1	ORDINANCE NO.
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3	AN ORDINANCE TO ABANDON A PORTION OF A TWENTY (20)-
4	FOOT WIDE SANITARY SEWER EASEMENT LOCATED ALONG THE
5	WEST SIDE OF DAVID O. DODD ROAD, WITHIN THE WISTERIA
6	SUBDIVISION, IN THE CITY OF LITTLER ROCK, ARKANSAS; AND
7	FOR OTHER PURPOSES.
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9	WHEREAS, a request was made by Rausch Coleman Mid-Ark, LLC, to abandon the south 498.07
10	feet of Easement 3, which was dedicated by Instrument No. 96-53720, and filed for record on July 30,
11	1996, and consists of a portion of a twenty (20)-foot wide Sanitary Sewer Easement located along the
12	west side of David O. Dodd Road, within the Wisteria Subdivision, Little Rock, Arkansas, under the
13	City's General Police Power Authority pursuant to Ark. Code Ann. § 14-54-104; and,
14	WHEREAS, the Wisteria Subdivision is a seventy-six (76)-lot single-family subdivision on
15	approximately nineteen (19) acres of R-2, Single-Family District, zoned property; and,
16	WHEREAS, as part of the new residential development, new sewer mains were installed to reroute
17	the old sewer main and the full length of the old sewer main is no longer in use and a portion of it has
18	been abandoned and removed; and,
19	WHEREAS, the Little Rock Water Reclamation Authority has approved the proposed Sanitary
20	Sewer Easement abandonment; and,
21	WHEREAS, abandoning a portion of this twenty (20)-foot wide Sanitary Sewer Easement will have
22	no adverse impact on the public welfare and safety.
23	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
24	OF LITTLE ROCK, ARKANSAS:
25	Section 1. The Board of Directors hereby releases, vacates, and abandons a portion of a twenty (20)-
26	foot wide Sanitary Sewer Easement located along the west side of David O. Dodd Road, within the
27	Wisteria Subdivision, Little Rock, Pulaski County, Arkansas, being more particularly described as
28	follows:
29	<u><b>G-24-060</b></u> : A part of Easement No.3 as described by Instrument No. 96-5372, lying ten
30	(10) feet either side of, and being parallel with and adjacent to the following
31	described centerline: part of the NW <sup>1</sup> / <sub>4</sub> -SE <sup>1</sup> / <sub>4</sub> and part of the SW 1/4, NE <sup>1</sup> / <sub>4</sub> of section
32	28, T-1-N, R-13-W, Pulaski County, Arkansas, more specifically described as:
33 24	commencing at the corner of NW <sup>1</sup> / <sub>4</sub> , SE <sup>1</sup> / <sub>4</sub> of said section 28; thence N 00° 52'38" E, 660.64 facts thereas N 028 00'24" E 221.21 facts thereas N 868 45'07" W 276.84 fact to
34	660.64 feet; thence N 02° 00'24" E, 331.31 feet; thence N 86° 45'07" W, 376.84 feet to

1	the point of beginning; thence N 10° 06'41" E, 498.07 feet to the point of termination
2	of said centerline.
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
9	of the ordinance.
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:
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15 16	Susan Langley, City Clerk Frank Scott, Jr., Mayor
17	APPROVED AS TO LEGAL FORM:
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20	Thomas M. Carpenter, City Attorney
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