**File #:** ORD-89:1200, **Version:** 1

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:

From Residential One (R-1) to Commercial Three (C-3) for the property described as follows: (N side of U.S.
49 and S of Candlewood 6th Addition. 17.55 acres N.  Farmer).

LEGAL DESCRIPTION - TRACT ONE

A part of the Southwest Quarter of the Northwest Quarter (SW 1/4, NW 1/4) of Section
36, Township 14 North, Range 3 East of the 5$^{th}$ Principal Meridian in Craighead County, Arkansas, more
particularly described as follows;

From the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 36, thence North
478.6 feet along the west line of the Southwest Quarter of the Northwest Quarter of said Section 36 to the Point
of Beginning;

Continue thence North 277.0 feet along the west line of the Southwest Quarter of the Northwest of said Section
26 to a point, thence N 88° 12' 00" E 1,308.2 feet to a point on  the east line of the Southwest Quarter of the
Northwest Quarter of said Section 36, thence  S 00° 00' E  318.19 feet along the east line of the Southwest
Quarter of the Northwest Quarter of said   Section 36 to a point on the northwesterly right-of-way of US
Highway  49, thence S 51° 18' W 407.9 feet alone said right-of-way to a point, thence N 38°02' W 355.5 feet to
a point, thence S 88° 12'  W 772.3 feet to the Point of Beginning, containing  some 10.223 acres, more or less.

LEGAL DESCRIPTION - TRACT TWO

A part of the Northwest Quarter of the Southwest Quarter (NW 1/4, SW 1/4) and a part of the Southwest
Quarter of the Northwest Quarter (SW 1/4, NW 1/4) and a part of the Southeast Quarter of the Northwest
Quarter (SE 1/4, NW 1/4), all in Section 36, Town-ship 14 North, Range 3 East of the 5$^{th}$ Principal Meridian in
Craighead County, more particularly described as follows:

From the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 36.  the Point of
Beginning; Thence S 00° 18' E 360.0 feet along the east line of the Northwest Quarter of the Southwest Quarter
of said Section 36 to a point, thence S 88° 13' W 750.0 feet to a point on the easterly right-of-way of US
Highway 49, thence northeasterly 501.09 feet  along said right-of-way along a curve to the right, said curve
having a central angle of 10° 11'55" and  a  radius of 2,815.13 feet to a point on the north line of the Northwest

Quarter of the Southwest Quarter of said Section 36, thence northeasterly 154.49 feet along said curve to the right, said curve having a central angle of 03°08' 39" and a radius of 2,815.13 feet to the end of said curve, thence N 51° 29' E 366.29 feet along said right-of-way to the point on the east line of the Southwest Quarter of the Northwest Quarter of said Section 36,   continue thence   N 51° 29' E 208.8 feet along said right of way to a point, thence S 00° 18' E 196.0 feet to a point, thence S 51° 29'W 208.8 feet to a point on  the west line of the Southeast Quarter of the Northwest Quarter of said Section 36, thence S 00°18' W 126.25 feet to the southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 36, the Point of Beginning, containing some 6.949 acres, more or less.

SECTION 2:   It is found and declared by the City Council that proper use of the tract of  land described in the 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 2nd day of October, 1989.