1	ORDINANCE NO		
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3	AN ORDINANCE TO ESTABLISH AND LAY OFF LITTLE ROCK		
4	MUNICIPAL PROPERTY OWNERS IMPROVEMENT DISTRICT NO.		
5	2023-001; (EDGEWOOD SUBDIVISION PROJECT); TO DECLARE AN		
6	EMERGENCY; AND FOR OTHER PURPOSES.		
7			
8	WHEREAS, a Petition to form City of Little Rock Municipal Property Owners' Multipurpose		
9	Improvement District No. 2023-001 (Edgewood Subdivision Project) has been filed with the Little Roc		
10	City Clerk; and,		
11	WHEREAS, the City Clerk has presented the petition to the Mayor; and,		
12	WHEREAS, the Mayor has set February 21, 2023, at 6:00 PM or as soon afterwards as the item may		
13	be reached on the regular call of the agenda, as the date and time for a Public Hearing before the Little Rocl		
14	Board of Directors for consideration of the Petition; and,		
15	WHEREAS, the Little Rock Board of Directors has determined from an Abstractor's Certificate o		
16	Property Ownership that those signing the petition constitute all the owners of the real property to be located		
17	in said District; and,		
18	WHEREAS, the Arkansas Municipal Property Owners' Improvement District Law provides that if the		
19	Governing Body determines that all the owners of the real property to be located in the District have		
20	petitioned for the improvements, it shall then be its duty by ordinance to establish and lay off the District		
21	as defined in the petition and to appoint the Commissioners named in the Petition.		
22	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY		
23	OF LITTLE ROCK, ARKANSAS.		
24	Section 1. The real property described as:		
25	PART OF THE SW1/4 SE1/4, SECTION 6; NE1/4 NE1/4, SECTION 7 AND NW1/4		
26	NW1/4, SECTION 8, T-1-N, R-13-W, LITTLE ROCK, PULSKI COUNTY,		
27	ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:		
28	COMMENCING AT A POINT LOCATED AT THE SOUTHEAST CORNER OF THE		
29	NE1/4 NE1/4 OF SAID SECTION 7, SAID POINT ALSO BEING THE POINT OF		
30	BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4,		
31	SECTION 7; N87°06'06"W-1316.32' TO THE SOUTHWEST CORNER OF SAID NE1/4		
32	NE1/4; THENCE ALONG THE WEST LINE OF SAID NE1/4 NE1/4, SECTION 7;		
33	N01°49'09"E-1317.35' TO THE NORTHWEST CORNER OF SAID NE1/4 NE1/4;		
34	THENCE N88°45'26"W ALONG THE SOUTH LINE OF THE SW1/4 SE1/4, SECTION		

1 6, A DISTANCE OF 232.07'; THENCE LEAVING SAID SOUTH LINE ALONG THE 2 ARC OF A 560.00' RADIUS CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 3 137.23' AND CHORD OF N43°06'55"E-136.89'; THENCE N35°27'26"E-254.30'; 4 THENCE S01°39'43"W-312.23' BACK TO THE NORTHWEST CORNER OF THE 5 NE1/4 NE1/4, SECTION 7; THENCE ALONG THE NORTH LINE OF SAID NE1/4 NE1/4, S88°07'57"E-1327.36' TO THE NORTHEAST CORNER OF SAID NE1/4 NE1/4, 6 7 SECTION 7; THENCE ALONG THE EAST LINE OF SAID NE1/4 NE1/4, 8 S02°18'02"W-637.68'; THENCE LEAVING SAID EAST LINE ALONG THE ARC OF 9 A 265.00' RADIUS CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 25.72' 10 AND CHORD OF \$61°00'10"E-25.71'; THENCE \$58°13'21"E-108.27; THENCE ALONG THE ARC OF A 710.00' RADIUS CURVE TO THE LEFT, HAVING AN ARC 11 12 LENGTH OF 112.24' AND CHORD OF \$62°45'04"E-112.12'; THENCE \$67°16'47"E-13 16.04'; THENCE ALONG THE ARC OF A 25.00' RADIUS CURVE TO THE LEFT, 14 HAVING AN ARC LENGTH OF 25.25' AND CHORD OF N83°47'24"E-24.19' TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF WOODLANDS TRAIL; 15 THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A 90.00' RADIUS 16 17 CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 118.04' AND CHORD OF 18 S17°17'16"W-109.76'; THENCE LEAVING SAID RIGHT-OF-WAY N58°13'21"W-19 263.57' TO A POINT BACK ON THE EAST LINE OF THE NE1/4 NE1/4, SECTION 7; 20 THENCE CONTINUING ALONG SAID EAST LINE S02°18'02"W-612.93'; BACK TO 21 THE POINT OF BEGINNING. CONTAINING 41.5969 ACRES, MORE OR LESS.

is hereby establish as City of Little Rock, Arkansas Municipal Property Owners' Multipurpose Improvement District No. 2023-001 (Edgewood Subdivision Project) for the purpose of constructing and installing facilities for waterworks, recreation, drainage, gas pipelines, underground trenches and excavations necessary for the installation of electric and telephone distribution systems, sanitary sewers, streets, including curbs and gutters, sidewalks, and maintaining the infrastructure and improvements within the District, together with facilities related to any of the foregoing within said District.

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- **Section 2.** The following three (3) individuals nominated in the petition, are hereby appointed as Commissioners of said Improvement District: Scott Hurley; Robert Graham Smith; and Zack DeYmaz.
- **Section 3.** The name of the Improvement District shall be City of Little Rock Municipal Property Owners' Multi-Purpose Improvement District 2023-001 (Edgewood Subdivision Project).
- **Section 4.** *Severability*. The various parts, sections and clauses of this ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

1	Section 5. <i>Repealer</i> . All laws, ordinances, resolutions, or parts thereof in conflict with the provision of this ordinance are hereby repealed to the extent of such conflict.		
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3	Section 6. Emergency Clause. The Board of Directors of the City of Little Rock, Arkansas, ha		
4	determined that with development in the area covered by the boundaries of the Improvement District lai		
5	off in this ordinance requires, as critical to the public health, safety, and welfare, construction of additional		
6	infrastructure; an emergency is, therefore, declared to exist, and this ordinance shall be in full force an		
7	effect from and after the date of its passage.		
8	PASSED: March 7, 2023		
9	ATTEST:	APPROVED:	
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12	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
13	APPROVED AS TO LEGAL FORM:		
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15 16	Thomas M. Carpenter, City Attorney		
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