

File for record on this 22 day of March, 2005  
at 2:12 pm, and the same is now duly recorded in  
County court record Book Y, on page 24  
ESTER BASS, Clerk By. cf D.C.

ORDINANCE NO. 2005-12

**AN ORDINANCE REZONING A TRACT OF LAND IN THE CITY  
OF CLINTON, ARKANSAS, FROM RESIDENTIAL TO  
HIGHWAY COMMERCIAL AND FOR OTHER PURPOSES.**

**WHEREAS**, The City Council previously rezoned various tracts of land alongside parts of Highway 65 within the city limits of the City of Clinton, Arkansas; and

**WHEREAS**, The City Council removed a tract of land from that Ordinance due to there not having been a public hearing on said proposed rezoning; and

**WHEREAS**, said tract has been and is being used as commercial property and the owner has sought rezoning of the tract to Highway Commercial and has filed the proper applications with the City; and

**WHEREAS**, the Planning Commission has now conducted a public hearing on the rezoning request as required by ordinance; and

**WHEREAS**, as a result of the hearing the Planning Commission recommends that said tract be rezoned as Highway Commercial to accurately reflect its true use and the intent of the land use plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF  
THE CITY OF CLINTON, ARKANSAS:**

**Section 1:**

The following tract of land located in the City of Clinton, Arkansas, is hereby rezoned to Highway Commercial to wit:

(3-3-2005) (Dan Snowden)

PART OF THE NE1/4 NW1/4 CONTAINING 5.79 ACRES, PART OF THE SW1/4 NW 1/4 NE1/4 CONTAINING 9.70 ACRES, SECTION 26, T-11-N, R-14-W, CLINTON, VAN BUREN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS, BEGINNING AT THE SE CORNER OF THE NE1/4 NW1/4 OF SAID SECTION 26, T-11-N; R-14-W, THENCE N 01°14'22" E ALONG THE EAST LINE OF THE SE1/4 NW1/4, A DISTANCE OF 111.00 FEET TO A POINT; THENCE N 88°50'10" W A DISTANCE OF 617.77 FEET TO A IRON PIN; THENCE N 00°20'58" E ADISTANCE OF 303.00 FEET TO A POINT ON

THE SOUTH RIGHT OF WAY LINE OF WILLIAMSON ROAD; THENCE N 89°21' 50" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 433.01 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 65; THENCE N 00°20'58" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WILLIAMSON ROAD; THENCE S 89°21'50" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 634.54 FEET TO A POINT; THENCE S 89°25.35" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 421.91 FEET TO A POINT ON THE WEST LINE OF THE NW1/4 NE1/4; THENCE CONTINUE S 89°25'35" E A DISTANCE OF 95.72 FEET TO A IRON PIPE ON THE LOCAL ¼ SECTION LINE AS SHOWN IN SURVEY RECORD BOOK G PAGE 234; THENCE N 00°37'16"W A DISTANCE OF 181.00 FEET ALONG SAID LOCAL ¼ SECTION LINE TO A POINT ON THE NORTH LINE OF THE SW1/4 NW1/4 NE1/4; THENCE S 88°08'17" E A DISTANCE OF 576.44 FEET TO THE NE CORNER OF THE SW1/4 NW1/4 NE1/4; THENCE S 01°12' 31" W A DISTANCE OF 656.73 FEET TO THE SE CORNER OF SAID SW1/4 NW1/4 NE1/4; THENCE N 88°32'12" W A DISTANCE OF 666.60 FEET TO THE POINT OF BEGINNING; CONTAINING 674,884 SQUARE FEET OR 15.49 ACRES IN AGGREGATE MORE OR LESS, SUBJECT TO A 60 FOOT EASEMENT ALONG WILLIAMSON ROAD. AND SUBJECT TO UTILITY EASEMENTS WHERE EXISTING.

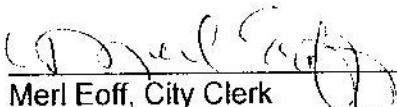
**Section 2:**

The Planning Commission shall amend the official zoning map to reflect this change in zoning.

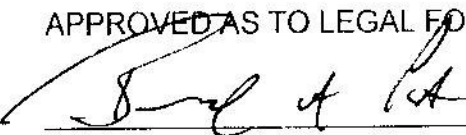
PASSED: March 10, 2005

  
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Chip Ellis, Mayor

ATTEST:

  
\_\_\_\_\_  
Merl Eoff, City Clerk

APPROVED AS TO LEGAL FORM:

  
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Brad A. Cazort, City Attorney