1	ORDINANCE NO
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3	AN ORDINANCE TO ABANDON A SIXTY (60)-FOOT UTILITY AND
4	DRAINAGE EASEMENT LOCATED AT 16801 CHENAL PARKWAY, AT
5	THE SOUTHWEST CORNER OF CHENAL PARKWAY AND KANIS
6	ROAD, IN THE CITY OF LITTLE ROCK, ARKANSAS; AND FOR
7	OTHER PURPOSES.
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9	WHEREAS, KRS Parcel 8, LLC (KRS), is the owner of certain real property located at 1680
10	Chenal Parkway, at the southwest corner of Chenal Parkway and Kanis Road, Little Rock, Arkansas; and,
11	WHEREAS, KRS has submitted a Petition for Abandonment of a Utility Easement to facilitate the
12	redevelopment of the property; and,
13	WHEREAS, the City of Little Rock has determined that the abandonment of the Utility and Drainage
14	Easement will not have an adverse impact on the public, and therefore, the Utility and Drainage Easemen
15	abandoned by this ordinance is no longer needed for corporate purposes; and,
16	WHEREAS, the easement abandonment will not become effective until facilities are removed or
17	relocated and new easements are dedicated.
18	NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY
19	OF LITTLE ROCK, ARKANSAS:
20	Section 1. The City of Little Rock, hereby releases, vacates, and abandons the following easement
21	with the condition that existing easement rights remain in place until all utility lines have been abandoned
22	or relocated and new easements are dedicated where required:
23	Situated in the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 1 North, Range
24	14 West in the City of Little Rock, Pulaski County, Arkansas and being known as a sixty
25	(60)-foot Utility and Drainage Easement reserved by the City of Little Rock as recorded
26	in Instrument No. 90-53247 in the Pulaski County Clerk's Office, further bounded and
27	described as follows: Beginning at the northwesterly corner of said easement, lying in
28	the curved southerly right-of-way of Kanis Road; thence along said curve deflecting to
29	the left, having an arc length of 85.83', a radius of 847.50', and a chord which bears S
30	86°13'31" E, 85.79' to a point of reverse curvature; thence along a curve deflecting to the
31	right, having an arc length of 12.36', a radius of 25.00', and a chord which bears S
32	74°57'44" E, 12.24' to a point of reverse curvature; thence along a curve deflecting to the

left, having an arc length of 15.78', a radius of 30.00', and a chord which bears S

75°52'09" E, 15.60' to a point of compound curvature; thence along a curve deflecting to

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1 the left, having an arc length of 129.73', a radius of 854.50', and a chord which bears N 2 84°42'37" E, 129.60' to a point; thence S 80°27'10" E a distance of 166.23' to a point of 3 curvature; thence along a curve deflecting to the left, having an arc length of 183.07', a 4 radius of 627.09', and a chord which bears S 88°48'58" E, 182.42' to a point; thence N 5 84°47'06" E a distance of 140.09' to a point; thence S 89°46'59" E a distance of 114.64' to a point of curvature; thence along a curve deflecting to the left, having an arc length of 6 7 160.96', a radius of 1040.05', and a chord which bears S 67°52'27" E, 160.80' to a point; thence N 89°46'59" W a distance of 260.98' to a point; thence S 84°47'06" W a distance 8 9 of 136.24' to a point of curvature; thence along a curve deflecting to the right, having an 10 arc length of 199.53', a radius of 687.09', and a chord which bears N 88°46'20" W, 198.83' to a point; thence N 80°27'10" W a distance of 401.98' to a point; thence N 11 12 02°17'51" E a distance of 20.77' to the point of beginning and containing 1.12 acres of 13 land, more or less. 14 Section 2. A copy of this ordnance duly certified by the City Clerk, shall be filed in the real estate 15 records of the recorder of the Circuit Clerk in Ex-Officio Recorder of Pulaski County, Arkansas. 16 Section 3. Severability. In the event any section, subsection, subdivision, paragraph, subparagraph, 17 item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining provisions of this 18 19 ordinance, as if such invalid or unconstitutional provision was not originally a part of this ordinance. 20 Section 4. Repealer. All ordinances, resolutions, bylaws, and other matters inconsistent with this 21 ordinance are hereby repealed to the extent of such inconsistency. 22 PASSED: September 1, 2020 23 ATTEST: **APPROVED:** 24 25 Susan Langley, City Clerk Frank Scott, Jr., Mayor 26 27 APPROVED AS TO LEGAL FORM: 28 29 30 Thomas M. Carpenter, City Attorney 31 // 32 //

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