

ORDINANCE NO. 2022-____

**AN ORDINANCE TO PROVIDE FOR THE REZONING OF CERTAIN
LANDS IN PRAIRIE GROVE, ARKANSAS CURRENTLY OWNED BY JAMES
LEWIS AND DORA BELLE JOHNSON, MODIFICATION OF THE ZONING
MAP, AND AMENDMENT OF THE ZONING ORDINANCE.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRAIRIE GROVE,
ARKANSAS, THAT:

Section One: Title. This Ordinance shall be known as the 2022 Johnson
Rezoning Ordinance

Section Two: Property Rezoned: From and after the effective date hereof, the
following described real estate in the City of Prairie Grove, currently owned by
James Lewis and Dora Belle Johnson, is hereby changed in zoning classification
from A-1 (Agricultural) to B-1 (business):

A part of the Fractional Southeast Quarter (Fr SE ¼) of the Fractional Northwest
Quarter (Fr NW ¼) of Section 4, Township 15 North, Range 31 West, and being
more particularly described as follows: beginning at a point on the East right-of-
way line of the Public Road 783.42 feet South and 1087.02 feet West of the
Northeast corner of said fractional subdivision and running thence East 275.6
feet; thence North 94.6 feet; thence West 229.0 feet, more or less to the East
right-of-way of said Public Road; thence South bearing West with said right-of-
way line 112.6 feet more or less, to the point of beginning, containing 0.55 acres,
more or less

LESS AND EXCEPT (from 2004-46597); starting at an iron pin being used as the
center North 1/16 corner of Section 4; thence North 87°49'59" West along the
North line of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of
Section 4 a distance of 544.53 feet to a point on the Easterly right-of-way line of
U.S. Highway 62 as established by AHTD Job 412; thence South 36°32'51" West
along said right-of-way line a distance of 212.66 feet to a point; thence North
53°27'09" West along said right-of-way line a distance of 5.0 feet to a point;
thence South 36°32'51" West along said right-of-way line a distance of 622.08
feet for the point of beginning; thence South 86°23'49" East a distance of 50.89
feet for a point on the Easterly right-of-way line of U.S. Highway 62 as
established by AHTD Job R40082; thence South 35°37'10" West along said right-

of-way line a distance of 115.15 feet to a point; thence North 87°44'47" West a distance of 53.95 feet to a point on the Easterly right-of-way line of U.S. Highway 62 as established by AHTD Job 412; thence North 36°32'51" East along said right-of-way line a distance of 117.86 feet to the point of beginning, and containing 0.12 acres, more or less, as shown on plans prepared by the AHTD referenced as Job R40082. Washington County, Arkansas.

Section Three: Effective Date. This Ordinance shall become effective from and after 60 days of its posting.

Section Four: Repealing Clause. Ordinances or parts thereof in force at the time that this ordinance shall take effect that are in conflict herewith, are hereby repealed.

Section Five: Saving Clause. Nothing herein shall be deemed to affect any rights or obligations existing at the time of the passage of this ordinance.

Section Six: Severability Clause. In the event any portion of this ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

Approved this 16th day of May 2022.

Charles (Sonny) Hudson, Mayor

(Attest)

Christine Kelly, Clerk