



City of Jonesboro

Legislative File Number ORD-89:1193 (version 1)

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AN ORDINANCE TO AMEND ORDINANCE NO. 954 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1: That Ordinance no. 954 known as the Zoning Ordinance of the City of Jonesboro be amended as recommended by the Metropolitan Area Planning Commission by the change in zoning district boundaries as follows: (Tracts 2 and 3; 4.42 acres, S. side of US Hwy 63 Bypass, W of Missouri Pacific Railroad, L. J. Boyd)

TRACT I

From Residential ( R-1 ) to Commercial ( C-3 ) of property described as follows: Begin at the South Right-of-way line of US Highway #63 and the West line of the Northwest Quarter of the Northwest Quarter of Section 34 Township North, Range 4 East; thence South 85°50' East along said South Right-of-way line 100.1 feet; thence South 1°36' West 425.6 feet; thence North 88°24' West 100 feet to the West line of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter aforesaid; thence North 1°36' East along said West line 430.01 feet to the point of beginning, containing 0.98 acres and being contingent upon a road easement of 30 feet: (\*)

TRACT II

From Residential ( R-1 ) to Industrial ( I-1 ) of property described as follows: Begin at the intersection of the South Right-of-way line of US Highway #63 and the West line of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East; thence South 85°50' East along the South Right-of-way line aforesaid 100.1 feet to the point of beginning proper; thence continue South 85°50' East along said South Right-of-way line 379.5 feet to the West Right-of-way line of the Missouri Pacific Railroad; thence South 34°31' West along said West Right-of-way line 203.7 feet; thence along said West right-of-way line, along the arc of a 0.7666° curve to the left 278.3 feet; thence North 88° 24' West 120.9 feet; thence North 1°36' East 425.6 feet to the point of beginning proper, containing 2.44 acres and being subject to a road easement of 30 feet along the West side of the tract; (\*)

TRACT III

From Residential ( R-1 ) to Industrial ( I-1 ) of property described as follows: Begins at the intersection of the South Right-of-way line of US Highway #63 and the West line of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East; thence South 1° 36' West along the West line of the Northwest Quarter of the Northwest Quarter aforesaid 430.1 feet to the point of beginning proper; thence South 88°24' East 220.9 feet to the West Right-of-way line of the Missouri Pacific Railroad; thence along said Railroad Right-of-way along the arc of a 0.7666° curve

to the left 456.6 feet to the intersection of the West Railroad Right-of-way line and the West line of the Northwest Quarter of the Northwest Quarter aforesaid; thence North 1°36' East along said West line of the Northwest Quarter of the Northwest Quarter 398 feet to the point of beginning proper, containing 1.0 acres, and being contingent upon a road easement of 30 feet; (\*)

(\*) Road easement pertaining to TRACT I, TRACT II, and TRACT III being more particularly described as follows:

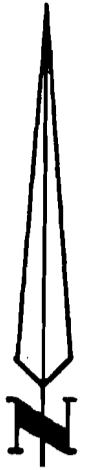
Begin at the intersection of the South Right-of-way line of US Highway #63 and the West line of the Northwest Quarter of the Northwest Quarter of Section, 34, Township 14 North, Range 4 East; thence South 85°50' East along the South Right-of-way line aforesaid 100.1 feet to the point of beginning proper; thence continue South 85°50' East along said South Right-of-way line 30 feet; thence South 1°36' West 424.3 feet thence North 88°24' West 30 feet; thence North 1°36' East 425.6 feet to the point of beginning proper, also being subject to a utility easement of 20 feet, being more particularly described as follows:

Begin at the intersection of the South Right-of-way line US Highway #63 and the West line of the Northwest Quarter of the Section 34, Township 14 North, Range 4 East; thence South 85°50' East along said South Right-of-way line 20 feet; thence South 1°36' West 423.4 feet; thence North 88°24' West 20 feet; thence North 1°36' East 424.3 feet to the pint beginning proper.

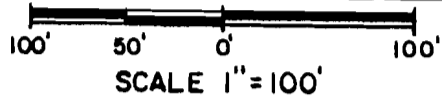
SECTION 2: It is found and declared by the City Council that proper use of the tract of land described in this Ordinance is being delayed because of improper zoning and that, therefore, an emergency exists and this Ordinance being necessary for the preservation of the public peace, health and safety, it shall take effect from and after its passage and approval.

PASSED AND ADOPTED this 16<sup>th</sup> day of October, 1989.

Intersection S R/W Line, U.S. Hwy 63  
W Line, NW 1/4, NW 1/4, Sec. 34,  
T14N, R4E

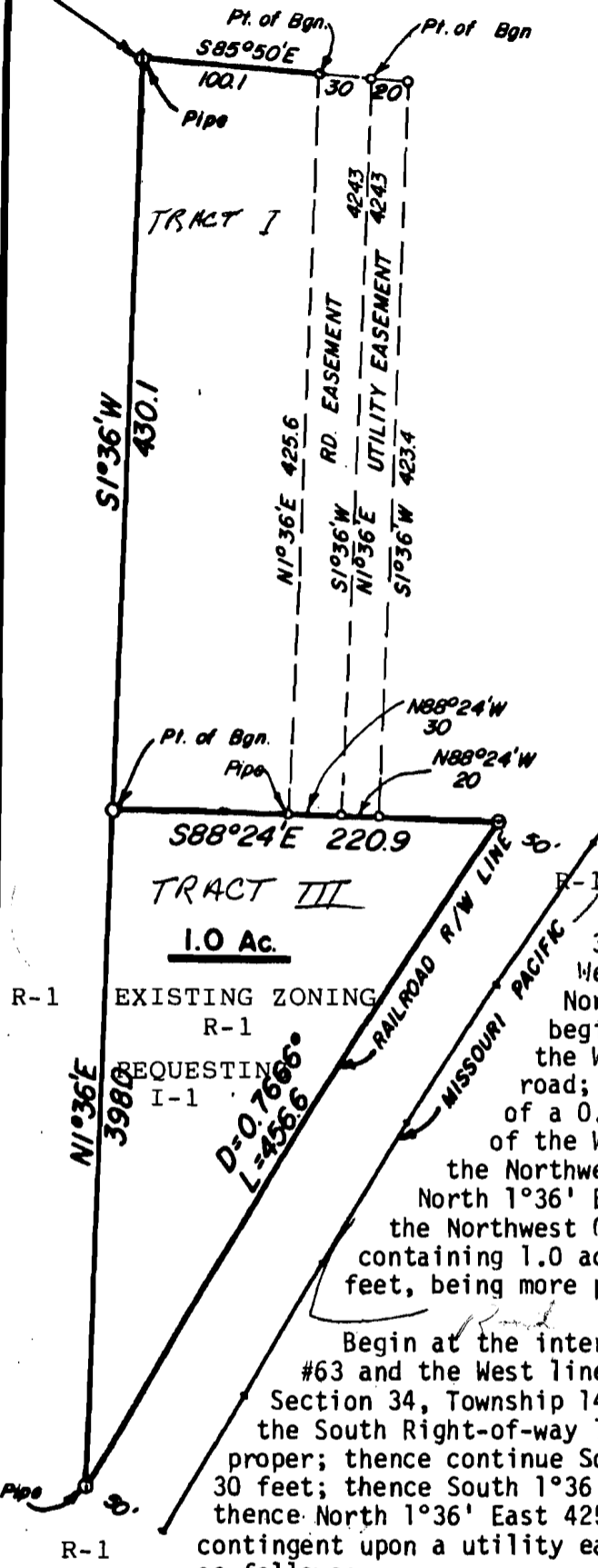


**PLAT OF SURVEY**



**CERTIFICATE OF SURVEY**

This is to certify that BCI Engineers/Surveyors have surveyed a part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East, Craighead County, Arkansas being more particularly described as follows:



**Tract III**  
Begin at the intersection of the South Right-of-way line of U.S. Highway #63 and the West line of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East; thence South 1°36' West along the West line of the Northwest Quarter of the Northwest Quarter aforesaid 430.1 feet to the point of beginning proper; thence South 88°24' East 220.9 feet to the West Right-of-way line of the Missouri Pacific Railroad; thence along said Railroad Right-of-way along the arc of a 0.7666° curve to the left 456.6 feet to the intersection of the West Railroad Right-of-way line and the West line of the Northwest Quarter of the Northwest Quarter aforesaid; thence North 1°36' East along said West line of the Northwest Quarter of the Northwest Quarter 398 feet to the point of beginning proper, containing 1.0 acres, and being contingent upon a road easement of 30 feet, being more particularly described as follows:

Begin at the intersection of the South Right-of-way line of U.S. Highway #63 and the West line of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East; thence South 85°50' East along the South Right-of-way line aforesaid 100.1 feet to the point of beginning proper; thence continue South 85°50' East along said South Right-of-way line 30 feet; thence South 1°36' West 424.3 feet; thence North 88°24' West 30 feet; thence North 1°36' East 425.6 feet to the point of beginning proper, also being contingent upon a utility easement of 20 feet, being more particularly described as follows:

Begin at the intersection of the South Right-of-way line of U.S. Highway #63 and the West line of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East; thence South 85°50' East along said South Right-of-way line 130.1 feet to the point of beginning proper; thence continue South 85°50' East along said South Right-of-way line 20 feet; thence South 1°36' West 423.4 feet; thence North 88°24' West 20 feet; thence North 1°36' East 424.3 feet to the point of beginning proper.

**TROY SHEETS**  
REGISTERED  
LAND SURVEYOR  
STATE OF  
ARKANSAS  
NO. 596  
*Troy Sheets*  
SIGNATURE

*Oct. 19, 1983*  
Date

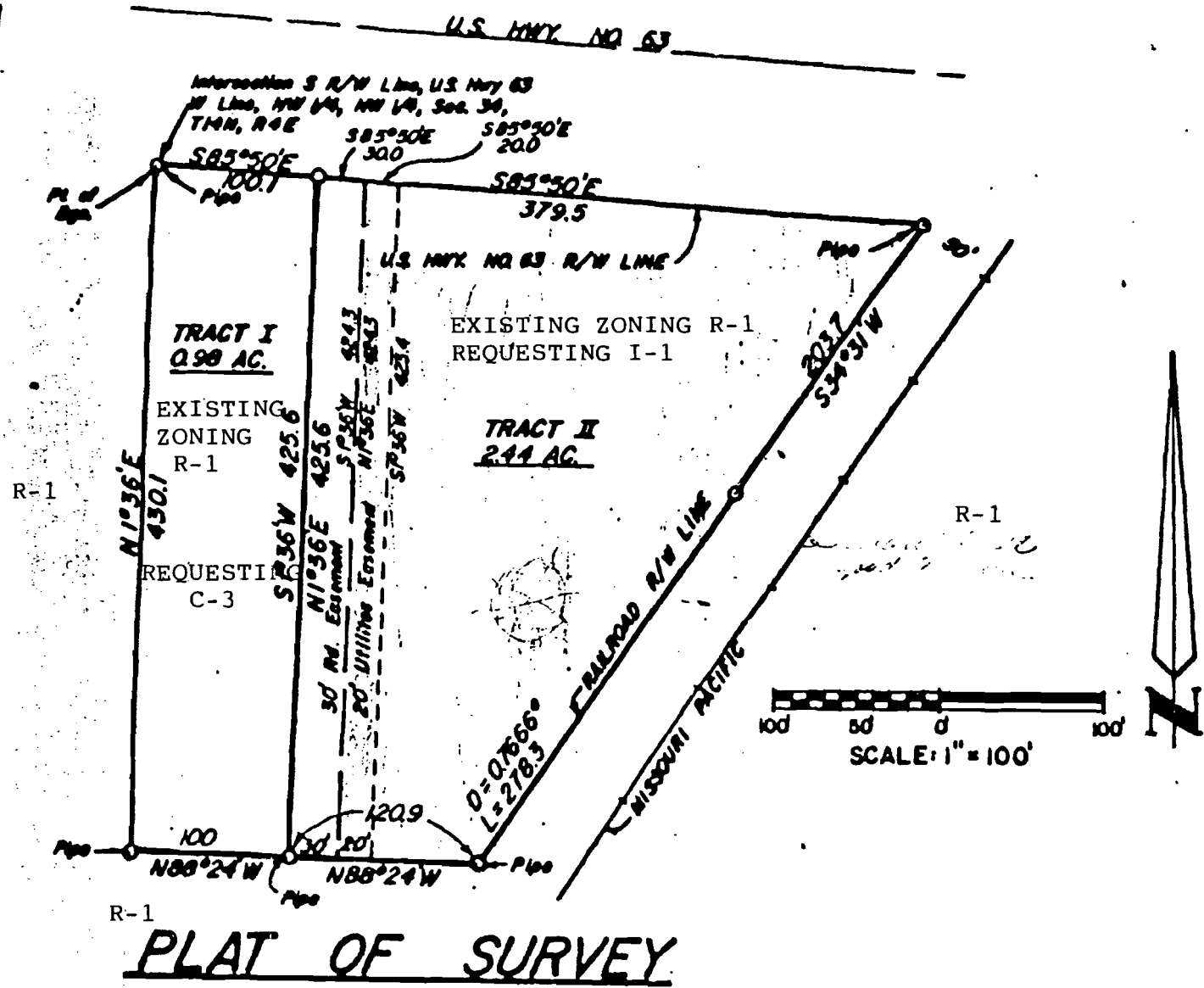
**BCI ENGINEERS & SURVEYORS**  
457 Southwest Dr.  
Jonesboro, Arkansas

Ed Watson

*K289-33*

80x125

R289-33



# PLAT OF SURVEY

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### TRACT I

Begin at the intersection of the South Right-of-way line of U.S. Highway #63 and the West line of the Northwest Quarter of the Northwest Quarter of Section 34, Township 14 North, Range 4 East: thence South 85°50' East along said South Right