AN ORDINANCE TO ABANDON A PORTION OF A TWENTY (20)-FOOT WIDE SANITARY SEWER EASEMENT LOCATED ALONG THE WEST SIDE OF DAVID O. DODD ROAD, WITHIN THE WISTERIA SUBDIVISION, IN THE CITY OF LITTLER ROCK, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, a request was made by Rausch Coleman Mid-Ark, LLC, to abandon the south 498.07 feet of Easement 3, which was dedicated by Instrument No. 96-53720, and filed for record on July 30, 1996, and consists of a portion of a twenty (20)-foot wide Sanitary Sewer Easement located along the west side of David O. Dodd Road, within the Wisteria Subdivision, Little Rock, Arkansas, under the City’s General Police Power Authority pursuant to Ark. Code Ann. § 14-54-104; and,

WHEREAS, the Wisteria Subdivision is a seventy-six (76)-lot single-family subdivision on approximately nineteen (19) acres of R-2, Single-Family District, zoned property; and,

WHEREAS, as part of the new residential development, new sewer mains were installed to reroute the old sewer main and the full length of the old sewer main is no longer in use and a portion of it has been abandoned and removed; and,

WHEREAS, the Little Rock Water Reclamation Authority has approved the proposed Sanitary Sewer Easement abandonment; and,

WHEREAS, abandoning a portion of this twenty (20)-foot wide Sanitary Sewer Easement will have no adverse impact on the public welfare and safety.

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

Section 1. The Board of Directors hereby releases, vacates, and abandons a portion of a twenty (20)-foot wide Sanitary Sewer Easement located along the west side of David O. Dodd Road, within the Wisteria Subdivision, Little Rock, Pulaski County, Arkansas, being more particularly described as follows:

G-24-060: A part of Easement No.3 as described by Instrument No. 96-5372, lying ten (10) feet either side of, and being parallel with and adjacent to the following described centerline: part of the NW ¼-SE¼ and part of the SW 1/4, NE¼ of section 28, T-1-N, R-13-W, Pulaski County, Arkansas, more specifically described as: commencing at the corner of NW¼, SE¼ of said section 28; thence N 00° 52’38” E, 660.64 feet; thence N 02° 00'24” E, 331.31 feet; thence N 86° 45'07” W, 376.84 feet to
the point of beginning; thence N 10° 06'41" E, 498.07 feet to the point of termination
of said centerline.

Section 2. A copy of this ordinance, duly certified by the City Clerk, shall be filed in the Real Estate
Records of the Recorder of the Circuit Clerk and Ex-Officio Recorder of Pulaski County, Arkansas.

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
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 to be invalid or unconstitutional were not originally a part
of the ordinance.

Section 4. Repealer. All laws, ordinances, resolutions, or parts of the same that are inconsistent
with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

PASSED: April 6, 2021

ATTEST:          APPROVED:

____________________________________            ______________________________________
Susan Langley, City Clerk    Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

____________________________________
Thomas M. Carpenter, City Attorney