1	ORDINANCE NO		
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3	AN ORDINANCE TO ABANDON A SANITARY SEWER EASEMENT		
4	LOCATED WITHIN THE PROPERTY AT 4216 SOUTH BOWMAN		
5	ROAD, IN THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR		
6	OTHER PURPOSES.		
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8	WHEREAS, a request was made by Burkhalter F.B.W., LLC, to abandon the Sanitary Sewer		
9	Easement located within the property at 4216 South Bowman Road, (the "Bowman Property") Little		
10	Rock, Arkansas, under the City's General Police Power Authority pursuant to Ark. Code Ann. § 14-54		
11	104; and,		
12	WHEREAS, the Bowman Property contains the Fountaine Blean West Multifamily Development		
13	which is zoned PD-R, Planned Development - Residential, and contains 245 residential units on fifteen		
14	(15) acres; and,		
15	WHEREAS, as part of the new residential development, new sewer mains were installed to reroute		
16	the old sewer main; and,		
17	WHEREAS, the Little Rock Water Reclamation Authority has approved the proposed Sanitary		
18	Sewer Easement abandonment; and,		
19	WHEREAS, abandoning this Chenal Property Sanitary Sewer Easement will have no adverse impact		
20	on the public welfare and safety.		
21	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY		
22	OF LITTLE ROCK, ARKANSAS:		
23	Section 1. The Board of Directors hereby releases, vacates, and abandons a Sanitary Sewer Easement		
24	located within the property at 4216 Bowman Road, Little Rock, Pulaski County, Arkansas, being more		
25	particularly described as follows:		
26	G-24-058: A ten (10)-foot wide easement lying five (5) feet either side of, and being		
27	parallel with and adjacent to the following described centerline: part of the SW1/4 of the		
28	SW1/4, Section 16, T-1-N, R-13-W, Pulaski County, Arkansas, being more particularly		
29	described as follows: commencing at the northeast corner of the SW1/4 of the SW1/4 of		
30	said Section 16; thence North 87°05'04" West 163.10 feet to the centerline of Bowman		
31	Road, thence along said centerline South 25° 34'56" West 149.60 feet; thence continuing		
32	along said centerline on a curve to the left having a radius of 569.35 feet, an arc distance		
33	of 330.41 feet and a chord which bears South 08°57'25" West 325.79 feet; thence		
34	continuing along said centerline South 07°40'04" East 193.80 feet; thence South 87°		
35	57'04" West 467.01 feet to the Point of Beginning; thence South 21° 06' 53" West 16.57		

1	feet; thence South 40° 05° 57" West 402.37 feet; thence South 31° 00° 29" West 229.41		
2	feet to the point of termination of said easement.		
3	Section 2. A copy of this ordinance, duly certified by the City Clerk, shall be filed in the Real Estate		
4	Records of the Recorder of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas.		
5	Section 3. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or		
6	word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or		
7	adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and		
8	effect as if the portion so declared or adjudged to be invalid or unconstitutional were not originally a part of the ordinance.		
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10	Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent		
11	with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.		
12	PASSED: April 6, 2021		
13	ATTEST:	APPROVED:	
14			
15	Samuel Landlan C'An Claul	Frank Caste In Marca	
16	Susan Langley, City Clerk	Frank Scott, Jr., Mayor	
17	APPROVED AS TO LEGAL FORM:		
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19 20	Thomas M. Carpenter, City Attorney	-	
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