



1 in an easterly line of Cardinal Heights Addition as shown by plat recorded in Plat Book 11,  
2 Page 24 in Pulaski County, Arkansas. Thence along said easterly line North 01°50'46" East a  
3 distance of 156.79 feet to the point of beginning of the easement herein intended to be  
4 described. Thence continuing North 01°50'46" East along said easterly line, a distance of  
5 365.18 feet to a point; Thence South 87°19'39" East a distance of 184.46 feet to a point lying  
6 in a westerly line of Plot 5 of said Commercial Park; Thence along said westerly line South  
7 01°46'21" West a distance of 20.00 feet to a point; Thence North 87°19'40" West a distance  
8 of 164.48 feet to a point; Thence South 01°50'46" West a distance of 327.55 feet to a point;  
9 thence South 79°59'54" East a distance of 144.24 feet to a point; Thence South 83°07'51"  
10 East a distance of 22.22 feet to a point lying in said westerly line of Plot 5; Thence along said  
11 westerly line, South 01°46'21" West a distance of 20.08 feet to a point; Thence North  
12 83°07'51" West a distance of 24.55 feet to a point; Thence North 79°59'54" West a distance  
13 of 162.12 feet to the point of beginning and containing 13,948 square-feet, more or less.

14 **(b) A TEN (10)-FOOT SEWER EASEMENT AS ILLUSTRATED (NOTED AS NOT**  
15 **RECORDED) ON THE PLAT OF LITTLE ROCK LAND COMPANY MEDICAL AND**  
16 **COMMERCIAL PARK, PLAT BOOK 32, PAGE 22.**

17 Being known as a ten (10)-foot wide sewer easement (five (5)-foot offset both sides from  
18 centerline of the existing improvements) lying over parts of parcels of land known as Plot 5  
19 and 6 of Little Rock Land Company Medical and Commercial Park as shown (as unrecorded)  
20 by plat recorded in Plat Book 32, Page 22 in Pulaski County, Arkansas, and lying in the NE  
21 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:  
22 Commencing at an interior corner of Plot 4 of said Commercial Park, said point also being the  
23 northwesterly corner of said Plot 5. Thence along a southerly line of said Plot 4 South  
24 87°19'39" East a distance of 488.46 feet to the point of beginning of the easement herein  
25 intended to be described. Thence continuing South 87°19'39" East a distance of 10.00 feet to  
26 a point; Thence South 02°31'19" West a distance of 29.61 feet to a point; Thence South  
27 08°21'55" East a distance of 212.43 feet to a point; Thence South 01°07'24" West a distance  
28 of 156.84 feet to a point; Thence South 88°06'29" East a distance of 276.53 feet to a point  
29 lying in a northwesterly sideline of Interstate 630; Thence along said northwesterly sideline  
30 South 44°26'51" West a distance of 13.58 feet to a point; Thence North 88°06'29" West a  
31 distance of 267.95 feet to a point; Thence South 10°05'10" West a distance of 198.80 feet to  
32 a point; Thence South 89°15'06" East a distance of 117.81 feet to a point lying in said  
33 northwesterly sideline of Interstate 630; Thence along said northwesterly sideline South  
34 44°26'51" West a distance of 13.83 feet to a point; Thence North 89°15'06" West a distance

1 of 114.80 feet to a point; Thence North 74°25'13" West a distance of 347.35 feet to a point;  
2 Thence North 76°44'55" West a distance of 356.23 feet to a point lying in an easterly line of  
3 Cardinal Heights Addition as shown by plat recorded in Plat Book 11, Page 24 in Pulaski  
4 County, Arkansas; Thence along said easterly line North 01°50'46" East a distance of 10.20  
5 feet to a point; Thence South 76°44'55" East a distance of 358.45 feet to a point; Thence  
6 South 74°25'13" East a distance of 341.40 feet to a point; Thence North 10°05'10" East a  
7 distance of 203.51 feet to point; Thence North 01°06'05" East a distance of 160.16 feet to a  
8 point; Thence North 08°21'55" West a distance of 212.55 feet to a point; Thence North  
9 02°31'19" East a distance of 30.59 feet to the point of beginning and containing 17,022  
10 square-feet, more or less.

11 **(c) A TEN (10)-FOOT GAS EASEMENT AS ILLUSTRATED & RECORDED AS PART OF**  
12 **LITTLE ROCK LAND COMPANY MEDICAL AND COMMERCIAL PARK, PLAT**  
13 **BOOK 32, PAGE 22.**

14 Being known as a ten (10)-foot wide gas easement (five (5)-foot offset both sides from  
15 centerline of the existing improvements) lying over a part of a parcel of land known as Plot 5  
16 of Little Rock Land Company Medical and Commercial Park as shown by plat recorded in  
17 Plat Book 32, Page 22 in Pulaski County, Arkansas, and lying in the NE 1/4, SE 1/4 of  
18 Section 1, T-1N, R-13W, being more particularly described as follows: Commencing at the  
19 southeasterly corner of Plot 1 of said Commercial Park, said corner also being the  
20 northeasterly corner of Plot 5 and lying in the current westerly right-of-way of South  
21 University Avenue. Thence along the southerly line of said Plot 1 and the southerly line of  
22 Plot 2 of said Commercial Park, North 87°19'39" West a distance of 520.85 feet to the point  
23 of beginning of the easement herein intended to be described. Thence South 00°54'51" West  
24 a distance of 223.80 feet to a point; Thence South 03°24'01" West a distance of 223.90 feet  
25 to a point; Thence North 86°14'01" East a distance of 205.84 feet to a point lying in a  
26 northwesterly sideline of Interstate 630; Thence along said northwesterly sideline South  
27 44°26'51" West a distance of 15.01 feet to a point; Thence South 86°14'01" West a distance  
28 of 196.00 feet to a point; Thence South 04°41'07" West a distance of 161.21 feet to a point  
29 lying in a northerly sideline of said Interstate 630; Thence along said northerly sideline North  
30 89°01'26" West a distance of 10.02 feet to a point; Thence North 04°41'07" East a distance  
31 of 166.01 feet to a point; Thence North 03°24'01" East a distance of 229.41 feet to a point;  
32 Thence North 00°54'51" East a distance of 223.89 feet to a point in said southerly line of Plot  
33 2; Thence along said southerly line South 87°19'39" East a distance of 10.00 feet to the point  
34 of beginning and containing 8,200 square-feet, more or less.

1           **(d) A ROADWAY EASEMENT AS ILLUSTRATED & RECORDED AS PART OF LITTLE**  
2           **ROCK LAND COMPANY MEDICAL AND COMMERCIAL PARK, PLAT BOOK 32,**  
3           **PAGE 22.**

4           Being known as an easement containing an existing roadway lying over parts of parcels of  
5           land known as Plot 1 and Plot 5 of Little Rock Land Company Medical and Commercial Park  
6           as shown by plat recorded in Plat Book 32, Page 22 in Pulaski County, Arkansas, and lying in  
7           the NE 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:  
8           Beginning at the southeasterly corner of Plot 1 of said Commercial Park, said corner also  
9           being the northeasterly corner of Plot 5 and lying in the current westerly right-of-way of South  
10          University Avenue. Thence along said westerly tight-of-way South 00°54'24" West a distance  
11          of 37.31 feet to a point; Thence northwesterly along a curve deflecting to the left a distance of  
12          47.15 feet, said curve having a radius of 49.39 feet and a chord which bears North 58°34'07"  
13          West, 45.38 feet to a point; Thence North 87°26'09" West a distance of 147.61 feet to a  
14          point; Thence South 75°15'11" West a distance of 68.11 feet to a point; Thence South  
15          84°35'58" a distance of 91.81 feet to a point; Thence North 89°59'37" West a distance of  
16          34.96 feet to a point; Thence North 87°13'46" West a distance of 724.59 feet to a point lying  
17          in the easterly line of Plot 6 of said Commercial Park; Thence along said easterly line and the  
18          easterly lines of Plot 7 and Plot 4 of said Commercial Park North 01°46'21" East a distance of  
19          30.92 feet to a point lying in said easterly line of Plot 4; Thence South 87°13'26" East a  
20          distance of 745.14 feet to a point; Thence North 84°39'30" East a distance of 63.46 feet to a  
21          point; Thence North 84°33'06" East a distance of 40.92 feet to a point; Thence North  
22          78°16'34" East a distance of 62.04 feet to a point; Thence North 85°31'27" East a distance of  
23          69.90 feet to a point; Thence South 88°38'02" East a distance of 74.88 feet to a point; Thence  
24          South 86°55'35" East a distance of 24.57 feet to a point; Thence northeasterly along a curve  
25          deflecting to the left a distance of 27.79 feet, said curve having a radius of 33.13 feet and a  
26          chord which bears North 64°18'33" East, 26.98 feet to a point lying in said westerly right-of-  
27          way; Thence along said westerly right-of-way South 00°54'24" West a distance of 33.27 feet  
28          to the point of beginning and containing 34,891 square-feet, more or less.

29          ALSO:

30          Being known as an easement containing an existing roadway lying over parts of parcels of  
31          land known as Plot 3 and Plot 4 of Little Rock Land Company Medical and Commercial Park  
32          as shown by plat recorded in Plat Book 32, Page 22 in Pulaski County, Arkansas, and lying in  
33          the NE 1/4, SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:

1 Commencing at the northwesterly corner of said Plot 3, lying in an easterly line of Cardinal  
2 Heights Addition as shown by plat recorded in Plat Book 11, Page 24 in Pulaski County,  
3 Arkansas. Said corner also lying in a southerly right-of-way of Midtown Avenue. Thence  
4 along said southerly right-of-way South 87°11'14" East a distance of 4.60 feet to the point of  
5 beginning of the easement herein intended to be described: Thence continuing South  
6 87°11'14" East along said southerly right-of-way a distance of 39.58 feet to a point; Thence  
7 South 08°29'27" West a distance of 12.39 feet to a point; Thence South 02°25'20" West a  
8 distance of 94.63 feet to a point; Thence South 06°42'01" West a distance of 16.36 feet to a  
9 point; Thence South 08°26'22" West a distance of 63.41 feet to a point; Thence South  
10 07°50'01" West a distance of 16.04 feet to a point; Thence South 02°03'39" West a distance  
11 of 246.11 feet to a northeasterly corner of Plot 7 of said Commercial Park; Thence along a  
12 northerly line of said Plot 7 North 87°19'39" West a distance of 27.48 feet to a point; Thence  
13 North 01°58'57" East a distance of 451.79 feet to the point of beginning and containing  
14 13,936 square-feet, more or less.

15 **(e) A SERVICE DRIVE EASEMENT AS ILLUSTRATED & RECORDED AS PART OF**  
16 **LITTLE ROCK LAND COMPANY MEDICAL AND COMMERCIAL PARK, PLAT**  
17 **BOOK 32, PAGE 22.**

18 Being known as an easement containing an existing roadway lying over parcels of land known  
19 as Plot 7 and Plot 8 of Little Rock Land Company Medical and Commercial Park as shown by  
20 plat recorded in Plat Book 32, Page 22 in Pulaski County, Arkansas, and lying in the NE 1/4,  
21 SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:  
22 Commencing at the Southwesterly corner of Plot 4 of said Commercial Park, said corner lying  
23 in an easterly line of Cardinal Heights Addition as shown by plat recorded in Plat Bk. 11,  
24 Page 24 in Pulaski County, Arkansas. Thence along a southerly line of said Plot 4 South  
25 87°19'39" East a distance of 3.52 feet to the point of beginning of the easement herein  
26 intended to be described: Thence continuing South 87°19'39" East along said southerly line  
27 a distance of 27.48 feet to a point; Thence southeasterly along a curve deflecting to the left a  
28 distance of 25.94 feet, said curve having a radius of 25.00 feet and a chord which bears South  
29 35°17'47" East, 24.79 feet to a point; Thence South 87°19'39" East a distance of 138.39 feet  
30 to a point lying in the westerly line of Plot 5 of said Commercial Park; Thence along said  
31 westerly line South 01°46'21" West a distance of 21.20 feet to a point; Thence North  
32 87°19'39" West a distance of 180.93 feet to a point; Thence North 01°54'54" East a distance  
33 of 18.80 feet to a point; Thence North 01°47'43" East a distance of 21.90 feet to the point of  
34 beginning and containing 4,461 square-feet, more or less.

1 ALSO:

2 Being known as an easement containing an existing roadway lying over a parcel of land  
3 known as Plot 8 of Little Rock Land Company Medical and Commercial Park as shown by  
4 plat recorded in Plat Book 32, Page 22 in Pulaski County, Arkansas, and lying in the NE 1/4,  
5 SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows: Beginning  
6 at the northwesterly corner of Plot 9 of said Commercial Park, said corner lying in an easterly  
7 line of Cardinal Heights Addition as shown by plat recorded in Plat Book 11, Page 24 in  
8 Pulaski County, Arkansas. Thence along an easterly line of said Addition, North 01°50'46"  
9 East a distance of 27.00 feet to the southwesterly corner of Plot 6 of said Commercial Park;  
10 Thence along the southerly line of said Plot 6, South 89°15'50" East a distance of 185.14 feet  
11 to the southeasterly corner, thereof, lying in the westerly line of Plot 5 of said Commercial  
12 Park; Thence along said westerly line South 01°46'21" West a distance of 27.02 feet to the  
13 northeasterly corner of said Plot 9; Thence along the northerly line of said Plot 9, North  
14 89°15'31" West a distance of 185.17 feet to the point of beginning and containing 5,001  
15 square-feet, more or less.

16 **(f) AN EASEMENT AND RIGHT-OF-WAY DATED MARCH 4, 1968, IN FAVOR OF**  
17 **ARKANSAS POWER AND LIGHT COMPANY, FILED FOR RECORD APRIL 1, 1968,**  
18 **AND RECORDED IN BOOK 1,029, PAGE 180, RECORDS OF PULASKI COUNTY,**  
19 **ARKANSAS.**

20 **(g) AN EASEMENT DATED MAY 19, 1972, IN FAVOR OF ARKANSAS POWER AND**  
21 **LIGHT COMPANY, FILED FOR RECORD MAY 26, 1972, AND RECORDED IN BOOK**  
22 **1,196, PAGE 509, RECORDS OF PULASKI COUNTY, ARKANSAS.**

23 **(h) A TWENTY-FIVE (25)-FOOT UTILITY EASEMENT RESERVED BY ORDINANCE**  
24 **NO. 11,916, FILED FOR RECORD JULY 10, 1967, AND RECORDED IN DEED BOOK**  
25 **1,002, PAGE 203, RECORDS OF PULASKI COUNTY, ARKANSAS.**

26 **(i) A TEN (10)-FOOT UTILITY EASEMENT RECORDED AS ORDINANCE NO. 11,916,**  
27 **FILED FOR RECORD JULY 10, 1967, AND RECORDED IN DEED BOOK 1,002, PAGE**  
28 **203, RECORDS OF PULASKI COUNTY, ARKANSAS.**

29 **(j) A TWENTY-FIVE (25)-FOOT UTILITY EASEMENT RESERVED BY ORDINANCE NO.**  
30 **12,002, FILED FOR RECORD JANUARY 9, 1968, DEED BOOK 1,020, PAGE 609,**  
31 **RECORDS OF PULASKI COUNTY, ARKANSAS.**

32 **(k) AN EASEMENT IN FAVOR OF ARKANSAS POWER AND LIGHT COMPANY, FILED**  
33 **FOR RECORD JULY 3, 1975, AND RECORDED IN BOOK 1,343 PAGE 555, RECORDS**  
34 **OF PULASKI COUNTY, ARKANSAS.**

1           **(l) A PORTION OF AN EASEMENT IN FAVOR OF LITTLE ROCK MUNICIPAL WATER**  
2           **WORKS, FILED FOR RECORD SEPTEMBER 9, 1986, AND RECORDED AS**  
3           **INSTRUMENT NO. 86-055517, RECORDS OF PULASKI COUNTY, ARKANSAS.**

4           Being known as a fifteen (15)-foot wide waterline easement lying over a part of a parcel of  
5           land known as Plot 5 of Little Rock Land Company Medical and Commercial Park as shown  
6           by plat recorded in Plat Bk. 32, Page 22 in Pulaski County, Arkansas, and lying in the NE 1/4,  
7           SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:  
8           Commencing at the southeasterly corner of Plot 1 of said Commercial Park, lying in the  
9           westerly right-of-way of South University Avenue, said corner also being the northeasterly  
10          corner of said Plot 5; Thence along said westerly right-of-way South 00°54'24" West a  
11          distance of 33.93 feet to the point of beginning of the easement herein intended to be  
12          described: Thence continuing South 00°54'24" West along said westerly right-of-way a  
13          distance of 3.45 feet to a point; Thence continuing along said westerly right-of-way South  
14          01°28'38" West a distance of 23.94 feet to a point; Thence South 34°36'39" West a distance  
15          of 12.32 feet to a point; Thence South 02°24'52" West a distance of 65.85 feet to a point;  
16          Thence North 87°35'08" West a distance of 15.00 feet to a point; Thence North 02°24'52"  
17          East a distance of 70.18 feet to a point; Thence North 34°36'39" East a distance of 39.57 feet  
18          to the point of beginning and containing 1,410 square-feet, more or less.

19          **(m) A PORTION OF AN EASEMENT IN FAVOR OF ARKANSAS POWER & LIGHT**  
20          **COMPANY, FILED FOR RECORD JULY 3, 1975, AND RECORDED AS IN PLAT**  
21          **BOOK 36, PAGE 5, RECORDS OF PULASKI COUNTY, ARKANSAS.**

22          Being known as a ten (10)-foot wide electric easement lying over a part of a parcel of land  
23          known as Plot 5 of Little Rock Land Company Medical and Commercial Park as shown by  
24          plat recorded in Plat Book 32, Page 22 in Pulaski County, Arkansas, and lying in the NE 1/4,  
25          SE 1/4 of Section 1, T-1N, R-13W, being more particularly described as follows:  
26          Commencing at an interior corner of Plot 4 of said Commercial Park, also being known as the  
27          northwesterly corner of said Plot 5. Thence along a southerly line of said Plot 4 South  
28          87°19'39" East a distance of 491.44 feet to the point of beginning of the easement herein  
29          intended to be described: Thence continuing South 87°19'39" East along said southerly line  
30          10.01 feet to a point; Thence South 05°44'35" West a distance of 54.18 feet to a point;  
31          Thence North 87°19'39" West a distance of 10.01 feet to a point; Thence North 05°44'35"  
32          East a distance of 54.18 feet to the point of beginning and containing 542 square-feet, more or  
33          less.

34          **(n) ALL EASEMENTS WITHIN THE BOUNDARIES OF THE PLAT OF LITTLE ROCK**

1 LAND COMPANY MEDICAL AND COMMERCIAL PARK, PLAT BOOK 32, PAGE 22  
2 NOT FOUND OF RECORD THAT ARISE FROM PRESCRIPTIVE OR SIMILAR  
3 RIGHTS.

4 (o) ANY RIGHTS ARISING UNDER THAT CERTAIN COVENANT FILED IN THE REAL  
5 PROPERTY RECORDS OF PULASKI COUNTY, ARKANSAS, ON JANUARY 12, 1962,  
6 IN BOOK 784 AT PAGE 189, AND ANY RIGHTS ARISING FROM THAT CERTAIN  
7 AMENDMENT TO COVENANT FILED IN THE REAL PROPERTY RECORDS OF  
8 PULASKI COUNTY, ARKANSAS, ON JULY 10, 1967, IN BOOK 1,002 AT PAGE 151.

9 (p) ANY RIGHTS ARISING UNDER THAT CERTAIN COVENANT FILED IN THE REAL  
10 PROPERTY RECORDS OF PULASKI COUNTY, ARKANSAS, ON JULY 7, 1966, IN  
11 BOOK 966 AT PAGE 221.

12 **Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or word  
13 of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication  
14 shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the  
15 portion so declared or adjudged invalid or unconstitutional were not originally a part of the ordinance.

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

18 **PASSED: July 17, 2018**

19 **ATTEST:**

**APPROVED:**

20  
21 \_\_\_\_\_  
22 **Susan Langley, City Clerk**

\_\_\_\_\_   
**Kathy Webb, Vice-Mayor**

23 **APPROVED AS TO LEGAL FORM:**

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25 \_\_\_\_\_  
26 **Bill Mann, Chief Deputy City Attorney**

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