

ORDINANCE NO. 2005-24

**AN ORDINANCE CONFIRMING THE REZONING
OF A TRACT OF LAND IN THE CITY OF CLINTON,
ARKANSAS, FROM R-1 RESIDENTIAL TO HC HIGHWAY
COMMERCIAL AND FOR OTHER PURPOSES.**

WHEREAS, the owner of the property described herein has petitioned the City of Clinton to rezone said property from R-1 Residential to HC Highway Commercial; and

WHEREAS, the Petition to rezone said tract of land has been presented to the Clinton Zoning Commission which has recommended its approval; and

WHEREAS, the City Council of the City of Clinton finds that such a rezoning request is appropriate and should be granted.

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:

PART OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ CONTAINING 1.36 ACRES, AND PART OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ CONTAINING 3.64 ACRES, SECTION 10, T-11-N, R-14-W, CITY OF CLINTON, VAN BUREN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS, STARTING AT A STONE MONUMENT AT THE NE CORNER OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 10, T-11-N, R-14- W, THENCE N 89°18'01"W ALONG THE NORTH LINE OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$, A DISTANCE OF 313.10 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 65 NORTH, THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE ALONG SAID RIGHT OF WAY LINE, ALONG A CURVE LEFT, HAVING AN ARC LENGTH OF 123.66 FEET, WITH A RADIUS OF 756.20 FEET, WITH A CHORD BEARING OF S 06°48'44" W, WITH A CHORD LENGTH OF 123.52 FEET; TO A POINT; THENCE S 00°46'49" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 106.57 FEET TO A POINT; THENCE S 24°19'33" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 183.87 FEET TO A POINT; THENCE S 27°18'33" W ALONG SAID RIGHT OF WAY


LINE, A DISTANCE OF 227.90 FEET TO A POINT; THENCE LEAVING SAID HIGHWAY RIGHT OF WAY LINE AND RUN N 62°47'19" W A DISTANCE OF 245.43 FEET TO A POINT; THENCE N 17°26'18" E A DISTANCE OF 513.83 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 NE 1/4; THENCE CONTINUE N 17°26'18" E A DISTANCE OF 239.54 FEET TO A POINT; THENCE S 89°16'19" E A DISTANCE OF 258.86 FEET TO A POINT ON AFORESAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 65 NORTH; THENCE S 18°18'00" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 148.45 FEET TO THE POINT OF CURVATURE OF A CURVE LEFT; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 90.59 FEET, WITH A RADIUS OF 756.20 FEET, WITH A CHORD BEARING OF S 14°55'43" W. WITH A CHORD LENGTH OF 90.53 FEET TO THE POINT OF BEGINNING; CONTAINING 217,600 SQUARE FEET, OR 5.00 ACRES MORE OR LESS.

Section 2:

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

PASSED: November 10, 2005

ATTEST:




Chip Ellis, Mayor



Merl Eoff, Recorder Treasurer, CMC

APPROVED AS TO FORM:



Brad A. Cazort, City Attorney