

ORDINANCE NO. _____

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**AN ORDINANCE TO ESTABLISH AND LAY OFF LITTLE ROCK
MUNICIPAL PROPERTY OWNERS’ IMPROVEMENT DISTRICT NO.
2017-325 -- LA MARCHE PLACE VILLAS SUBDIVISION
INFRASTRUCTURE PROJECT; AND FOR OTHER PURPOSES.**

WHEREAS, a petition to form Little Rock Municipal Property Owners’ Improvement District No. 2017-325 -- La Marche Place Villas Subdivision Infrastructure Project (the “District”) has been filed with the Little Rock City Clerk; and,

WHEREAS, the City Clerk has presented said petition to the Mayor; and,

WHEREAS, the Mayor has set December 19, 2017, at 6:00 PM as the date and time for a hearing before the Little Rock Board of Directors for consideration of said petition; and,

WHEREAS, it is noted that pursuant to the provisions of that certain certificate of American Abstract and Title Company that was attached to the petition requesting the formation of the District, no mortgage, deed of trust or other liens encumber the real property to be encompassed by the District. Accordingly, notwithstanding the provisions of Ark. Code Ann. Section 14-94-106(a)(1)(B)(ii)(2)(B), given the absence of the existence of any mortgagee affecting the subject real property, no notice of the aforementioned hearing was prepared or otherwise distributed; and,

WHEREAS, the Little Rock Board of Directors has determined from a title company Certificate of Property Ownership that those signing the petition constitute all the owners of the real property to be located in the District; and,

WHEREAS, the Arkansas Municipal Property Owners’ Improvement District Law provides at Ark. Code Ann. Sec. 14-94-106(b)(2) that if the governing body determines that all the owners of the record title to the real property to be located in the district have petitioned for the improvements, it shall then be its duty by ordinance to establish and lay off the District as defined in the petition and to appoint the commissioners named in the petition; and,

WHEREAS, the final plat for La Marche Place Villas subdivision has be filed of record with the Recorder in and for Pulaski County, Arkansas; and,

WHEREAS, the District proposes to sell special assessment bonds, the proceeds of which shall be used to design, engineer, purchase and install infrastructure improvements related to the La Marche Place Villas Subdivision to the City of Little Rock, Arkansas, it being agreed and understood that said bonds will create no financial or other liabilities whatsoever to the City of Little Rock, Arkansas; and,

1 **WHEREAS**, the District proposes to dedicate said infrastructure improvements for public use; and,

2 **WHEREAS**, the Little Rock Board of Directors concurs with the plan and proposal of the District.

3 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF LITTLE**
4 **ROCK, ARKANSAS:**

5 **Section 1:** That the real property described on Exhibit A, attached hereto and made a part hereof, is
6 hereby laid off and established as Little Rock Municipal Property Owners’ Improvement District No.
7 2017-325 -- La Marche Place Villas Subdivision Infrastructure Project for the purpose of constructing,
8 purchasing, accepting as a gift or maintaining facilities for waterworks, recreation, drainage, gas
9 pipelines, underground trenches and excavations necessary for the installation by public utilities or
10 municipal utilities of electric and telephone distribution systems, sanitary sewers, streets and highways
11 including curbs and gutters, and sidewalks, together with facilities related to any of the foregoing, or for
12 more than one of those purposes.

13 **Section 2:** The following three (3) individuals are hereby appointed as Commissioners of said
14 improvement district: Michael Nauman; Bruce Henry; and Edward A. Nauman.

15 **Section 3:** The name of said Improvement District shall be Little Rock Municipal Property Owners’
16 Improvement District No. 2017-325 -- La Marche Place Villas Subdivision Infrastructure Project.

17 **Section 4.** The District shall not cease to exist upon the acquiring, constructing or completion of the
18 improvements, but it shall continue to exist for the purposes authorized in Ark. Code Ann., Title 14,
19 Chapter 94.

20 **PASSED: December 19, 2017**

21 **ATTEST:**

APPROVED:

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24 **Susan Langley, City Clerk**

Mark Stodola, Mayor

25 **APPROVED AS TO LEGAL FORM:**

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

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1 **EXHIBIT A**

2 **LEGAL DESCRIPTION**

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5 OVERALL A PART OF THE NW 1/4 NE 1/4 OF SECTION 24, T-2-N, R-14-W, PULASKI COUNTY,
6 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT
7 THE SOUTHEAST CORNER OF THE W 1/2 OF THE SAID NW 1/4 NE 1/4, SAID POINT LYING ON
8 THE SOUTH LINE OF BELLA ROSA ESTATES, AN ADDITION TO THE CITY OF LITTLE ROCK,
9 PULASKI COUNTY, ARKANSAS; THENCE S89°43'38"W, ALONG THE SOUTH LINE OF SAID
10 BELLA ROSA ESTATES, A DISTANCE OF 239.42 FEET TO THE SOUTHWEST CORNER OF LOT
11 5, SAID BELLA ROSA ESTATES; THENCE N 01°035'18"E, ALONG THE WEST LINE OF SAID
12 LOT 5, A DISTANCE OF 30.12 FEET TO THE POINT OF BEGINNING; THENCE N89°18'35"W, A
13 DISTANCE OF 399.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF LAMARCHE DRIVE;
14 THENCE N 04°50'07"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 186.06
15 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE N04°57'18"E, A
16 DISTANCE OF 92.61 FEET; THENCE S89°28'26"E, A DISTANCE OF 151.00 FEET; THENCE
17 S00°02'55"W, A DISTANCE OF 89.68 FEET; THENCE N87°06'09"E, A DISTANCE OF 115.70 FEET;
18 THENCE N00°46'20"E, A DISTANCE OF 106.30 FEET TO A POINT ON THE SOUTH LINE OF
19 THE WILLOWS, AN ADDITION TO THE CITY OF LITTLE ROCK, PULASKI COUNTY,
20 ARKANSAS; THENCE S88°40'51"E, ALONG SAID SOUTH LINE OF THE WILLOWS, A
21 DISTANCE OF 116.60 FEET TO A POINT ON THE SAID WEST LINE OF BELLA ROSA
22 ESTATES; THENCE S89°32'40"E, ALONG SAID WEST LINE OF BELLA ROSA ESTATES, A
23 DISTANCE OF 9.00 FEET; THENCE S01°35'18"W, ALONG SAID WEST LINE OF BELLA ROSA
24 ESTATES, A DISTANCE OF 98.00 FEET; THENCE N88°24'42"W, ALONG SAID WEST UNE OF
25 BELLA ROSA EST ATES, A DISTANCE OF 9.00 FEET; THENCE SO I 035' I 8"W, ALONG SAID
26 WEST LINE OF BELLA ROSA ESTATES, A DISTANCE OF 203.17 FEET TO THE POINT OF
27 BEGINNING. CONTAINING 2.3567 ACRES, MORE OR LESS.

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