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5/28

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LEGAL NOTICE

Kevin and Leslie Mahoney, owners of property located at **814 McAfee Medical Circle, Parcel #s 004-03328-003 and # 004-03325-001A**, and **1411 N. Lemon Street, Parcel #004-03324-000**, come before the Beebe Planning & Zoning Commission with the request to rezone the property. Mr. and Mrs. Mahoney are requesting a **rezone from from C2 - Commercial to I - Industrial** with conditional use for the purpose of storing abandoned and/or salvage vehicles behind a secured privacy fence. A public meeting will be held before the Beebe Planning & Zoning Commission at 7:00 p.m. on Tuesday, July 7, 2020 at Beebe City Hall, located at 321 N. Elm Street, Beebe, AR 72012.

The legal descriptions of the properties are as follows:

PARCEL # 004-03328-003

A PART OF THE S 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, T-5-N, R-8-W OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BEEBE, WHITE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT NW CORNER OF THE S 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, T5N, R8W, THENCE S 89° 55' 17" EA DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 55' 17" EA DISTANCE OF 360.22 FEET TO A POINT; THENCE S 02° 39' 23" WA DISTANCE OF 89.03 FEET; THENCE S 54° 45' 00" WA DISTANCE OF 435.95 FEET TO A POINT; THENCE N 00° 02' 17" WA DISTANCE OF 341.11 FEET RETURNING TO THE POINT OF BEGINNING.

PARCEL # 004-03325-001A

A PART OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION SEVEN (7), TOWNSHIP FIVE (5) NORTH, RANGE EIGHT (8) WEST OF THE FIFTH PRINCIPAL MERIDIAN TO, CITY OF BEEBE, WHITE COUNTY, ARKANSAS, LYING IN THE FORM OF A TRIANGLE, BEING EXTRACTED FROM A TRACT OF LAND RECORDED AS DEED BOOK 523 AT PAGE 077 RECORDS OF WHITE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 7, T-5-N, R-8-W, THENCE SOUTH 89° 55' 12" EAST A DISTANCE OF 174.65 FEET TO A SET IRON PIN FOR THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE CONTINUE SOUTH 89° 55' 12" EAST A DISTANCE OF 120.35 FEET TO THE NORTHEAST CORNER OF THE ORIGINAL RECORDED TRACT ONE (1); THENCE ALONG THE EAST LINE OF THE ORIGINAL RECORDED TRACT ONE (1) SOUTH 00° 02' 17" WEST, 171.20 FEET TO A POINT; THENCE NORTH 35° 06' 21" WEST, A DISTANCE OF 209.47 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS AND IS SUBJECT TO ALL EXISTING EASEMENTS OF RECORD.

PARCEL # 004-03324-000

A PART OF THE SE 1/4 SE 1/4 OF SECTION 6 AND THEN 1/2 NE 1/4 NE 1/4 OF SECTION 7, ALL IN TOWNSHIP 5 NORTH, RANGE 8 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SE CORNER OF SAID SE 1/4 SE 1/4 OF SECTION 6 FOR THE POINT OF BEGINNING AND THENCE S 00° 38' 50" W 452.90 FEET; THENCE N 89° 22' 58" W 420.00 FEET; THENCE S 00° 38' 50" W 210.00 FEET; THENCE N 89° 22' 58" W 52.29 FEET; THENCE S 03° 14' 45" W 88.51 FEET; THENCE N 89° 31' 36" W 60.00 FEET; THENCE N 03° 14' 28" E 88.66 FEET; THENCE N 89° 22' 58" W 798.34 FEET; THENCE N 00° 44' 52" E 511.95 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 67/167; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N 48° 59' 39" E 693.00 FEET; THENCE N 41° 00' 23" W 29.82 FEET; THENCE N 48° 57' 21" E 1,114.19 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 67/167 S 00° 39' 39" W 322.28 FEET; THENCE N 89° 20' 21" W 110.00 FEET; THENCE S 00° 39' 39" W 70.00 FEET; THENCE S 89° 20' 21" E 100.00 FEET; THENCE S 00° 39' 39" W 680.00 FEET BACK TO THE POINT OF BEGINNING CONTAINING 32.36 ACRES, MORE OR LESS.

AND LESS AND EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF SECTION SIX, TOWNSHIP FIVE NORTH OF THE BASELINE, RANGE EIGHT WEST OF THE FIFTH PRINCIPAL MERIDIAN, WHITE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SAID SOUTHEAST 1/4 OF SECTION 6, T5N-R8W, THENCE N 00° 39' 39" E 678.09 FEET TO A POINT; THENCE N 89° 20' 21" W FOR 170.89 FEET TO AN EXISTING 1/2" REBAR FOR THE POINT OF BEGINNING; THENCE N 89° 20' 21" W FOR 75.00 FEET TO AN EXISTING 1/2" REBAR; THENCE N 00° 39' 39" E FOR 75.00 FEET TO AN EXISTING 1/2" REBAR; THENCES 89° 20' 21" E FOR 75.00 FEET TO AN EXISTING 1/2" REBAR; THENCE S 00° 39' 39" W FOR 75.00 FEET RETURNING TO THE POINT OF BEGINNING CONTAINING 0.13 ACRES.

DOES NOT INCLUDE PARCEL # 004-03323-722.

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