AN ORDINANCE TO ACCEPT THE 3M COMPANY THREE (3)-TRACT ANNEXATION (A-329), TO ADD CERTAIN LANDS TO THE CITY OF LITTLE ROCK, ARKANSAS; TO INITIATE M, MINING DISTRICT, ZONING FOR TRACT 2 OF THE ANNEXATION; AND FOR OTHER PURPOSES.

WHEREAS, a petition for voluntary annexation (the “Petition”) was filed with the County Clerk of Pulaski County, Arkansas, by the owner of hereinafter designated lands praying that said lands be annexed to and made part of the City of Little Rock, Arkansas; and,

WHEREAS, the County Court of Pulaski County, Arkansas found that the Petition was signed by all the real property owners of the area to be annexed and the annexation request met all requirements of Arkansas Code 14-40-609; and,

WHEREAS, the Pulaski County Judge has signed an Annexation Order for the sites requesting annexation (on November 21, 2016); and,

WHEREAS, an accurate map of said lands has been filed with and made a part of said Petition; and,

WHEREAS, proper notice has been given for the time and in the manner prescribed by law; and,

WHEREAS, all things pertaining thereto have been done in the manner prescribed by law and that said lands should be annexed to and made part of the City of Little Rock.

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

Section 1. The following described territory contiguous and adjoining the City of Little Rock, Arkansas is accepted as annexed to and made a part of the City of Little Rock, Pulaski County, Arkansas, to wit:

3M COMPANY 3-TRACT ANNEXATION (A-329)

NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 11 WEST, ALL IN PULASKI COUNTY ARKANSAS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE
SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 13; THENCE NORTH 02 DEGREES 45 MINUTES 19
SECONDS EAST 740.69 FEET TO A POINT IN THE CENTERLINE OF FOURCHE
CREEK; THENCE ALONG THE SAID CENTERLINE THE FOLLOWING EIGHT (8)
COURSES AND DISTANCES; THENCE NORTH 65 DEGREES 48 MINUTES 24
SECONDS EAST 258.02 FEET TO A POINT; THENCE NORTH 65 DEGREES 15
MINUTES 07 SECONDS EAST 236.40 FEET TO A POINT; THENCE NORTH 77
DEGREES 56 MINUTES 52 SECONDS EAST 93.23 FEET TO A POINT; THENCE
SOUTH 78 DEGREES 49 MINUTES 31 SECONDS EAST 85.96 FEET TO A POINT;
THENCE SOUTH 59 DEGREES 55 MINUTES 33 SECONDS EAST 207.23 FEET TO A
POINT; THENCE SOUTH 49 DEGREES 03 MINUTES 30 SECONDS EAST 164.77 FEET
TO A POINT; THENCE SOUTH 68 DEGREES 17 MINUTES 32 SECONDS EAST 114.85
FEET TO A POINT; THENCE NORTH 86 DEGREES 13 MINUTES 10 SECONDS EAST
137.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE UNION PACIFIC
RAILROAD; THENCE ALONG THE SAID RIGHT OF WAY LINE THE FOLLOWING
FOUR (4) COURSES AND DISTANCES; THENCE SOUTH 29 DEGREES 34 MINUTES
21 SECONDS EAST 164.23 FEET TO A POINT; THENCE SOUTH 29 DEGREES 31
MINUTES 37 SECONDS EAST 223.96 FEET TO A POINT ON THE SOUTH RIGHT-OF-
WAY LINE OF INTERSTATE 440; THENCE SOUTH 27 DEGREES 50 MINUTES
00 SECONDS EAST 558.63 FEET TO A POINT; THENCE SOUTH 27 DEGREES 50
MINUTES 00 SECONDS EAST 644.85 FEET TO A POINT; THENCE DEPARTING SAID
WEST RIGHT-OF-WAY LINE NORTH 88 DEGREES 26 MINUTES 03 SECONDS WEST
1980.39 FEET TO A POINT; THENCE NORTH 01 DEGREES 33 MINUTES 57 SECONDS
EAST 645.98 FEET TO THE POINT OF BEGINNING CONTAINING 2,324,179 SQUARE-
FEET OR 53.36 ACRES, MORE OR LESS.

AND

TRACT 2: PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 24, TOWNSHIP 1 NORTH, RANGE 12 WEST, ALSO PART OF THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 11 WEST, ALL IN PULASKI COUNTY, ARKANSAS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT
THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 24; THENCE SOUTH 89 DEGREES 13
MINUTES 10 SECONDS EAST 54.80 FEET TO A POINT ON THE EAST RIGHT-OF-
WAY LINE OF ARKANSAS STATE HIGHWAY 365; THENCE ALONG THE SAID
RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES;
THENCE NORTH 01 DEGREES 49 MINUTES 20 SECONDS EAST 579.00 FEET TO THE
POINT OF BEGINNING; THENCE NORTH 01 DEGREES 49 MINUTES 20 SECONDS
EAST 1086.23 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE
SOUTH 88 DEGREES 11 MINUTES 47 SECONDS EAST 257.00 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 53 MINUTES 51 SECONDS WEST 336.06 FEET TO A
POINT; THENCE SOUTH 88 DEGREES 11 MINUTES 47 SECONDS EAST 367.98 FEET
TO A POINT; THENCE NORTH 02 DEGREES 53 MINUTES 51 SECONDS EAST 365.53
FEET TO A POINT; THENCE SOUTH 88 DEGREES 11 MINUTES 47 SECONDS EAST
680.95 FEET TO A POINT; THENCE NORTH 01 DEGREES 40 MINUTES 28 SECONDS
EAST 215.81 FEET TO A POINT; THENCE SOUTH 88 DEGREES 03 MINUTES
39 SECONDS EAST 1215.52 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE
OF THE McGEORGE RAIL ROAD SPUR OF THE UNION PACIFIC RAIL ROAD;
THENCE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES ALONG SAID
RIGHT-OF-WAY LINE AND ALSO COMMON WITH THE WEST AND NORTH LINES
OF THE MCGEORGE RAILROAD SPUR AS SET OUT IN THE LEGAL DESCRIPTION
CONTAINED IN WARRANTY DEED BOOK 1110 PAGE 459 AND INSTRUMENT 97
050070; THENCE SOUTH 25 DEGREES 29 MINUTES 52 SECONDS WEST 1499.08 FEET
TO A POINT; THENCE NORTH 87 DEGREES 59 MINUTES 02 SECONDS WEST 277.95
FEET TO A POINT; THENCE SOUTH 31 DEGREES 26 MINUTES 00 SECONDS WEST
46.80 FEET TO A POINT; THENCE NORTH 73 DEGREES 00 MINUTES 12 SECONDS
WEST 320.99 FEET TO A POINT; THENCE SOUTH 01 DEGREES 40 MINUTES 28
SECONDS WEST 77. 76 FEET TO A POINT; THENCE NORTH 73 DEGREES 00
MINUTES 12 SECONDS WEST 138.77 FEET TO A POINT; THENCE 217.34 FEET
ALONG THE ARC OF A 865.60-FOOT RADIUS CURVE TO THE LEFT HAVING A
CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 15 MINUTES 58
SECONDS WEST 216.77 FEET TO A POINT; THENCE NORTH 87 DEGREES
32 MINUTES 26 SECONDS WEST 960.98 FEET TO THE POINT OF BEGINNING
CONTAINING 2,590.191 SQUARE-FEET OR 59.45 ACRES, MORE OR LESS.

AND

TRACT 3: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER, ALL IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 11 WEST, ALL IN
PULASKI COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER, SECTION 18, TOWNSHIP 1 NORTH,
RANGE 11 WEST, THENCE SOUTH 88 DEGREES 26 MINUTES 03 SECONDS EAST
339.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 18
MINUTES 19 SECONDS EAST 50.45 FEET TO A POINT; THENCE SOUTH
88 DEGREES 35 MINUTES 20 SECONDS EAST 751.51 FEET TO A POINT; THENCE
SOUTH 27 DEGREES 51 MINUTES 30 SECONDS EAST 75.55 FEET TO A POINT;
THENCE SOUTH 02 DEGREES 15 MINUTES 07 SECONDS WEST 587.20 FEET TO A
POINT; THENCE NORTH 88 DEGREES 29 MINUTES 34 SECONDS WEST 640.00 FEET
TO A POINT; THENCE SOUTH 02 DEGREES 17 MINUTES 21 SECONDS WEST
751.51 FEET TO A POINT; THENCE NORTH 88 DEGREES 29 MINUTES 56 SECONDS WEST
465.96 FEET TO A POINT; THENCE NORTH 02 DEGREES 33 MINUTES 17 SECONDS
EAST 508.04 FEET TO A POINT; THENCE SOUTH 88 DEGREES 29 MINUTES 34
SECONDS EAST 313.65 FEET TO A POINT; THENCE NORTH 02 DEGREES
18 MINUTES 19 SECONDS EAST 423.34 FEET TO THE POINT OF BEGINNING,
CONTAINING 723,322 SQUARE-FEET OR 16.61 ACRES, MORE OR LESS. AND ANY
PUBLIC STREETS AND RIGHT-OF-WAY ABUTTING OR TRAVERSING SAID
TRACTS, INCLUDING BUT NOT LIMITED TO REAL PROPERTY OWNED BY THE
ARKANSAS STATE HIGHWAY COMMISSION WHICH TRAVERSES TRACT 1.

Section 2. The City of Little Rock shall provide Police and Fire protection; assume maintenance
responsibility for the portions of West Line Street and East 38th Street fronting said property; make available
Code and other services of the City; and allow the applicant to extend service lines to the Little Rock Waste
Water System and Central Arkansas Water system from the effective date of the annexation.

Section 3. That the zone classification of the following property be and is hereby established as M,
Mining District.
SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 12 WEST,
ALSO PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 19, TOWNSHIP 1 NORTH, RANGE 11 WEST, ALL IN PULASKI COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24; THENCE SOUTH 89
DEGREES 13 MINUTES 10 SECONDS EAST 54.80 FEET TO A POINT ON THE EAST
RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 365; THENCE ALONG THE
SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND
DISTANCES; THENCE NORTH 01 DEGREES 49 MINUTES 20 SECONDS EAST 579.00
FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 49 MINUTES
20 SECONDS EAST 1086.23 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-
OF-WAY LINE SOUTH 88 DEGREES 11 MINUTES 47 SECONDS EAST 257.00 FEET TO
A POINT; THENCE SOUTH 02 DEGREES 53 MINUTES 51 SECONDS WEST 336.06
FEET TO A POINT; THENCE SOUTH 88 DEGREES 11 MINUTES 47 SECONDS EAST
367.98 FEET TO A POINT; THENCE NORTH 02 DEGREES 53 MINUTES 51 SECONDS
EAST 365.53 FEET TO A POINT; THENCE SOUTH 88 DEGREES 11 MINUTES 47
SECONDS EAST 680.95 FEET TO A POINT; THENCE NORTH 01 DEGREES 40
MINUTES 28 SECONDS EAST 215.81 FEET TO A POINT; THENCE SOUTH 88
DEGREES 03 MINUTES 39 SECONDS EAST 1215.52 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY LINE OF THE McGEORGE RAIL ROAD SPUR OF THE UNION
PACIFIC RAIL ROAD; THENCE THE FOLLOWING EIGHT (8) COURSES AND
DISTANCES ALONG SAID RIGHT-OF-WAY LINE AND ALSO COMMON WITH THE
WEST AND NORTH LINES OF THE MCGEORGE RAILROAD SPUR AS SET OUT IN
THE LEGAL DESCRIPTION CONTAINED IN WARRANTY DEED BOOK 1110 PAGE
459 AND INSTRUMENT 97 050070; THENCE SOUTH 25 DEGREES 29 MINUTES 52
SECONDS WEST 1499.08 FEET TO A POINT; THENCE NORTH 87 DEGREES 59
MINUTES 02 SECONDS WEST 277.95 FEET TO A POINT; THENCE SOUTH 31
DEGREES 26 MINUTES 00 SECONDS WEST 46.80 FEET TO A POINT; THENCE
NORTH 73 DEGREES 00 MINUTES 12 SECONDS WEST 320.99 FEET TO A POINT;
THENCE SOUTH 01 DEGREES 40 MINUTES 28 SECONDS WEST 77. 76 FEET TO A
POINT; THENCE NORTH 73 DEGREES 00 MINUTES 12 SECONDS WEST 138.77 FEET
TO A POINT; THENCE 217.34 FEET ALONG THE ARC OF A 865.60-FOOT RADIUS
CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 80
DEGREES 15 MINUTES 58 SECONDS WEST 216.77 FEET TO A POINT; THENCE
NORTH 87 DEGREES 32 MINUTES 26 SECONDS WEST 960.98 FEET TO THE POINT
OF BEGINNING CONTAINING 2,590.191 SQUARE-FEET OR 59.45 ACRES, MORE OR
LESS. (5600 – 5900 Blocks of State Highway 365).

Section 4. 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
adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
ordinance.

Section 5. Repealer. All ordinances or resolutions of the City in conflict herewith are hereby repealed
to the extent of such conflict.

PASSED: February 7, 2017

ATTEST:                  APPROVED:

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Susan Langley, City Clerk             Mark Stodola, Mayor

APPROVED AS TO LEGAL FORM:

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Thomas M. Carpenter, City Attorney