

0-98-15

AN ORDINANCE TO ZONE CERTAIN PROPERTY IN THE CITY OF ARKADELPHIA, ARKANSAS BEING LOCATED IN THE NORTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 24 AND THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 7 SOUTH, RANGE 20 WEST, WHICH PROPERTY IS KNOWN AS "MAGNOLIA MANOR", AMENDING THE ZONING MAP OF THE CITY OF ARKADELPHIA, ARKANSAS AND FOR OTHER PURPOSES.

WHEREAS, the Planning Commission of the City of Arkadelphia has heretofore held a hearing to consider the zoning designation of certain property described hereinafter and having considered said request recommended on July 9, 1998, that the property be zoned C-4, Office Commercial, and as it is the intention of this Ordinance to zone all of the hereinafter described property C-4, including that which had previously been in the City of Arkadelphia and that which has been recently annexed by Ordinance 0-97-28, THEREFORE

BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF ARKADELPHIA, ARKANSAS, THAT:


SECTION 1 - The following property to-wit:

All that part of the NW 1/4 of SW 1/4 of Section 24, and all that part of the NE 1/4 of SE 1/4 of Section 23, all in Township 7 South, Range 20 West, being altogether particularly described by metes and bounds as follows, to-wit: Commencing at an iron stake at the NW corner of the said NW 1/4 of SW 1/4 of said Section 24, and run thence South 6 degrees East 4 chains and 56 links to the North line of the tract; from which point on said North Line run thence West 75 degrees North 1 chain and 74 links to the Point of Beginning of this tract, which is the NW corner of said tract, from which latter point (said NW corner), run thence South 27 degrees West 11 chains and 64 links to the SW corner of this tract, from which latter point (said SW corner) run thence East 58 degrees South 9 chains and 72 links to the SE corner of this tract, and to the West line of the right-of-way of State of Arkansas Highway No. 26, from which SE corner run thence along said, West right-of-way line North 27 degrees East 14 chains to the NE corner of this tract, from which NE corner, run thence West 75 degrees North 10 chains to the Point of Beginning of this tract, containing in the aggregate 12.6405 acres, more or less, being the same property obtained by Jane Ross by Warranty Deed dated July 6, 1978, and recorded in Book 359 at page 59 of the Deed Records of Clark County, Arkansas, as corrected by Correction Deed to Jane Ross dated April 27, 1981, and filed of record in Book 382 at Page 253 of the Deed Records of Clark County, Arkansas, and conveyed to the Ross Foundation by Deed filed of record in Book 418, Page 10 of the Deed Records of Clark County, Arkansas


should be and is hereby zoned C-4, Office Commercial District, and the classification on the zoning map of the City of Arkadelphia is hereby amended to show said classification.

SECTION 2. - Any Ordinance and parts of Ordinances in conflict herewith are hereby repealed and this Ordinance shall be in AM force and effect from and after its passage and publication.

PASSED AND ENACTED this 20th day of August, 1998.


Ann Sanders, Vice-Mayor

ATTEST:


Nancy Anderson, City Clerk