



## Legislation Text

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**File #:** ORD-89:1294, **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: That 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 (R-1) to Commercial (C-3) the following described property:/Mixon

### CALDWELL PROPERTY

A part of the South Half of the Northeast Quarter (S ½, NE 1/4) of Section 31, Township 14 North, Range 4 East of the 5<sup>th</sup> Principal Meridian in Craighead County, Arkansas, more particularly described as follows;

From the Southwest corner of the Southwest Quarter of the Northeast Quarter (SW 1/4, NE 1/4) of Section 31, Township 14 North, Range 4 East, the Point of Beginning;

Thence N00°38'00" W on the 1/4 section line 435.78 feet, thence N89°10' 30" E 1,314.25 feet, thence N00°27' 20" W on the 40 acre line 771.25 feet, thence N89°10' 31" E 322.00 feet, thence N00°27' 20" W 91.50 feet, thence N89°10' 31" E 572.88 feet to the westerly right-of-way line of Arkansas Highway No. 1 -B, thence S48° 47' 15" E along said right-of-way line 148.80 feet to the P.C. of a curve right (Delta = 4°44' R = 2,824.77 feet), thence southeasterly along said curve 233.36 feet to the P.T. of same, thence S 44°03' 15" E along said right-of-way line 205.86 feet to the section line, thence S00°16' 12" E on the section line 442.15 feet to the centerline of a ditch, thence S31°06' 05" W along said centerline 533.55 feet to the 1/4 section line, thence S89° 24' 10" W on the 1/4 section line 2,347.92 feet to the point of Beginning, containing 48.60 acres, more or less, subject to all rights-of-way and easements of record.

### SIROIS PROPERTY

All the Southeast Quarter of the Northwest Quarter (SE 1/4, NW 1/4, and part of the Southwest Quarter of the Northeast Quarter (SW 1/4, NE 1/4, and part of the Southeast Quarter of the Northeast Quarter (SE 1/4, NE 1/4), and part of the Northeast Quarter (NE 1/4, NE 1/4), and part of the Northwest Quarter of the Northeast Quarter (NW 1/4, NE 1/4), all in Section 31, Township 14 North, Range 4 East of the 5<sup>th</sup> Principal Meridian in Craighead County, Arkansas, more particularly described as follows;

Beginning at the center of Section 31, Township 14 North, Range 4 East, the Point of Beginning; Thence S89° 20' 34" W on the 1/4 section line 1,309.31 feet thence N00°45' 07" W on the 40 acre line 1,306.12 feet, thence N89° 40' 27" E on the 40 acre line 1,632.02 feet to the centerline of an existing ditch, thence with the meanderings with said ditch centerline as follows; N 05° 49' 31" E 340.00 feet, N 67° 01' 29" E 280.00 feet, N51° 03' 55" E 351.11 feet, thence N89° 10' 31" E 565.08 feet to the westerly right-of-way of Arkansas or U.S. Highway No. 63B thence with the meanderings with said right-of-way line as follows; S 24° 26' 24" E 7.93

feet, S 35° 57' 23" E 62.50 feet, S 50° 38' 24" E 62.40 feet, S 62° 43' 24" E 62.04 feet, S 72° 43' 58" E 122.31 feet, S 88° 05' 28" E 94.12 feet, S 46° 18' 44" E 49.94 feet, S 35° 07' 29" E 29.65 feet, S 20°13' 36" E 111.10 feet, S 27° 40' 25" E 111.02 feet, S 40°12' 46" E 110.69 feet, S 56°13' 00" E 214.13 feet, S 41° 12' 45" W 5.00 feet S 48° 52' 15" E 22.50 feet to the 40 acre line, thence S 89° 10' 31" W on the 40 acre line 572.88 feet, thence S 00°27' 20" E 91.50 feet, thence S 89°10' 31" W 322.00 feet, thence S00°27' 20" E on the 40 acre line 771.25 feet, thence S 89°10' 30" W 1,314.25 feet, thence S00° 38' 00" E on the 1/4 section line 435.78 feet to the Point of Beginning, containing 86.52 acres, more or less, subject to all rights-of-way and easements of record.

SECTION 2: It is found and declared by the City Council that the proper use of the 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 its passage and approval.

PASSED AND ADOPTED this 10<sup>th</sup> day of July, 1989.