

ORDINANCE NO. 34-23

AN ORDINANCE AMENDING THE MASTER LAND USE PLAN MAP FOR IDENTIFIED PROPERTY

WHEREAS, the City Planning Commission has held a public hearing to consider request No. 1-2-23 to amend the Master Land Use Plan Map relative to property described in this ordinance, and, having considered the request, recommended on February 14, 2023 that said change be made; and,

WHEREAS, the City Planning Commission determined the change to the Master Land Use Plan Map does conform to the goals and objectives of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF DIRECTORS OF THE CITY OF FORT SMITH, ARKANSAS:

The hereinafter described property is hereby reclassified on the Master Land Use Plan Map from Commercial Neighborhood and Residential Detached to Mixed Use Residential and the Master Land Use Plan Map is hereby amended to reflect said amendment to-wit:

Part of the North Half of Section 27, Township 8 North, Range 32 West, Fort Smith, Sebastian County, Arkansas. Being more particularly described as follows:

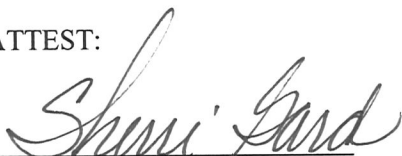
Beginning at the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said Section 27, said point being marked with an existing 1/2" iron pin; Thence N03°00'36"E, 107.14 feet to an existing 1/2" iron pin; Thence N86°27'05"W, 319.60 feet to an existing 1/2" iron pin; Thence N02°50'59"E, 199.69 feet to an existing chiseled "x" in concrete; Thence S86°27'05"E, 100.14 feet to a set 1/2" rebar with cap stamped MWC 1369; Thence N01°40'46"E, 467.54 feet to the southwest corner of Lot 1, MWC Addition, filed for record December 22, 1994 as Plat Record 1317, said point being marked with an existing aluminum monument; Thence along the south line of said Lot 1, S86°52'25"E, 208.43 feet; Thence S05°46'40"E, 231.61 feet to a set 1/2" rebar with cap stamped MWC 1369; Thence N84°06'25"E, 183.41 feet to a point of the west right-of-way line of Old Greenwood Road, said point being marked with a set 1/2" rebar with cap stamped MWC 1369; Thence along said right-of-way line the following courses: S05°38'14"E, 88.60 feet; 80.94 feet along the arc of a curve to the left, said curve having a radius of 1276.50 feet and being subtended by a chord having a bearing of S07°27'14"E and a distance of 80.93 feet; S76°37'43"W, 4.71 feet to an existing 1/2" iron pin at the northeast corner of Lot 1, Terra Nova Addition, filed April 10, 2003 as Plat Record 1706B; Thence leaving said right-of-way line and along the

north line of said Lot 1, S76°37'43"W, 183.40 feet to the northwest corner of said Lot 1, said point being marked with an existing 1/2" rebar with cap stamped 905; Thence along the west line of said Lot 1 the following courses: S13°44'05"E, 165.88 feet to a set 1/2" rebar with cap stamped MWC 1369; S38°05'36"E, 74.00 feet to a set 1/2" rebar with cap stamped MWC 1369; S59°57'36"E, 32.41 feet to the southwest corner of said Lot 1, said point being marked with an existing 1/2" rebar with cap stamped 905; Thence leaving said west line, S26°27'09"E, 146.24 feet to an existing magnetic nail; Thence S00°22'12"E, 35.69 feet to an existing 1/2" rebar with cap stamped MWC 1369; Thence S23°25'35"E, 82.45 feet to an existing 1/2" rebar with cap stamped MWC 1369; Thence N86°48'27"W, 277.27 feet to an existing 1/2" rebar with cap stamped MWC 1369; Thence N02°45'45"E, 110.04 feet to the Point of Beginning. Containing 279,454 square feet or 6.42 acres, more or less,

more commonly known as 2902 – 2928 Old Greenwood Road.

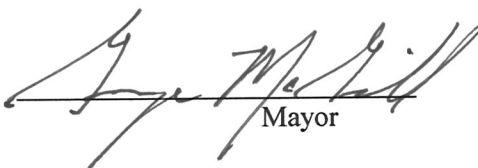
PASSED AND APPROVED THIS 21st DAY OF March, 2023.

ATTEST:



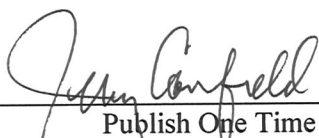
City Clerk

APPROVED:



Mayor

Approved as to form:



Publish One Time