1	ORDINANCE NO			
2				
3	AN ORDINANCE TO ABANDON THE PORTION OF CEDAR STREET,			
4	FROM THE SOUTH RIGHT-OF-WAY LINE OF PLATEAU STREET TO			
5	THE SOUTH RIGHT-OF-WAY LINE WEST OF 7^{TH} STREET, IN THE CITY			
6	OF LITTLE ROCK, ARKANSAS; AND FOR OTHER PURPOSES.			
7				
8	WHEREAS, the University of Arkansas for Medical Sciences ("UAMS"), the only abutting property			
9	owner, filed a petition to abandon the portion of South Cedar Street, from the south right-of-way-line of			
10	Plateau Street to the south right-of-way-line of West 7 th Street and all street and alley right-of-ways 6			
11	to west between Jack Stephens Drive right-of-way and UAMS Boulevard. right-of-way; and,			
12	WHEREAS, UAMS is the only owner of property abutting the right-of-way to be abandoned; and,			
13	WHEREAS, Beach Abstract Company has found that there are no reversionary clauses contained			
14	within the Dedication Plat and Bill of Assurance to the City of Little Rock, Arkansas, which was filed for			
15	record June 5, 1895, in Plat Book AB, Page 252; and,			
16	WHEREAS, all vacated and abandoned street right-of-way areas shall be retained as utility and			
17	drainage easements; and, all alley areas are vacated entirely with no residual easement rights other than			
18	those required by Federal, State or Local law; and,			
19	WHEREAS, the Board has determined that abandoning the portion of South Cedar Street, from the			
20	south right-of-way-line of Plateau Street to the south right-of-way-line of West 7th Street and all street and			
21	alley right-of-ways east to west between Jack Stephens Drive right-of-way and UAMS Boulevard will			
22	have no adverse impact on the public safety, health or welfare, and therefore, the portion of the right of			
23	way abandoned by this ordinance is no longer needed for corporate purposes.			
24	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF LITTLE			
25	ROCK, ARKANSAS:			
26	Section 1. The City of Little Rock, hereby releases, vacates, and abandons the following right of			
27	way:			
28	1. The portion of South Cedar Street, from the south right-of-way-line of Plateau Street to the			
29	south right-of-way-line of West 7 th Street; and,			
30	2. The existing paved alley right-of-way located from Plateau Street south to 4 th Street in Block			
31	6 Plateau Addition; and,			
32	3. The fifty (50)-foot-wide paved 4 th Street right-of-way located from east to west between Jack			
33	Stephens Drive and UAMS Boulevard. (Pine Street) adjacent to Blocks 5, 6, 11, and 12			
34	Plateau Addition; and,			

- 4. The sixteen (16)-foot-wide partial paved alley right-of-way located from Cedar Street right-
- of-way east to the UAMS Boulevard (Pine Street) right-of-way within Block 11 Plateau
- 3 Addition; and,
- 5. The fifty-two (52)-foot-wide paved Capitol Avenue right-of-way located from east to west
- 5 between Jack Stephens Drive and UAMS Boulevard (Pine Street) adjacent to Blocks 11, and
- 6 12 Plateau Addition and Blocks 1 and 2 Reyburn and Wright Addition; and,
- 7 6. The forty-four (44)-foot-wide paved 6th Street right-of-way located from east to west between
- 8 Jack Stephens Drive and UAMS Boulevard (Pine Street) adjacent to Blocks 1,2,3, and 4
- 9 Reyburn and Wright Addition; and,
- 7. The ten (10)-foot-wide undeveloped alley right-of-way located from east to west between the
- 11 Cedar Street right-of-way and the UAMS Boulevard (Pine Street) right-of-way within Block
- 12 1 Reyburn and Wright Addition; and,
- 8. The twelve (12)-foot-wide undeveloped alley right-of-way located from the 6th Street right-
- of-way north to the alley between Cedar Street and UAMS Boulevard (Pine Street) within
- Block 1 Reyburn and Wright Addition; and,
- 9. The twelve (12)-foot-wide undeveloped alley right-of-way located north to south between the
- 17 6th street right-of-way south to the 7th Street right-of-way within Block 4 Reyburn and
- Wright Addition; and,
- 19 10. The forty (40)-foot-wide paved 7th Street right-of-way located east to west between the Cedar
- 20 Street right-of-way and UAMS Boulevard (Pine Street) right-of-way adjacent to Blocks 3,4,
- 21 and 5 Reyburn and Wright Addition; and,
- 22 11. The area adjacent to the 7th Street right-of-way south to the Interstate 630 right-of-way east to
- west between the Cedar Street right-of-way and the UAMS Boulevard (Pine Street) right-of-
- 24 way with Block 5 Reyburn and Wright Addition; and,
- 25 12. Pursuant to the conditions set forth in this ordinance legal descriptions and graphic
- 26 illustrations of the subject abandonment areas are attached as Exhibits A thru D; and,
- 27 13. All street right-of-way- areas to be vacated shall be retained as utility and drainage
- 28 easements; all alley areas are to be vacated entirely with no residual rights other than those
- 29 required by Federal, State, and Local Law.
- 30 **Section 2.** A copy of this ordnance duly certified by the City Clerk, shall be filed in the Real Estate
- 31 Records of the Recorder of the Circuit Clerk in Ex Officio Recorder of Pulaski County, Arkansas.
- 32 **Section 3.** Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or
- word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
- 34 adjudication shall not affect the remaining portions of this ordinance, which shall remain in full force and

1	effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this				
2	ordinance.				
3	Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with th				
4					
5					
6	ATTEST:	APPROVED:			
7					
8					
9	Susan Langley, City Clerk	Frank Scott, Jr., Mayor			
0	APPROVED AS TO LEGAL FORM:				
1					
2	Thomas M. Commenton City Attornor				
3	Thomas M. Carpenter, City Attorney				
4	// //				
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1 // **EXHIBIT** 2 // 3 // 08/05/2020 Situated in the city of Little Rock, Pulaski County, Arkansas and being known as a vacation of; 4th street between Pine street and Jack Stephens Drive, Cedar street between 4th street and Plateau street, and an alley running north to south within Block 6 of the Plateau Addition to the City of Little Rock as shown by plat recorded in Plat Book AB, Page 252 in the Pulaski County Clerk's office, further bounded and described as follows: beginning at the southwesterly corner of Block 5 of said Plateau Addition, said corner lying in the northerly right of way of 4th street at its intersection with the easterly right of way of Jack Stephens Drive; thence S 86°41′48° E a distance of 272.51 feet to a point; thence N 01°55′25° E a distance of 594.61 feet to a point; thence S 59°38′35° E a distance of 62.02 feet to a point; thence along a curve deflecting to the left a distance of 14.10′, said curve having a radius of 20.00′, and a chord which bears S 21°55′53° W, 13.81′, to a point; 4 // 5 // 6 //7 // 8 //9 // 13.81', to a point; thence S 01°43'46' W a distance of 553.02 thence S 86°51'06' E a distance of 131.04 thence N 01°41'04' E a distance of 498.92 feet to a point; feet to a point; feet to a point; 10 // thence along a curve deflecting to the right a distance of 20.14° , said curve having a radius of 238.00° , and a chord which bears \$S\$ $50^{\circ}56^{\circ}22^{\circ}$$ E, // 11 20.13', to a point; thence S 01°41'04' W a distance of thence S 01°41'06' E a distance of thence S 01°38'39' W a distance of thence N 86°51'06' W a distance of thence N 03°09'41' E a distance of thence N 03°09'41' E a distance of 487.10 feet to a point; 12 // 85,90 feet to a point; 50.02 feet to a point, 13 // feet to a point; feet to the point of beginning 558,48 50,55 and containing 65343 square feet, 1.500 acres of land, more or less. 14 // 15 // //16 17 //PLATEAU STREET S 86°41'48" E 272.51' N 01°55'25" E 594.61' S 59°38'35" E 62.02' 18 // S 59°38'35" E 62.02' S 01°43'46" W 553.02' S 86°5'106" E 131.04' N 01°41'04" E 498.92' S 01°41'04" W 487.10' S 86°51'06" E 85.90' S 01°38'39" W 50.02' N 86°51'06" W 558.48 N 03°09'41" E 50.55' 19 // 20 // 21 // DRIVE 22 // Γ THE VACATED CEDAR STREET AND HENS 4TH STREET RIGHTS-OF-WAY ARE 23 // TO BE RETAINED AS UTILTIY & R STEP BLIDCK 5 DRAINAGE EASEMENTS. THE BLOCK 24 // PLATEAU ADDITION 6 ALLEY RIGHT-OF-WAY IS TO BE BLOCK 6 VACATED ENTIRELY WITH NO ATEAU ADDITION RESIDUAL EASEMENT RIGHTS. 25 // 26 // L1 L5 L8 EXISTIN 27 // 4TH STREET 6 EXISTING R.D.W 28 // L10 BLIDCK 12 BLOCK 11 PLATEAU ADDITION 29 PLATEAU ADDITION // 30 // CURVE ARC LENGTH RADIUS CHORD BEARING CHORD LENGTH C1 14.10' 20.00' \$ 21°55'53" W 13.81' C2 20.14' 238.00' \$ 50°56'22" E 20.13' 400 200 31 // SCALE 1'=200' G:\2013\13-110\ROW ABANDONMENTS\EXHIBIT A.PDF 32

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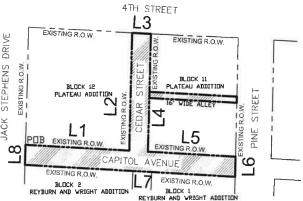
1 // 2 // 3 //08/05/2020 4 // 5 //6 //7 // 8 //9 // 10 // 11 // 12 // 13 // more or less. 14 // 15 //DRIVE 16 // STEPHENS // 17 18 // 19 JACK // 20 //21 // 22 // 23 //24 // 25 // 26 //27 // 28 // 29 // 30 // 31 //0 32 // SCALE 1'=200' 33 // 34 //

EXHIBIT

Situated in the city of Little Rock, Pulaski County, Arkansas and being known as a vacation of; Capitol Avenue between Pine street and Jack Stephens Drive, and Cedar street between Capitol Avenue and 4th street, further bounded and described as follows: beginning at the southwesterly corner of Block 12 of the Plateau Addition to the City of Little Rock as shown by plat recorded in Plat Book AB, Page 252 in the Pulaski County Court Clerk's office, said corner lying in the northerly right of way of Capitol Avenue at its intersection with the

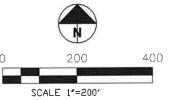
northerly right of way of Capitol Avenue at its intersection with the easterly right of way of Jack Stephens Drive; thence S 86°34′22′ E a distance of 276.57 feet to a point; thence N 01°43′46′ E a distance of 304.51 feet to a point; thence S 86°51′06′ E a distance of 50.02 feet to a point; thence S 01°43′46′ W a distance of 304.75 feet to a point; thence S 01°43′46′ W a distance of 233.52 feet to a point; thence S 01°36′38′ W a distance of 52.03 feet to a point; thence N 86°34′22′ W a distance of 52.03 feet to a point; thence N 86°34′22′ W a distance of 52.03 feet to a point; thence N 01°56′11′ E a distance of 52.02 feet to the point of beginning and containing 44365 square feet, 1.018 acres of land, more or less. AND ALSD. a 16 foot wide alley that may exist running east to west through the

ALSO, a 16 foot wide alley that may exist running east to west through the entire Block 11 of said Plateau Addition and containing 3731 square feet of land, more or less. For a total of 48,096 square feet, 1.104 acres of land,



THE VACATED CEDAR STREET AND CAPITOL AVENUE RIGHTS-OF-WAY ARE TO BE RETAINED AS UTILTIY & DRAINAGE EASEMENTS. THE BLOCK 11 ALLEY RIGHT-OF-WAY IS TO BE VACATED ENTIRELY WITH NO RESIDUAL EASEMENT RIGHTS.

LINE	BEARING	DISTANCE
L1	S 86°34'22" E	276.57
L2	N 01°43'46" E	304.51'
L3	S 86°51'06" E	50.02'
L4	S 01°43'46" W	304.75'
L5	S 86°34'22" E	233.52'
L6	S 01°36'38" W	52.03'
L7	N 86°34'22" W	560.41
L8	N 01°56'11" E	52.02'



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// 1 **EXHIBIT** 2 // 08/05/2020 3 // Situated in the city of Little Rock, Pulaski County, Arkansas and being known as a vacation of; 6th street between Pine street and Jack Stephens Drive, and Cedar street between 6th street and Capitol Avenue, further 4 //Drive, and Cedar street between 6th street and Capitol Avenue, further bounded and described as follows: beginning at the southwesterly corner of Block 2 of the Reyburn and Wright Addition to the city of Little Rock as shown by plat recorded in Plat Book 1, Page 25 in the Pulaski County Clerk's office, said corner lying in the northerly right of way of 6th street at its intersection with the easterly right of way of Jack Stephens Road; thence S 86*27'19" E a distance of 282.73 feet to a point; thence N 02*42'27" E a distance of 39.96 feet to a point; thence S 86*27'19" E a distance of 396.06 feet to a point; thence S 01*34'22" W a distance of 40.02 feet to a point; thence S 01*34'22" W a distance of 40.02 feet to a point; thence N 86*27'19" W a distance of 563.20 feet to a point; 5 //6 // 7 // 8 // thence S 01°34′22′ W a distance of 40.02 feet to a point; thence N 86°27′19′ W a distance of 563.20 feet to a point; thence N 01°56′11′ E a distance of 44.02 feet to the point of beginning and containing 43454 square feet, 0.998 acres of land, more or less. AND ALSO, a 10 foot wide alley that may exist running east to west through the entire Block 1 of said Reyburn and Wright Addition and a 12 foot wide alley in said Block 1 that may exist running north to south between said 10 foot wide alley and the northerly right of way of 6th street and containing 5263 square feet of land, more or less. For a total of 48,717 square feet, 118 acres of land more or less. 9 // 10 // //11 1.118 acres of land, more or less. 12 // CAPITOL AVENUE EXISTING R.O.W. 13 //EXISTING R.O.W. 14 // EXISTING R.O.W. EXISTING STREET // 15 STEPHENS 7 S 4 PINE // 16 AR BLOCK 2 REYBURN AND WRIGHT ADDITION CED/ BLOCK JACK 17 // GHT ADDITION REYBURN AND EXISTING R.O.W 18 // 8 6TH STREET 97 EXISTING R.O.W. EXISTING R.O.W 19 // 20 // THE VACATED CEDAR STREET AND BEARING DISTAI \$ 86°27'19" E 282.73' N 02°42'27" E 391.96' \$ 86°34'22" E 50.00' \$ 02°42'27" W 396.06' \$ 86°27'19" E 230.26' \$ 01°34'22" W 40.02' 6TH STREET RIGHTS-OF-WAY ARE 21 // TO BE RETAINED AS UTILTIY & DRAINAGE EASEMENTS. THE BLOCK 1 ALLEYS RIGHTS-OF-WAY ARE TO 22 // BE VACATED ENTIRELY WITH NO RESIDUAL EASEMENT RIGHTS. 23 // 24 // 25 // 26 //400 27 // //28 SCALE 1"=200' G:\2013\13-110\ROW ABANDONMENTS\EXHIBIT C.PDF

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1 //**EXHIBIT** // 2 08/05/2020 Situated in the city of Little Rock, Pulaski County, Arkansas and being known as a vacation of, 7th street between Pine street and Cedar Street, Cedar street between Interstate 630 and 6th street, and an alley running north to south within Block 4 of the Reyburn and Wright Addition to the City of Little Rock as shown by plat recorded in Plat Book 1, Page 25 in the Pulaski County Clerk's office, and all land conveyed to the city of Little Rock lying between 7th Street and the proposed northerly right of way of the current road project as shown hereon, further bounded and // 3 4 //5 // described as follows: beginning at the northwesterly corner of Block 4 of said Reyburn and Wright Addition, said corner lying in the southerly right of way of 6th street at its intersection with the easterly right of way 6 // lying in the southerty rights of Cedar Street; of Cedar Street; of Cedar Street; of Stre feet to a point; thence \$ 53°36'55" E a distance of 7 // 8 // thence S 02°10′46′ W a distance of 399,21 feet to a point; thence S 86°17'11" E a distance of thence \$ 02°10'46' W a distance of 399.21 feet to a point; thence \$ 86°17'11' E a distance of 82.50 feet to a point; thence \$ 01°34'22' W a feet to a point; thence \$ 86°17'11' W a distance of 86.92 feet to a point; thence \$ 03°45'15' W a distance of 28.12 to a point; thence \$ 55°13'06' E a distance of 45.31 feet to a point; thence along a curve 9 // to a point; thence S 55°13′06′ E a distance of 45.31 feet to a point; thence along a curve deflecting to the left a distance of45.94′, said curve having a radius of292.68′, and a chord which bears S 59°42′58′ E ,45.90′, to a point; thence along a reverse curve deflecting to the right a distance of48.02′, said curve having a radius of51.00′, and a chord which bears S 64°35′55′ W ,46.27′, to a point; thence N 88°22′02′ W a distance of 24.59′ feet to a point; thence along a curve deflecting to the right a distance of2.16′, said curve having a radius of342.68′, and a chord which bears N 55°23′02′ W ,2.16′, to a point; thence N 55°13′01′ W a distance of 15.30′ feet to a point; thence S 03°47′09′ W a distance of 9.55′ feet to a point; thence N 88°22′02′ W a distance of 70.63′ feet to a point; thence N 87°06′51′ W a distance of 25.80′ feet to a point; thence along a curve deflecting to the right a distance of 56.14′, sold curve having a radius of39.94′, and a chord // 10 //11 12 // curve deflecting to the right a distance of 56.04', said curve having a radius of 39.94', and a chord which bears N 38°15'48' W ,51.55', to a point; thence N 01°51'21' E a distance of 10.36 feet to a 13 //which bears N 38°15′48′ W ,51.55′,to a point; thence N 01°51′21′ E a distance of 10.36 feet to a point; thence along a curve deflecting to the left a distance of 44.63′, said curve having a radius of103.86′, and a chord which bears N 10°22′46′ W ,44.29′,to a point; thence N 02°36′16′ E a distance of 32.71 feet to a point; thence N 86°52′02′ W a distance of 24.55 feet to a point; thence along a curve deflecting to the left a distance of49.15′, said curve having a radius of103.86′, and a chord which bears N 59°03′44′ W ,48.70′,to a point; thence along a compound curve deflecting to the left a distance of21.46′, said curve having a radius of26.00′, and a chord which bears N 54°51′27′ E ,20.85′,to a point; thence N 01°56′11′ E a distance of 368.13 feet to a point; thence N 61°20′10′ W a distance of 23.55 feet to a point; thence S 86°27′19′ E a distance of 71.06 feet to the point of beginning and containing 50703 square feet, 1.164 acres of land, more or less. 14 // // 15 // 16 CURVE ARC LENGTH RADIUS CHORD BEARING CHORD LENGTH 21 45.94' 292.68' \$ 59*42'58" E 45.90' 22 48.02' 51.00' \$ 64*35'55" W 46.27' 23 2.16' 342.68' N 55*23'02" W 2.16' // LINE BEARING DISTANCE L1 S 01°56'11" W 395.20' L2 S 53°36'55" E 6.70' L3 S 86°17'11" E 128.59' 17 48.02' 2.16' 56.04' // 18 2.16' 51.55 N 02°10'46" E 399.18' S 86°27'19" E 12.50' S 02°10'46" W 399.21' S 86°17'11" E 82.50' 39.94' N 38°15'48" W 103.86' N 10°22'46" W 103.86' N 59°03'44" W 44.63 44.29 19 // N 54°51'27" E L7 S 86°17'11" E 82.50 L8 S 01°34'22" W 40.03 L9 N 86°17'11" W 86.92 L10 S 03°45'15" W 28.12 L11 S 55°13'06" E 45.31 BLOCK S // 20 BLOCK 1 REYBURN AND WRIGHT ADDITION REYBURN AND WRIGHT ADDITION 6TH STREET L22 21 // EXISTING R.O.W. EXISTING R.O.W. 127 POB DRIVE //22 THE VACATED CEDAR STREET AND 7TH STREET RIGHTS-OF-WAY EXISTING R.O.W. ARE TO BE RETAINED AS UTILTIY EXISTING R.O.W. 23 //STEPHENS & DRAINAGE FASEMENTS, THE BLOCK 4 ALLEY RIGHT-OF-WAY IS TO BE VACATED ENTIRELY WITH 24 //4 6 NO RESIDUAL EASEMENT RIGHTS. CEDAR BLOCK REYBURN AND BLOCK 3 REYBURN AND WRIGHT ADDITION VRIGHT ADDITIONS 25 //PINE 26 //27 // 7th STREET L9 400 0 BLOCK 6 REYBURN AND VRIGHT ADDITION 28 SCALE 1'=200' ELICK 5 L12 C2 BLOCK 5 L12 C2 REYBURN AND WRIGHT ADDITION 29 // G:\2013\13-110\ROW ABANDONMENTS\EXHIBIT D.POF

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