'02" E 254.17 FEET TO A SET IRON PIN, S 55°52'50" E 71.33 FEET TO A SET IRON PIN AND S 55°33'58" E 490.97 FEET TO A POINT ON THE EAST LINE OF SAID NW $\frac{1}{4}$ SW $\frac{1}{4}$ (A SET IRON PIN BEARS N 55°33'58" W 11.75 FEET FROM THIS POINT), THENCE LEAVING SAID RIGHT OF WAY LINE, S 01°33'57" W 107.21 FEET TO A SET MAG NAIL FOR THE NE CORNER OF SAID SW $\frac{1}{4}$ SW $\frac{1}{4}$, THENCE S 01°35'28" W 1327.24 FEET TO A SET MAG NAIL FOR THE SE CORNER OF SAID SW $\frac{1}{4}$ SW $\frac{1}{4}$, THENCE N 87°46'35" W 1330.22 FEET TO THE POINT OF BEGINNING, CONTAINING 135.09 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

ACCREAGE NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACCREAGE SHOWN.

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A. LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

SURVEY CERTIFICATION: THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN, OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE.

ALLEN W. MILLER, PS 1734 DATE 6-5-2024



LINE	BEARING	DISTANCE
L1	N 01°04'45" E	18.22
L2	N 89°03'12" W	104.70
L3	N 86°23'44" W	84.85
L4	N 86°23'44" W	88.21
L5	S 01°22'13" W	18.55
L6	N 02°01'44" E	134.95
L7	S 68°53'36" E	41.54
L8	S 59°58'52" E	148.28
L9	S 55°29'15" E	144.54
L10	S 55°40'14" E	66.85
L11	S 55°52'50" E	71.33
L12	S 01°33'57" W	107.21

CORNERSTONE SURVEYING
 1403 W TAYLOR STREET, CLARKSVILLE, AR 72830
 Fort Smith: 479.763.1414 Clarksville: 479.705.9406 Russellville: 479.968.9406

DATE 6-5-2024 DRAWN BY C. DICKERSON
 SCALE 1"= 250' JOB# 24-597
 STATE CODE 500-09N-23W-0-03-300-36-1704
 500-09N-23W-0-04-200-36-1704

CLIENT JOHN VAUGHN

LEGEND

○ FOUND IRON PIN	⊗ STATE MONUMENT	▲ COMPUTED POINT ONLY	— FIBER OPTIC	WM WATER METER
○ FOUND IRON PIPE	⊗ FND. COTTON SPINDLE	▲ SET MAG NAIL	— RIGHT OF WAY	WV WATER VALVE
△ FOUND IRON SPIKE	⊗ FND. ALUM. CAP OR MON.	● POB POINT OF BEGINNING	— UNDERGROUND GAS LINE	WL WATER LINE
□ FOUND SET STONE	⊗ FENCE CORNER POST	▲ ALOP APPAR. LINE OF POSS.	— CB CABLE BOX	GM GAS METER
△ R.W. MARKER	⊗ SET 1/2" IRON PIN	— FENCE	— EB ELECTRIC BOX	FH FIRE HYDRANT
▽ FOUND "T" POST	⊗ SET 2" CAP-1/2" REBAR	— (XXX) RECORD DISTANCE	— — SANITARY SEWER	UE UTILITIES ESMT.
◇ FOUND RR SPIKE	⊗ SET RAIL ROAD SPIKE	— — OVERHEAD POWER	— MH MANHOLE	SBL SET BACK LINE