



## Legislation Text

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**File #:** ORD-93:780, **Version:** 1

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AN ORDINANCE TO AMEND ORDINANCE NO. 954, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES AND FOR OTHER PURPOSES.  
BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1: Ordinance No. 954 known as the Zoning Ordinance of the City of Jonesboro, Arkansas, be amended as recommended by the Metropolitan Area Planning Commission by the changes in zoning classifications as follows:

From Residential One To Commercial Three the following described property.

### LEGAL DESCRIPTION:

All of the Race Street Commercial Addition, Jonesboro, Arkansas, the same being a part of the Northwest Quarter Of Section 28, Township 14 North, Range 4 East, and a part of the Northwest Quarter (NW1/4) of Section 28, Township 14 North, Range 4 East of the 5th Principal Meridian in Craighead County, Arkansas, more particularly described as follows;

From the Northwest Corner of the North West Quarter of said Section 28, thence South 60.00 feet to a point, thence N89°30'E 00.00 feet to a point on the Southerly Right Of Way of Arkansas Highway 18 (Highland Drive), continue thence N89°30'E 222.80 feet along said Right Of Way to a point, thence N89°20' E 437.20 feet along said Right Of Way to a point marking the Northwest Corner of Lot 3R of the Fair Park Addition, Jonesboro, Arkansas, thence N89°2' 22"E 555.23 feet along said Right Of Way along the North Line of Lots 3R and 2R and 1 of said Fair Park Addition to a point marking the intersection of the Southerly Right Of Way of Arkansas Highway 18 with the Westerly Right Of Way of Fair Park Boulevard, thence S00°00' 00" W 250.00 feet along the Westerly Right Of Way of Fair Park Boulevard to a point on the North Line of Lot 2R of said Fair Park Addition, continue thence S00°00' 00" W 900.00 feet along the Westerly Right Of Way of Fair Park Boulevard to a point on the South Line of Lot 2R of the Fair Park Addition, the point of beginning:

Thence N89°21'22" E 45.58 feet to a point, thence S 00°41'42"E 36.97 feet to a point, thence S01°34' 150.39 feet to a point, thence S01°31' 59" E 360.82 feet to a point, thence S01°43' 46" E 208.59 feet to a point on the South Line of the North Half of the Southeast Quarter of the Northwest Quarter of said Section 28 continue thence S01°43' 46" E 6.02 feet to a point, thence N89°22' 19" E 82.71 feet along a fence to a point, thence N89°12' 23" E 80.41 feet along said fence to a point thence N 89°41' 28" E 98.27 feet along said fence to a point, thence N89°47' 26" E 133.47 feet along said fence to a point, thence N48°15' 07" E 25.58 feet along said fence to a point, thence N89°32' 28" E 97.34 feet along said fence to a point, thence N89°21' 38" E 71.78 feet along said fence to a point, thence S 00°20' 24" W 191.66 feet to a point, S00°20' 16" W 414.25 feet to a point on the Northerly Right Of Way of Race Street thence, S89°09' 56" W 1.207.84 feet along the Northerly Right Of Way of Race Street to a point marking the Southeast Corner of the Race Street Commercial Addition, continue thence S89°09' 56" W 200.00 feet along said Right Of Way along the South Line of the Race Street Commercial Addition to the Southwest Corner thereof, thence N00°06' 45" E 200.00 feet along the West Line of the Race Street Commercial Addition to the Northwest Corner thereof, continue thence N00°06'45" E 105.05

feet to a point, thence N00°06' 01" E 134.64 feet to a point, thence N00°16' 28" W 250.31 feet to a point, thence N00°07' 50" E 200.32 feet to a point, thence N00°04'39" E 29.57 feet to a point thence N00°00' 40" E 50.60 feet to a point, thence S 89°26' 35" W 100.26 feet to a point, thence N00°05' 40" E 69.18 feet to a point, thence N00°05' 40" E 164.89 feet to a point, thence N89°18' 33" E 99.20 feet to a point, thence N89°28'55" E 200.92 feet to a point, thence N00°00'00" E 177.11 feet to a point marking the Southwest Corner of Lot 2R of the Fair Park Addition, thence N89°21' 22" E 555.20 feet along the South Line of lot 2R of said Fair Park Addition to the point of beginning, containing some 33.659 acres, more or less.

SECTION 2: It is found and declared by the City Council that the proper use of the tract (tracts) of land described above in this Ordinance is being delayed because of improper zoning, and that therefore, an emergency is hereby declared to exist and this Ordinance, being necessary for the preservation of the public peace, health and safety, shall take effect and be in full force from and after its passage and approval.

PASSED AND ADOPTED this 3rd day of May, 1993.