



1 way line of Shall Avenue; thence S01°10'00"E along said east right-of-way line a  
2 distance of 156.72 feet to the point of beginning containing 1.073 acres, more or less.

3 Tract 3 – Part of the NE ¼ SE ¼ of Section 2, T-1-N, R-12-W, City of Little Rock,  
4 Pulaski County, Arkansas, lying in what is sometimes called Lot 11, Pope's 1000 Acre  
5 Grant being more particularly described as follows: Commencing at a ½-inch rebar at  
6 the intersection of the north right-of-way line of East 6<sup>th</sup> Street and east right-of-way  
7 line of McLean Street; thence N89°53'55"E along said north right-of-way line, a  
8 distance of 709.32 feet to the east right-of-way line of Shall Avenue; thence N01°0'00"W  
9 along said east right-of-way line, a distance of 156.72 feet; thence N88°47'30"E, a  
10 distance of 349.93 feet to the point of beginning; thence continue N88°47'30"E a  
11 distance of 190.00 feet; thence along a curve to the right having a radius of 6875.50 feet,  
12 an arc length of 120.00 feet and a chord that bears N89°17'30"E, a distance of 120.00  
13 feet; thence S01°07'30"W a distance of 7.94 feet to the northerly right-of-way line of  
14 Choctaw & Memphis Railroad Company; thence along a curve to the left having a  
15 radius of 482.37 feet, an arc length of 52.80 feet and a chord that bears S72°31'32"W, a  
16 distance of 52.78 feet; thence South 86°14'12"W along said railroad right-of-way a  
17 distance of 281.08 feet; thence N00°57'31"W a distance of 131.58 feet to the point of  
18 beginning containing 0.480 acres more or less. Being one and the same as land  
19 described in Quitclaim Deed, Pacific Railroad Company to Stebbins & Roberts, Inc.,  
20 filed for record in Deed Book 424, Page 71.

21 Tract 4 – Part of the NE ¼ SE ¼ of Section 2, T-1-N, R-12-W, City of Little Rock,  
22 Pulaski County, Arkansas, lying in what is sometimes called Lot 1 and Lot 11, Pope's  
23 1000 Acre Grant being more particularly described as follows: Beginning at the  
24 intersection of the east line of said Section 2 and the north right-of-way line of East 6<sup>th</sup>  
25 Street; thence S88°53'55"W along said north right-of-way line, a distance of 279.00 feet;  
26 thence N01°06'05"W, a distance of 20.47 feet to the southerly right-of-way line of the  
27 Choctaw & Memphis Railroad Company; thence N66°14'12"E along said southerly  
28 right-of-way line, a distance of 123.52 feet; thence N66°14'12"E along said southerly  
29 right-of-way line, a distance of 123.52 feet; thence continue along said southerly right-  
30 of-way line on a curve to the right having a radius of 432.37 feet, an arc length of 409.95  
31 feet and a chord that bears S89°55'54"E a distance of 394.76 feet; thence S03°56'05"W  
32 a distance of 49.07 feet to the north right-of-way line of East 6<sup>th</sup> Street; thence  
33 S03°56'05"W, a distance of 49.07 feet to the north right-of-way line of East 6<sup>th</sup> Street;

1       thence S86°11'17"W along said north right-of-way line, a distance of 232.35 feet to the  
2       point of beginning containing 0.960-acre, more or less.

3       **Tract 5 – Part of the NE ¼ SE ¼ of Section 2, T-1-N, R-12-W, City of Little Rock,**  
4       **Pulaski County, Arkansas, lying in what is sometimes called Lot 11, Pope’s 1000 Acre**  
5       **Grant being more particularly described as follows: Beginning at a point in the south**  
6       **right-of-way line of East 6<sup>th</sup> Street being 886.80 feet westerly, as measured along the**  
7       **said south right-of-way line from the east line of Section 2, to the northwest corner of**  
8       **the parcel in Warranty Deed filed for record as Instrument No. 2015049518; thence**  
9       **S02°05'35"W along the south line of said Lot 11, a distance of 79.70 feet to the easterly**  
10       **right-of-way line of the Chicago, Rack Island and Pacific Railroad Company as**  
11       **described in Condemnation Proceedings, Judgement Dated April 7, 1902 recorded in**  
12       **Book 19, Page 58 of the records of the Circuit Clerk of Pulaski County, Arkansas;**  
13       **thence along said easterly right-of-way line on a curve to the right having a radius of**  
14       **319.54 feet, an arc length of 136.17 feet and a chord that bears N58°54'33"W a distance**  
15       **of 134.14 feet to the south right-of-way line of East 6<sup>th</sup> Street; thence N88°53'55"E along**  
16       **said south right-of-way line, a distance of 198.08 feet to the point of beginning,**  
17       **containing 0.245 acres more or less. Being one and the same as land described in**  
18       **Quitclaim Deed, Pacific Railroad Company to Stebbins & Roberts, Inc., filed for record**  
19       **in Deed Book 1150, Page 333.**

20       **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little  
21       Rock Planning Commission.

22       **Section 3.** That the change in zoning classification contemplated for East Village Short-Form PCD,  
23       located in the 1200 through 1400 Blocks of East 6<sup>th</sup> Street (Z-9150), is conditioned upon obtaining final  
24       plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of  
25       Ordinances.

26       **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

27       **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,  
28       Arkansas, and designated district map be and is hereby amended to the extent and in the respects necessary  
29       to affect and designate the change provided for in Section 1 hereof.

30       **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or  
31       word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or  
32       adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and  
33       effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the  
34       ordinance.

1        **Section 7. *Repealer.*** All laws, ordinances, resolutions, or parts of the same that are inconsistent with  
2 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

3 **PASSED: September 6, 2016**

4 **ATTEST:**

**APPROVED:**

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7 **Susan Langley, City Clerk**

\_\_\_\_\_ **Mark Stodola, Mayor**

8 **APPROVED AS TO LEGAL FORM:**

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11 **Thomas M. Carpenter, City Attorney**

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