



## Legislation Text

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**File #:** ORD-07:61, **Version:** 1

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AN ORDINANCE TO AMEND TITLE 14 OF THE JONESBORO MUNICIPAL CODE KNOWN AS THE ZONING ORDINANCE PROVIDING FOR A CHANGE IN ZONE DISTRICT BOUNDARIES LOCATED EAST OF CARAWAY ROAD BETWEEN JOHNSON AND DAVIS AS REQUESTED BY BETTY SHAW BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas:

SECTION 1. That Title 14 of the Jonesboro Municipal Code known as the Zoning Ordinance of the City of Jonesboro, Arkansas, 00 be amended by the change in zone district boundaries as follows:

From R-1, Single Family Medium Density District (4.22 Acres), C-3, General Commercial District (0.58 Acres) and C-4, Neighborhood Commercial District to P.U.D.-RM, Planned Unit Development, that land described as follows:

### DESCRIPTION TRACT 1

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 90°00'00" EAST 25.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, AFORESAID TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 90°00'00" EAST ALONG SAID NORTH LINE, 388.00 FEET: THENCE SOUTH 00°7'00" EAST DEPARTING SAID NORTH LINE, 132.81 FEET: THENCE SOUTH 45°00'00" WEST 55.80 FEET: THENCE SOUTH 38°28'00" WEST 43.50 FEET: THENCE SOUTH 25°52'00" EAST 23.00 FEET: THENCE SOUTH 05°05'00" WEST 48.80 FEET: THENCE SOUTH 65°05'00" WEST 17.00 FEET: THENCE SOUTH 51°40'00" WEST 59.90 FEET: THENCE SOUTH 87°20'00" WEST 24.30 FEET: THENCE SOUTH 74°45'00" WEST 45.90 FEET: THENCE SOUTH 02°34'00" EAST 55.00 FEET: THENCE SOUTH 74°02'00" WEST 7.00 FEET: THENCE SOUTH 36°42'00" EAST 61.20 FEET: THENCE SOUTH 86°59'00" WEST 33.60 FEET: THENCE SOUTH 20°22'00" WEST 312.38 FEET: THENCE NORTH 89°08'02" WEST 98.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CARAWAY ROAD: THENCE NORTH 00°50'13" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 732.30 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 183,813 SQ. FT. OR 4.22 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

### DESCRIPTION TRACT 2

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 90°00'00" EAST 413.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, AFORESAID TO THE POINT OF BEGINNING: THENCE CONTINUE NORTH 90°00'00" EAST ALONG SAID NORTH LINE, 253.27 FEET: THENCE SOUTH 00°40'59" WEST DEPARTING SAID NORTH LINE, 100.01 FEET: THENCE NORTH 90°00'00" WEST 251.29 FEET: THENCE NORTH 00°27'00" WEST 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 25,228 SQ. FT. OR 0.58 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION TRACT 3

LOT 4 AND PART OF LOT 5 OF HANNAH WEBB SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 90°00'00" EAST 589.88 FEET ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID TO THE SOUTHWEST CORNER OF LOT 4 OF HANNAH WEBB SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, TO THE POINT OF BEGINNING: THENCE NORTH 00°41'04" EAST ALONG THE EAST LINE OF SAID LOT 4, 1015.18 FEET: THENCE NORTH 89°55'17" EAST DEPARTING SAID EAST LINE, 276.46 FEET: THENCE SOUTH 00°41'04" WEST 174.40 FEET: THENCE NORTH 89°55'17" EAST 315.00 FEET TO A POINT ON THE EAST LINE OF LOT 5 OF HANNAH WEBB SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 00°41'05" WEST ALONG SAID EAST LINE, 182.85 FEET: THENCE SOUTH 89°55'17" WEST DEPARTING SAID EAST LINE, 220.02 FEET: THENCE SOUTH 00°41'04" WEST 658.44 FEET TO A POINT ON THE SOUTH LINE OF SAID, LOT 5: THENCE NORTH 90°00'00" WEST ALONG SAID SOUTH LINE, 371.43 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 400,799 SQ. FT. OR 9.20 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

PASSED AND ADOPTED this 5<sup>th</sup> day of June, 2007.