

ORDINANCE NO. 24-951

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 off Big Danger Road in Clarksville, AR.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adopted this 8<sup>th</sup> day of July, 2024.

APPROVED:



David Rieder, Mayor

ATTEST:



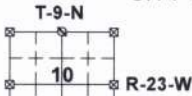
Barbara Blackard, City Clerk/Treasurer

# FINAL PLAT OF BECKMAN ESTATES

THE NW¼ NW¼ OF SECTION 10, T-9-N, R-23-W, IN THE  
CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS



**BASIS OF BEARING:**  
STATE PLANE GRID NORTH  
NAD 83(2011) AR NORTH

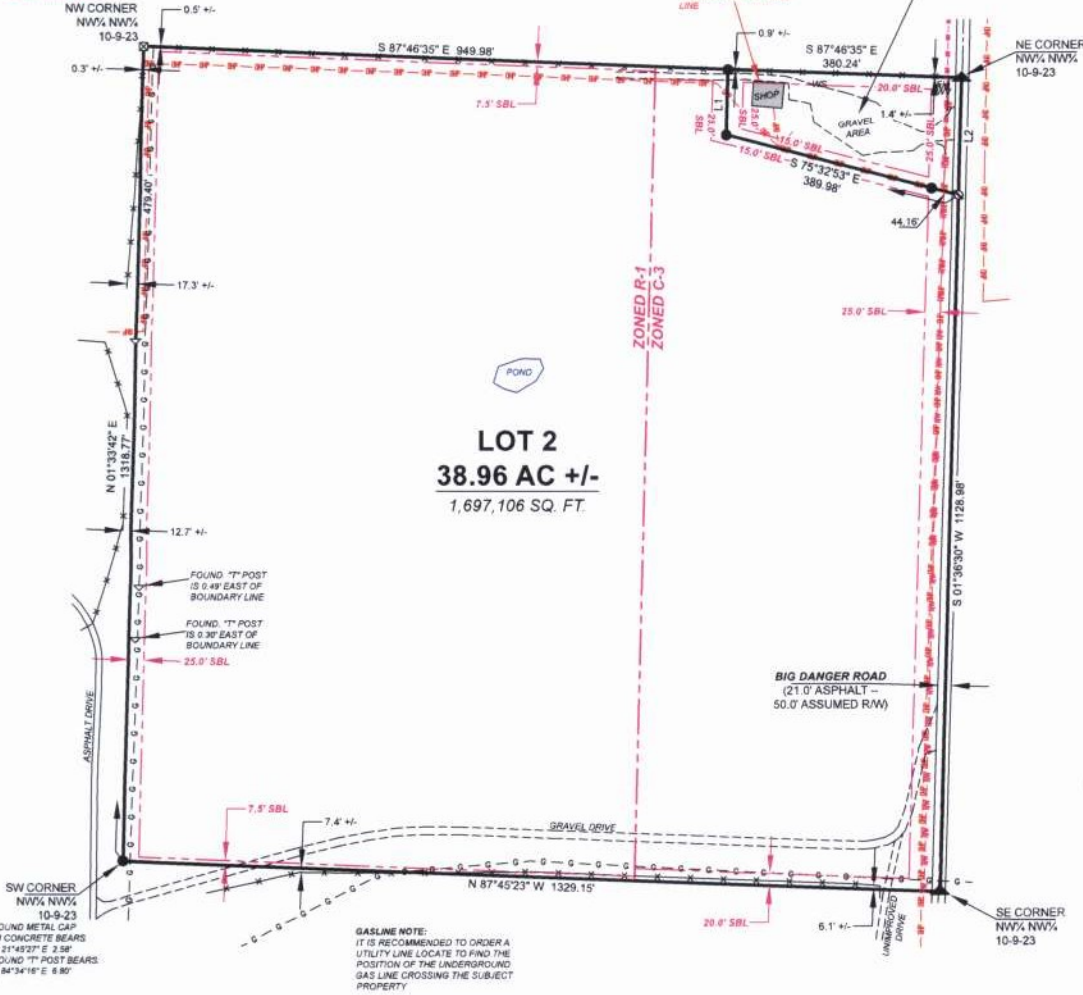


OWNERS: DVN LLC  
ADDRESS: 1816 S 46 ST  
FORT SMITH, AR 72903

**LOT 1**  
1.30 AC +/-  
56,628 SQ. FT.



SEE CORNER CERTIFICATE, FILED AS DOC. #33842 AT THE STATE LAND SURVEY DIVISION FOR REFERENCE INFORMATION.



**CERTIFICATE OF OWNER**

We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided, and do hereby lay off, plat, and subdivide said real estate in accordance with this plat.

Signed \_\_\_\_\_

Date of Execution \_\_\_\_\_ Name \_\_\_\_\_

**CERTIFICATE OF CITY ENGINEERING**

I, the undersigned, hereby approve this minor subdivision of the described tract as shown on this survey plat in the City of Clarksville, AR.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF FINAL APPROVAL**

Pursuant to the Clarksville Land Subdivision and Development Code, and all of the conditions of approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said Rules and Regulations.

Clarksville Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF SURVEYING ACCURACY**

I, ALLEN W. MILLER II, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and their location, size, type and material are correctly shown.

ALLEN W. MILLER II PS 1704

Date 5-20-2024



LINE	BEARING	DISTANCE
L1	S 01°36'30" W	107.83'
L2	S 01°36'30" W	190.24'

**ACREAGE 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 ACREAGE 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 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 II, PS 1704 DATE: 6-20-2024

	R-1 ZONING	C-3 ZONING
LOT AREA SQ.FT.	7,500	MIN. LOT AREA SQ.FT. 5,000
LOT AREA PER FAMILY	7,500	MIN. LOT WIDTH 50'
LOT WIDTH	70'	MAX. BUILDING COVERAGE 70%
<b>SETBACKS</b>		
FRONT	25'	FRONT 25'
SIDE INTERIOR	7.5'	SIDE 30'
SIDE EXTERIOR	25'	WHEN ABUTTING RESIDENTIAL 15'
SIDE CORNER TO REAR YARD	15'	WHEN ABUTTING NON-RESIDENTIAL 15'
REAR	25'	REAR 25'
MAX. HEIGHT FEET	35'	MAX. HEIGHT FEET 35'
MAX. HEIGHT STORIES	2 1/2	MAX. HEIGHT STORIES 3

**DEEDS AND SURVEYS USED:**  
SOME OF THE DEEDS AND SURVEYS REFERENCED DURING THIS SURVEY ARE AS FOLLOWS:  
1.) DEED BOOK 2017-08, PAGE 962 OF THE COUNTY RECORDS.

**DESCRIPTION:** THE NW¼ NW¼ OF SECTION 10, T-9-N, R-23-W, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 5-20-2024, FOR JOHN VAUGHN, JOB# 24-061), CONTAINING 40.28 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

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

DATE: 6-20-2024 DRAWN BY: C. DICKERSON  
SCALE: 1"= 150' JOB#: 24-061  
STATE CODE: 500-09N-23W-0-10-440-36-1704  
CLIENT: JOHN VAUGHN

○ FOUND IRON PIN	⊗ STATE MONUMENT	▲ COMPUTED POINT ONLY	WS WATER SPIGOT	WM WATER METER
○ FOUND IRON PIPE	⊗ CORP MARKER	▲ SET MAG NAIL	R/W RIGHT OF WAY	WV WATER VALVE
△ FOUND IRON SPIKE	⊗ FND. ALUM. CAP OR MON.	● POB POINT OF BEGINNING	- G - UNDERGROUND GAS LINE	W/L WATER LINE
□ FOUND SET STONE	⊗ FENCE CORNER POST	▲ ALOP APPAR. LINE OF POSS.	U/P UNDERGROUND PHONE	GM GAS METER
▽ R/W MARKER	● SET 1/2" IRON PIN	--- FENCE	B/E BURIED ELECTRIC LINE	FM FIRE HYDRANT
▽ FOUND "T" POST	◆ SET 2" CAP-1/2" REBAR	--- (XXX XXX) RECORD DISTANCE	- S - SANITARY SEWER	U/E UTILITIES ESM.T.
◇ FOUND RR SPIKE	◆ SET RAIL, ROAD SPIKE	--- OVERHEAD POWER	MH MANHOLE	SBL SET BACK LINE