

1 thence leaving said south right-of-way South 0 degrees 03 minutes 22 seconds east
2 along the said East line 499.88 feet deed, S 00'04'42" E, 500.56 feet measures; thence
3 North 89 degrees 54 minutes 02 seconds East 450.14 feet deed, N 89'51'45" E
4 measures; thence South 0 degrees 05 minutes East 255.89 feet to a point on the south
5 line of said SW 1/4 SE 1/4; thence South 89 degrees 24 minutes West, along said South
6 line, 453.25 feet deed, measures 453.45 feet to the point of beginning. Property
7 contains 628,016 square-feet, more or less.

8 Tract 2: A tract of land lying in the SW 1/4 SE 1/4, Section 2, T-1-N, R-13-W, Little
9 Rock, Pulaski County, Arkansas, more particularly described as: starting at a
10 concrete monument marking the southwest corner of said SW 1/4 SE 1/4; thence
11 South 89 degrees 21 minutes 56 seconds east along the south line of said SW 1/4 SE
12 1/4, 453.12 feet deed, 453.45 feet measures to an iron pipe marking the southwest
13 corner of Tract C-1-R, Riley's Replat of Tract C, Kellwood Subdivision, thence North
14 00 degrees 04 minutes 18 seconds west along the west line of said Tract C-1-R, 255.83
15 feet deed, 255.89 feet measures, to an iron pin, marking the point of beginning of the
16 tract herein described; thence South 89 degrees 54 minutes 55 seconds West 450.00
17 feet deed, S 89'51'45" W measures; thence North 00 degrees 04 minutes 18 seconds
18 West, 500 feet deed, N 0'04'42"W, 500.56 feet measures to a point on the south
19 right-of-way line of Riley Drive; thence North 89 degrees 54 minutes 55 seconds East
20 along said right-of-way line 350.00 feet; thence South 00 degrees 04 minutes 18
21 seconds East along said right-of-way line, 40.00 feet deed S 00'03'07" E, 39.95 feet
22 measures; thence North 89 degrees 27 minutes 45 seconds East along said right-of-
23 way line, 100.00 feet deed, N 89'34'43" E, 100.08 feet measures to the west line of
24 said Tract C-1-R; thence South 00 degrees 04 minutes 18 seconds East along said
25 west line, 460.79 feet deed, S 00'05' E measures to the point of beginning, Property
26 contains 221,226 square-feet, more or less.

27 This property has no physical address.

28 Encroachments or fences along the south are shown hereon.

29 There are no structures on this property.

30 Telephone easement shown in Book 200, Page 575 is a blanket easement and cannot
31 be plotted hereon.

32 A part of the SE ¼ SW and part of the SW ¼ SE 1/4 , all in Section 2, T-1-N, R-13-W,
33 City of Little Rock, Pulaski County, Arkansas, more particularly described as
34 follows: commence at a monument marking the southeast corner of SE ¼ SW ¼

1 thence N 00°10'19" E, along the east line of said SE ¼ SW 1/4 , 810.56 feet to the point
2 of beginning thence along a curve to the left having a radius of 452.33 feet with a
3 chord bearing and distance of S 62°52'40" W, 419.17 feet; thence along a curve to the
4 right having a radius of 744.03 feet with a chord bearing and distance of S 47°32'25"
5 W, 304.62 feet to the southwest corner of Lot 3; Kellwood Subdivision; thence N
6 00°05'04 E, along the east lot line of said Lot 3, 521.37 feet; thence N 89°50'37" W,
7 along the northerly lot line of Lot 3, Kellwood Subdivision, 125.12 feet; thence N
8 60°42'48" W along the northwesterly lot line of said Lot 3, 479.35 feet to a point on
9 the southerly right-of-way of Interstate 630, thence N 36°14'04" E, along the southerly
10 right-of-way of Interstate 630, 109.92 feet; thence N 74°45'32" E, along said southerly
11 right-of-way, 287.98 feet; thence S 88°34'51" E, 1068.32 feet; thence S 37°52'30" E,
12 48.98 feet; thence S 47°43'35" E, 74.33 feet; thence S 63°26'06" E, 66.9 feet; thence
13 S 46°33'53" E 64.81 feet to a point on the west lot line of Lot C2R, Riley Replat; thence
14 S 00°13'12" E, along the said west lot line, 342.39 feet to the north right of Riley Drive;
15 thence S 89°54'58" W, along said north right-of-way, 448.15 feet to the point of
16 beginning, containing 17.61 acres, more or less.

17 **Section 2.** That the preliminary site development plan/plat be approved as recommended by the Little
18 Rock Planning Commission.

19 **Section 3.** That the change in zoning classification contemplated for CARTI Master Plan Long-Form
20 POD, located at 8901 CARTI Way (Z-8842-B), is conditioned upon obtaining final plan approval within
21 the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances, except that
22 final plan approval for the Phase 1 building located on the north side of CARTI Way must be obtained no
23 later than December 31, 2020.

24 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

25 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
26 Arkansas, and Designated District Map be, and is, hereby amended to the extent and in the respects
27 necessary to affect and designate the change provided for in Section 1 hereof.

28 **Section 6. *Severability.*** In the event any title, section, paragraph, item, sentence, clause, phrase, or
29 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
30 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
31 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
32 ordinance.

33 **Section 7. *Repealer.*** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
34 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

1 **PASSED: July 9, 2019**

2 **ATTEST:**

APPROVED:

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5 _____
Susan Langley, City Clerk

_____ **Frank Scott, Jr., Mayor**

6 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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