1	RESOLUTION NO.		
2			
3	A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK TO		
4	EXECUTE A SPECIAL WARRANTY DEED CONVEYING REAL		
5	PROPERTY TO BLUE WHALE DEVELOPMENT FOR PROPERTY		
6	OWNED BY THE CITY OF LITTLE ROCK, ARKANSAS, LOCATED AT		
7	11921 KANIS ROAD; AND FOR OTHER PURPOSES		
8			
9	WHEREAS, the Little Rock Board of Directors authorized Street and Drainage Improvements at the		
10	intersection of Kanis Road and Bowman Road via Resolution No. 14,803 (June 19, 2018) and construction		
11	of those improvements would make the continued operation of the business at 11921 Kanis Road, the		
12	Bowman Road Beverage Store, un-feasible; and,		
13	WHEREAS, the acquisition of right-of-way for the Kanis Road and Bowman Road Improvement		
14	Projects were previously authorized by the Little Rock Board of Directors by Resolution No. 15,031		
15	(August 6, 2019) and Resolution No. 13,912 (July 1, 2014), and the City has now acquired the property		
16	located at 11921 Kanis Road for the purchase price of Five Hundred Thousand Dollars (\$500,000.00), to		
17	facilitate construction of improvements; and,		
18	WHEREAS, approximately 31% of the original parcel is to be retained as right-of-way for the Kanis		
19	Road and Bowman Road intersection and reminder of the property is not needed for the project, or for other		
20	municipal purposes; and,		
21	WHEREAS, Blue Whale Development has a contract to purchase the land to the south and to the east		
22	of this remaining property and has made an offer to purchase the City-owned remanent at a purchase price		
23	of Four Hundred Thousand Dollars (\$400,000.00).		
24	NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY		
25	OF LITTLE ROCK, ARKANSAS:		
26	Section 1. That the Mayor and City Clerk are hereby authorized to execute, in a form approved by the		
27	City Attorney, any and all deeds and conveyance documents required in order to convey to Blue Whale		
28	Development or its assigns, that real property located in Little Rock, Pulaski County, Arkansas, as described		
29	in Exhibit A, Part 1 to this resolution.		
30	Section 2. The sales price for the property is to be Four Hundred Thousand Dollars (\$400,000.00), less		
31	the customary and appropriate amounts that may be required for closing costs, Title Insurance or other		
32	associated fees or costs; with the net proceeds of the sale to be credited back to the Bowman Road		
33	Improvement Project activity.		

1	Section 3.	The City Board of Directors hereby ratifies the execution of the Purchase Agreement and
2	all amendments	thereto and for the sale and conveyance of this property.

Section 4. Further, the Mayor and City Clerk are hereby authorized to execute, in a form approved by the City Attorney, all documents necessary for a dedication of right-of-way for that portion of the land to be retained by the City as right-of-way for the construction of the improvements at the southeast corner of Kanis Road and Bowman Road and as further described in Exhibit A, Part 2 to this resolution.

Section 5. 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 was not originally a part of the resolution.

12 Section 6. *Repealer*. All laws, ordinances, resolutions, or parts of the same, that are inconsistent with 13 the provisions of this resolution, are hereby repealed to the extent of such inconsistency.

14 **ADOPTED:** June 1, 2021

15	ATTEST:	APPROVED:
16		
17 18	Susan Langley, City Clerk	Frank Scott, Jr., Mayor
19 20	APPROVED AS TO LEGAL FORM:	
20 21		
22	Thomas M. Carpenter, City Attorney	
23	//	
24	//	
25	//	
26	//	
27	//	
28	//	
29	//	
30	//	
31	//	
32	//	
33	//	
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Exhibit A

3 PART 1 - DESCRIPTION OF PROPERTY TO BE SOLD: A PART OF LOT 10, EDWARDS 4 SUBDIVISION AS FILED ON JUNE 22, 1936, IN THE COUNTY CLERK'S OFFICE OF PULASKI 5 COUNTY; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE ALONG THE 6 EAST LINE OF SAID LOT 10, S03°09'21"W A DISTANCE OF 169.49' TO A POINT; THENCE 7 LEAVING SAID EAST LINE N88°36'16"W A DISTANCE OF 85.92' TO A POINT; THENCE 8 N06°14'56"E A DISTANCE OF 15.50' TO A POINT; THENCE N16°30'54"E A DISTANCE OF 16.00' 9 TO A POINT; THENCE N02°00'16"E A DISTANCE OF 87.43' TO A POINT; THENCE N13°32'11"E A 10 DISTANCE OF 24.27' TO A POINT; THENCE N42°00'17"E A DISTANCE OF 36.28' TO A POINT ON 11 THE NORTH LINE OF SAID LOT 10, ALSO BEING THE SOUTH RIGHT-OF-WAY OF KANIS 12 ROAD; THENCE ALONG SAID NORTH LINE AND RIGHT-OF-WAY, S88°25'23"E A DISTANCE 13 OF 55.99' TO THE POINT OF BEGINNING, CONTAINING 0.31 ACRES, OR 13,570 SQUARE-FEET, 14 MORE OR LESS.

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16 PART 2 - DESCRIPTION OF PROPOSED RIGHT OF WAY DEDICATION: A PART OF LOT 10, 17 EDWARDS SUBDIVISION AS FILED ON JUNE 22, 1936, IN THE COUNTY CLERK'S OFFICE OF 18 PULASKI COUNTY; COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 10; THENCE 19 ALONG THE NORTH LINE OF SAID LOT 10, ALSO BEING THE SOUTH RIGHT-OF-WAY OF 20 KANIS ROAD, N88°25'23"W A DISTANCE OF 55.99' TO THE POINT OF BEGINNING; THENCE 21 LEAVING SAID NORTH LINE AND RIGHT-OF-WAY LINE, S42°00'17"W A DISTANCE OF 36.28' 22 TO A POINT; THENCE \$13°32'11"W A DISTANCE OF 24.27' TO A POINT; THENCE \$02°00'16"W 23 A DISTANCE OF 87.43' TO A POINT; THENCE S16°30'54"W A DISTANCE OF 16.00' TO A POINT; 24 THENCE S06°14'56"W A DISTANCE OF 15.50' TO A POINT; THENCE N88°36'16"W A DISTANCE 25 OF 30.74' TO A POINT ON THE WEST LINE OF SAID LOT 10, ALSO BEING THE EAST RIGHT-26 OF-WAY OF BOWMAN ROAD; THENCE ALONG SAID RIGHT-OF-WAY, N01°43'10"E A 27 DISTANCE OF 138.80' TO A POINT ON THE SOUTH RIGHT-OF-WAY OF KANIS ROAD, ALSO 28 BEING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID RIGHT-OF-WAY 29 AND SAID CURVE WITH A RADIUS OF 48.50', AN ARC LENGTH OF 29.41' AND A CHORD 30 WHICH BEARS N35°36'29"E A DISTANCE OF 28.96' TO A POINT; THENCE LEAVING SAID 31 CURVE, S88°25'23"E A DISTANCE OF 15.89' TO A POINT; THENCE N01°34'37"E A DISTANCE OF 32 7.00' TO A POINT; THENCE S88°25'23"E A DISTANCE OF 32.90' TO THE POINT OF BEGINNING, 33 CONTAINING 0.14 ACRES, OR 6,202.2 SQUARE-FEET, MORE OR LESS.