

File for record on this 11 day of May, 2007  
at 11:24A m, and the same is now duly recorded in  
~~County~~ court record Book Y, on page 563  
ESTER BASS, Clerk By: AA D.C.

FILED  
2007 MAY 11 AM 11:24  
ESTER BASS  
COUNTY & CIRCUIT CLERK  
VAN BUREN CO., ARKANSAS

**ORDINANCE NO. 2007-02**

**AN ORDINANCE REZONING TWO TRACTS OF LAND  
LOCATED ON HIGHWAY 16 EAST AND ONE TRACT OF  
LAND LOCATED ON HIGHWAY 65 SOUTH 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 South and Highway 16 East within the city limits of the City of Clinton, Arkansas; and

**WHEREAS**, The owners of three tracts of land alongside said highways desire to have the property rezoned to HC Commercial; and

**WHEREAS**, said tracts have been and are being used as commercial properties and the owners have sought rezoning of the tracts to Highway Commercial and have filed the proper applications with the City; and

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

**WHEREAS**, as a result of the hearing the Planning Commission recommends that said tracts be rezoned as Highway Commercial to accurately reflect their 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 two tracts of land located on Highway 16 East in the City of Clinton, Arkansas, are hereby rezoned to Highway Commercial to wit:

Parcel 1

PART OF THE SE ¼ SW ¼ SECTION 11, AND PART OF THE NE ¼ NW ¼ SECTION 14, T-11-N, R-14-W, DESCRIBED AS: STARTING AT THE SE CORNER SE ¼ SW ¼ SECTION 11, T-11-N, R-14-W: THENCE N 88°08' W 730.15 FEET ALONG THE SOUTH LINE OF SAID SE ¼ SW ¼ SECTION 11 TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED: THENCE S 11° 39' W 287.94 FEET TO A POINT IN NE ¼ NW ¼ SECTION 14: THENCE N 78°21' W 210.00 FEET TO A POINT: THENCE N 11°39' E 251.73 FEET TO A POINT ON AFORESAID SOUTH LINE OF SE ¼ SW ¼ SECTION 11: THENCE CONTINUING N 11°39' E A DISTANCE OF 206.96 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS HIGHWAY NUMBER 16: THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE, ON A CURVE RIGHT, HAVING A RADIUS OF 480.87 FEET, AN ARC DISTANCE OF 7.39 FEET TO THE POINT OF TANGENCY: THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, S 55° 40' E A DISTANCE OF 220.19 FEET TO A POINT: THENCE S 11°39' W 83.04 FEET TO THE POINT OF BEGINNING. BEING 0.699 ACRES IN SE ¼ SW ¼, 1.301 ACRES IN NE ¼ NW ¼, AND CONTAINING AN AGGREGATE OF 87,120 SQUARE FEET OR 2.00 ACRES ACCORDING TO THE NEAL SURVEY. (General Baptist Church)

Parcel 2

PART OF THE SE ¼ SW ¼, SECTION 11, CONTAINING 0.136 ACRES, PART OF THE NE ¼ NW ¼ SECTION 14, CONTAINING 3.340 ACRES. T-11-N, R-14-W, CLINTON, VAN BUREN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBES AS STARTING AT THE SE CORNER OF THE SE ¼ SW ¼ SECTION 11, T-11-N, R-

14-W, THENCE N 88°08' W ALONG THE SOUTH LINE OF THE SE ¼ SW ¼ , A DISTANCE OF 579.42 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS HIGHWAY #16, THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED: THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE ALONG A CURVE LEFT, WITH AN ARC LENGTH OF 191.37 FEET, WITH A RADIUS OF 480.74 FEET, WITH A CHORD BEARING OF S 74°44'29" E, WITH A CHORD LENGTH OF 190.11 FEET, TO A POINT IN THE NE ¼ NW ¼ ; THENCE LEAVING SAID HIGHWAY RIGHT OF WAY AND RUN S 08°13'00" W A DISTANCE OF 532.75 FEET TO A POINT, THENCE N 46°26'13" W A DISTANCE OF 436.08 FEET TO A POINT; THENCE N 11°39'00" E A DISTANCE OF 370.66 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS HIGHWAY #16, SAID POINT BEING IN THE SE ¼ SW ¼ SECTION 11; THENCE S 55°40'00" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 95.08 FEET TO THE POINT OF CURVATURE OF A CURVE LEFT; THENCE ALONG SAID CURVE, WITH AN ARC LENGTH OF 64.30 FEET, WITH A RADIUS OF 480.74 FEET, WITH A CHORD BEARING OF S 59°29'54" E, WITH A CHORD LENGTH OF 64.25 FEET, TO THE POINT OF BEGINNING; CONTAINING 151,424 SQUARE FEET, OR 3.476 ACRES IN AGGREGATE MORE OR LESS. (Galbraith)

**Section 2:**

The following tract of land located on Highway 65 South in the City of Clinton, Arkansas, is hereby rezoned to Highway Commercial to wit:

Parcel 3

PART OF THE W ½ SE ¼ SECTION 35, T-11-N, R-14-W, CLINTON, VAN BUREN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: STARTING AT THE SW CORNER OF THE NW ¼ SE ¼ SECTION 35, T-11-N, R-14-W, THENCE S 88°55'09" E

ALONG THE SOUTH LINE OF THE NW ¼ SE ¼ A DISTANCE OF 236.87 FEET TO A POINT ON AN OLD WIRE FENCE, THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE N 17°41'43" W, ALONG SAID FENCE, A DISTANCE OF 60.77 FEET TO A POINT; THENCE N 83°06'20" E, A DISTANCE OF 207.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 65, THENCE S 22°15'03" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 94.03 FEET TO A POINT ON THE NORTH LINE OF THE SW ¼ SE ¼, THENCE CONTINUING S 22°15'03" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 5.98 FEET TO A POINT, THENCE S 17°30'21" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 44.83 FEET TO A POINT, THENCE LEAVING SAID HIGHWAY RIGHT OF WAY AND RUN N 89°15'29" W A DISTANCE OF 223.22 FEET TO A POINT ON AFORESAID OLD WIRE FENCE, THENCE N 17°41'43" W, ALONG SAID FENCE, A DISTANCE OF 51.87 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRES IN THE NW ¼ SE ¼ AND CONTAINING 0.25 ACRES IN THE SW ¼ SE ¼, AND CONTAINING AN AGGREGATE OF 0.61 ACRES, MORE OR LESS, ACCORDING TO THE EDDIE WHEELER SURVEY, DATED SEPTEMBER 20, 2000, AND RECORDED IN SURVEY RECORD BOOK "J", PAGE 139. (Ron Pack)

and

PART OF THE NW ¼ SE ¼, SECTION 35, T-11-N, R-14-W, CLINTON, VAN BUREN COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS : STARTING AT THE SW CORNER OF THE NW ¼ SE ¼ SECTION 35, T-11-N, R-14-W, THENCE S 88°55'09" E, ALONG THE SOUTH LINE OF THE NW ¼ SE ¼ A DISTANCE OF 236.87 FEET TO A POINT ON AN OLD WIRE FENCE, THENCE N 17°41'43" W, ALONG SAID FENCE, A DISTANCE OF 60.77 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE N 17°41'43" W, ALONG SAID FENCE, A DISTANCE OF 110.33 FEET TO A POINT, THENCE

N 88°24'55" E A DISTANCE OF 204.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S HIGHWAY 65, THENCE S 22°15'03" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 92.75 FEET TO A POINT, THENCE LEAVING SAID HIGHWAY RIGHT OF WAY AND RUN S 83°06'20" W A DISTANCE OF 207.64 FEET TO THE POINT OF BEGINNING, CONTAINING 0.462 ACRES, MORE OR LESS, ACCORDING TO THE EDDIE WHEELER SURVEY DATED SEPTEMBER 15, 2000.

**Section 3:**

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

PASSED: February 8, 2007



Roger L Rorie  
Roger Rorie, Mayor

Merl Eoff  
Merl Eoff, Recorder/Treasurer/Clerk, CMC

APPROVED AS TO LEGAL FORM:

Brad A. Cazort, City Attorney