A RESOLUTION TO AUTHORIZE THE MAYOR, CITY CLERK AND
CITY MANAGER TO EXECUTE REAL ESTATE SALES CONTRACTS,
CONVEY CERTAIN REAL PROPERTY, PERMANENT AND
TEMPORARY CONSTRUCTION EASEMENTS LOCATED ALONG THE
PROPOSED ARCH STREET BRIDGE REPLACEMENT PROJECT TO
THE ARKANSAS HIGHWAY AND TRANSPORTATION
DEPARTMENT; AND FOR OTHER PURPOSES.

WHEREAS, the Arkansas Highway and Transportation Department is undertaking a bridge replacement project along State Highway 367, Arch Street which will necessitate the acquisition of real property and permanent and temporary construction easements from the City; and,

WHEREAS, the Arkansas Highway and Transportation Department has requested a donation of the real property and easements needed from the City to accomplish this portion of the construction; and,

WHEREAS, the Arkansas Highway and Transportation Department has further offered to compensate the City for the improvements to the property and to provide relocation assistance for the Urban Forestry facilities currently occupying a portion of the property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY
OF LITTLE ROCK, ARKANSAS:

Section 1. The Mayor, City Clerk, and City Manager are hereby authorized to execute, in a form approved by the City Attorney, any sales contracts and documents required to sell and convey to the Arkansas State Highway Department certain lands located in the Pulaski County, Arkansas, more particularly described as follows:

Tract 1:
Part of the Southeast Quarter of the Southwest Quarter of Section 15, Township 1 North, Range 12 West, Pulaski County, Arkansas, more particularly described as follows:
Commencing at a point being used as the Center South Sixteenth Corner of said Section 15; thence north 87°45’06” west along the north line of the Southeast Quarter of the Southwest
Quarter of Section 15 a distance of 91.71 feet to the western right-of-way line of Arkansas State Highway 367 (Arch Street) as established by AHTD Job 6236; thence South 03°00’02” West along said right-of-way line a distance of 0.39 feet to a point; thence south 20°12’04” west along said right-of-way line a distance of 209.36 feet to a point; thence south 86°59’40” east along said right-of-way line a distance of 10.00 feet to a point; thence south 02°26’06” east along said right-of-way line a distance of 703.17 feet to the POINT OF BEGINNING; thence south 86°51’13” east along said right-of-way line a distance of 42.01 feet to a point on the western prescriptive right-of-way line of Arkansas State Highway 367 (Arch Street) as established by State Highway Affidavit dated May 6, 2013; thence south 03°08’47” west along said right-of-way line a distance of 151.78 feet to a point on the western right-of-way line of Arkansas State Highway 367 (Arch Street) as established by AHTD Job 060395; thence North 32°46’39” West along said right-of-way line a distance of 86.46 feet to a point; thence North 09°13’56” East along said right-of-way line a distance of 82.22 feet to the POINT OF BEGINNING and containing 0.13 acres (5,567 square-feet), more or less as shown on AHTD plans referenced as Job 060395.

And Also,

**Tract 4:**

Part of Lots 12 and 13, Block 5, Twen Cen Addition to the City of Little Rock, Arkansas, being part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 1 North, Range 12 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Center South Sixteenth Corner of said Section 15; thence south 87°45’06” east along the south line of the Northwest Quarter of the Southeast Quarter of Section 15 a distance of 26.95 feet to the eastern right-of-way line of Arkansas State Highway 367 (Arch Street) as established by the plat Twen Cen Addition to the City of Little Rock, Arkansas, recorded in Plat Book 76, Page 474 for the POINT OF BEGINNING; thence north 03°07’46” east along said right-of-way line a distance of 352.45 feet to a point on the southern right-of-way line of 35th Street as established by the plat Twen Cen Addition to the City of Little Rock, Arkansas, recorded in Plat Book 76, Page 474; thence south 87°45’06” east along said right-of-way line a distance of 57.53 feet to a point on the eastern right-of-way line of Arkansas State Highway 367 (Arch Street) as established by AHTD Job 060395; thence south 03°02’02” west along said right-of-way line a distance of 352.44 feet to a point on the south line of Block 5, Twen Cen Addition, said point also being on the south line of the Northwest Quarter of the Southeast Quarter of Section 15; thence north 87°45’06” west along said south lines a distance of 58.11 feet to the POINT OF BEGINNING and containing 0.47 acres (20,376 square-
And Also, **Tract 6:**

Part of Lots 4 and 5, Block 5, Callaway Addition to the City of Little Rock, Arkansas, being part of the Northeast Quarter of the Southwest Quarter of Section 15, Township 1 North, Range 12 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Northeast Corner of Lot 1, Block 5, Callaway Addition, said point also being on the western right-of-way line of Arkansas State Highway 367 (Arch Street) as established by the plat of Callaway Addition to the City of Little Rock, Arkansas, recorded in Plat Book 1, Page 95; thence south 03°00’20” west along said right-of-way line a distance of 150.55 feet to the POINT OF BEGINNING; thence continue south 03°00’20” west along said right-of-way line a distance of 67.53 feet to a point on the western right-of-way line of Arkansas State Highway 367 (Arch Street) as established by AHTD Job 060395; thence north 18°05’22” west a distance of 72.17 feet to a point on the north line of Lot 4; thence south 87°25’54” east along said north line a distance of 25.98 feet to the POINT OF BEGINNING and containing 0.02 acres (877 square-feet), more or less as shown on AHTD plans referenced as Job 060395.

And Also, **Tract 7X:**

Part of Lots 11, 12, 13 and 14, Block 2, Twen Cen Addition to the City of Little Rock, Arkansas, being part of the Northwest Quarter of the Southeast Quarter of Section 15, Township 1 North, Range 12 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Northwest Corner of Lot 22, Block 2, Twen Cen Addition, said point also being on the eastern right-of-way line of Arkansas State Highway 367 (Arch Street) as established by the plat of Twen Cen Addition recorded in Plat Book 76 Page 474; thence south 02°40’45” west along said right-of-way line a distance of 300.11 feet to a point on the eastern right-of-way line of Arkansas State Highway 367 (Arch Street) as established by Dedication Deed recorded in Book 96 Page 79892; thence south 86°45’20” east along said right-of-way line a distance of 10.00 feet to a point; thence south 02°40’45” west along said right-of-way line a distance of 100.00 feet to a point on the north line of Lot 14 for the POINT OF BEGINNING; thence south 86°45’20” east along said north line a distance of 21.05 feet to a point on the eastern right-of-way line of Arkansas State Highway 367 (Arch Street) as established
by AHTD Job 060395; thence south 01°09’58” east along said right-of-way line a distance of
174.63 feet to a point; thence south 41°19’53” east along said right-of-way line a distance of
21.45 feet to the northern right-of-way line of 34th Street as established by the plat of Twen Cen
Addition recorded in Plat Book 76 Page 474; thence south 64°46’36” west along said right-of-
way line a distance of 99.82 feet to a point on the eastern right-of-way line of Arkansas State
Highway 367 (Arch Street) as established by the Plat of Twen Cen Addition recorded in Plat
Book 76, Page 474; thence North 02°40’45” east along said right-of-way line a distance of 236.98
feet to a point on the eastern right-of-way line of Arkansas State Highway 367 (Arch Street) as
established by Dedication Deed recorded in Book 96 Page 79892; thence south 86°45’20” east
along said right-of-way line a distance of 40.56 feet to the POINT OF BEGINNING and
containing 0.35 acres (15,079 square-feet), more or less as shown on AHTD plans referenced as
Job 060395.
And Also,
Tract 7XR:
Part of Lots 11, 12, 13 and 14, Block 2, Twen Cen Addition to the City of Little Rock,
Arkansas, being part of the Northwest Quarter of the Southeast Quarter of Section 15,
Township 1 North, Range 12 West, Pulaski County, Arkansas, more particularly described as
follows:
Commencing at a point being used as the Northwest Corner of Lot 22, Block 2, Twen Cen
Addition, said point also being on the eastern right-of-way line of Arkansas State Highway 367
(Arch Street) as established by the plat of Twen Cen Addition recorded in Plat Book 76 Page
474; thence south 02°40’45” west along said right-of-way line a distance of 300.11 feet to a
point on the eastern right-of-way line of Arkansas State Highway 367 (Arch Street) as
established by Dedication Deed recorded in Book 96 Page 79892; thence south 86°45’20” east
along said right-of-way line a distance of 10.00 feet to a point on the north line of Lot 14,
Block 2, Twen Cen Addition; thence south 86°45’20” east along said north line a distance of
30.56 feet to a point on the eastern right-of-way line of Arkansas State Highway 367 (Arch
Street) as established by AHTD Job 060395; thence continue south 86°45’20” east along said
right-of-way line and north line a distance of 21.05 feet to the POINT OF BEGINNING; thence
continue south 86°45’20” east along said north line a distance of 75.40 feet to a point on the
western right-of-way line of a platted alley as established by the plat of Twen Cen Addition
recorded in Plat Book 76 Page 474; thence south 02°40’45” west along said right-of-way line a
distance of 163.09 feet to the northern right-of-way line of 34th Street as established by the plat of Twen Cen Addition recorded in Plat Book 76 Page 474; thence south 64°46’36” west along said right-of-way line a distance of 55.20 feet to a point on the eastern right-of-way line of Arkansas State Highway 367 (Arch Street) as established by AHTD Job 060395; thence north 41°19’53” west along said right-of-way line a distance of 21.45 feet to a point; thence north 01°09’58” west along said right-of-way line a distance of 174.63 feet to the POINT OF BEGINNING and containing 0.28 acres (12,326 square-feet), more or less as shown on AHTD plans referenced as Job 060395.

Tract 24:

Part of Lot 1, Block 3, Chattanooga Addition to the City of Little Rock, Arkansas, being part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 1 North, Range 12 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at a point being used as the Southwest Corner of Lot 3, Block 3, Chattanooga Addition, said point also being on the eastern right-of-way line of Arkansas State Highway 367 (Arch Street) as established by the plat of Chattanooga Addition recorded in Plat Book 76 Page 381; thence north 02°53’16” east along said right-of-way line a distance of 95.00 feet to a point on the south line of Lot 1 for the POINT OF BEGINNING; thence continue north 02°53’16” east along said right-of-way line a distance of 47.87 feet to a point on the southern right-of-way line of West 32nd Street as established by the plat of Chattanooga Addition recorded in Plat Book 76 Page 381; thence south 87°00’08” east along said right-of-way line a distance of 14.34 feet to a point on the eastern right-of-way line of Arkansas State Highway 367 (Arch Street) as established by AHTD Job 060395; thence south 04°16’21” west along said right-of-way line a distance of 48.04 feet to a point on the south line of Lot 1; thence north 86°20’46” west along said south line a distance of 13.18 feet to the POINT OF BEGINNING and containing 0.02 acres (660 square-feet), more or less as shown on AHTD plans referenced as Job 060395.

4/11/13-DWY

And Also,

Tract 4E-1 Temporary Construction Easement: An exclusive temporary right-of-way and temporary easement for the sole purposes necessary for highway construction, together with free ingress and egress, to, across, through and over the lands shown on the right-of-way Plans for Job No. 060395, and designated as Tract No. 4E-1 situated in the County of Pulaski, State of Arkansas.
This temporary easement as conditioned above shall terminate when the above subject job has been completed by the contractor and accepted by the Arkansas State Highway Commission.

Section 2. Severability. In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the resolution which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the resolution.

Section 3. Repealer. All laws, ordinances, resolutions, or parts of the same, that are inconsistent with the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

ADOPTED: January 6, 2015

ATTEST: ____________________________________  APPROVED: ____________________________________

Susan Langley, City Clerk  Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney