

**O-20-110**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING AND ABANDONING CERTAIN UNUSED EASEMENTS ON PROPERTY LOCATED AT 410 WEST A AVENUE IN THE CITY OF NORTH LITTLE ROCK; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, Act 67 of 1885 provides that cities of the first class may vacate and abandon easements not required for municipal purposes; and

WHEREAS, Damon Crawford, 410 West A Avenue, North Little Rock, Arkansas, 72116, has requested that a certain easement located at 410 West A Avenue be vacated as Mr. Crawford would like to improve the drainage on his property with a concrete box culvert system (see letter from Damon Crawford, attached hereto as Exhibit A); and

WHEREAS, Mr. Crawford has offered the City a larger 25' utility and drainage easement on the east side of his property that will be more easily accessible to the City, approved by the North Little Rock Planning Commission at a regular scheduled meeting thereof held on October 13, 2020; and

WHEREAS, the herein described easement abandonment is supported by the North Little Rock Planning Department (see Exhibit B attached hereto); and

WHEREAS, there are no objections from utility companies to the vacation of the herein described easements (see approvals attached hereto, collectively, as Exhibit C).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That the City Council hereby vacates and abandons certain unused easements on property located at 410 West A Avenue, more particularly described below.

COMMENCING AT THE SOUTHEAST CORNER OF LOT A-2R, BLOCK 35 OF THE PARK HILL ADDITION TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS; THENCE NORTH 87 DEGREES 45 FEET 58 INCHES WEST ALONG THE SOUTH LINE OF LOT A-2R, A DISTANCE OF 25.00 FEET; THENCE NORTH 01 DEGREES 44 FEET 09 INCHES EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 45 FEET 58 INCHES WEST, A DISTANCE OF 5.83 FEET; THENCE NORTH 06 DEGREES 58 FEET 00 INCHES EAST, A DISTANCE OF 63.97 FEET; THENCE SOUTH 01 DEGREES 44 FEET 09 INCHES WEST, A DISTANCE OF 63.75 FEET TO THE POINT OF BEGINNING; CONTAINING 186 SQUARE FEET (See map and survey attached, collectively, hereto as Exhibit D).

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 5: It is hereby found and determined that the referenced easement can be replaced by the offered 25' utility and drainage easement, that the abandonment hereof has been properly reviewed and approved, and that the immediate passage of this Ordinance is necessary in order to insure the proper and orderly growth of this land and the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

\_\_\_\_\_

\_\_\_\_\_  
Mayor Joe A. Smith

SPONSOR:

ATTEST

Debi Ross  
Council Member Debi Ross *by AT*

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt



Ref: Abandonment of Easement LT A2 BLK 35, North Little Rock 72116

Damon Crawford

410 West A Avenue

North Little Rock, AR 72116

damon372@yahoo.com | 501.920.7666

Dear City Council,

Please accept this letter request of (2) easement abandonments that are pictured in the supplied plan. I ask that you abandon this (triangle) easement as we are granting you a larger 25' utility and drainage easement on the east side of our property that is much more accessible. We are also asking for you to abandon a 1' utility easement on the south side of our property. I would like to use the newly captured space (from you abandoning the easement(s)) to improve drainage with a concrete box culvert system, and put in a swimming pool eventually. Thank you in advance.

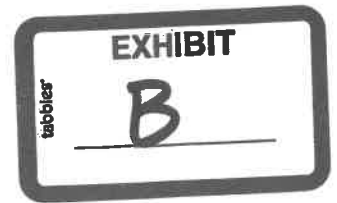
Sincerely,

A handwritten signature in blue ink, appearing to be "DC" or similar initials, written in a cursive style.

Damon Crawford



The City of  
**NORTH LITTLE ROCK**  
OFFICE OF COMMUNITY PLANNING  
120 Main St. • North Little Rock, AR 72114-2134  
Phone (501) 975-8835 • Fax (501) 975-8837



November 17, 2020

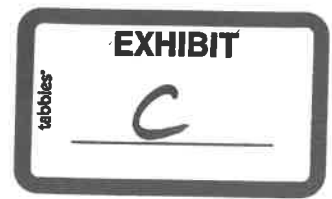
Damon Crawford  
410 W. A Ave  
NLR, AR 72116

Re: easement abandonment

The Planning Department has no problem with the proposed easement abandonment on Lot A-2R,  
Block 35, Park Hill Addition.

Thank you,

Tim Reavis  
Planning Department



**Reavis, Timothy**

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**From:** Cook, David  
**Sent:** Tuesday, November 17, 2020 2:40 PM  
**To:** Reavis, Timothy  
**Subject:** RE: 410 W. A Ave easement abandonment

Tim,

Engineering supports the abandonment of the easement.



**David Cook, P.E.**  
**City Engineer**  
500 West 13<sup>th</sup> Street  
North Little Rock, AR 72114  
Office: 501-371-8339  
Cell: 501-351-8936  
[DCook@nlr.ar.gov](mailto:DCook@nlr.ar.gov)

**From:** Reavis, Timothy <[TReavis@nlr.ar.gov](mailto:TReavis@nlr.ar.gov)>  
**Sent:** Tuesday, November 17, 2020 11:53 AM  
**To:** Cook, David <[DCook@nlr.ar.gov](mailto:DCook@nlr.ar.gov)>  
**Subject:** 410 W. A Ave easement abandonment

Damon Crawford is trying to get his easement abandonment request on a City council agenda.

Can you send me an email that says Engineering either has no concerns abandoning the easement or that you do not support abandoning the easement because \_\_\_\_\_

His request is attached.

Tim Reavis, MPA  
Assistant Planning Director  
North Little Rock  
501-975-8871  
[NLRplanning.com](http://NLRplanning.com)

**From:** GWoodward@nlr.ar.gov  
**Subject:** RE: Additional Easement Abandonment Request - 410 W. A Ave 72116  
**Date:** November 6, 2020 at 11:02 AM  
**To:** damon@velocitylr.com

I have no problem with it.

Thanks,  
Greg Woodward

Distribution Design Supervisor  
City of North Little Rock Electric Department  
1400 West Maryland  
North Little Rock, AR 72120  
[gwoodward@northlittlerock.ar.gov](mailto:gwoodward@northlittlerock.ar.gov)  
Office: (501)992-4073  
Fax: (501)992-4166

**From:** Damon Crawford <damon@velocitylr.com>  
**Sent:** Friday, November 6, 2020 10:50 AM  
**To:** Woodward, Gregory <GWoodward@nlr.ar.gov>  
**Subject:** Additional Easement Abandonment Request - 410 W. A Ave 72116

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Per your last approval there is an **additional** abandonment of 1' (of the utility and drainage easement) we are requesting on the south side of the property. The nearest utility to that easement is NLR Wastewater. With the abandonment it would change the easement from 7' and 7.5' to that wastewater pipe to 6' and 6.5' to that pipe. The pipe is actually 24" and 32" off of our property line. It runs on our south neighbor's property.

Planning asked that I go ahead and reach out to utilities/engineering as they are working to approve the additional 1' (Planning verbally did not seem to have an issue with it)

Please see the new plat attached. Additional abandonment is in pink.

Please contact me or Garrett with any questions.

Thank you in advance!

**Damon Crawford**  
Velocity Graphics  
813 S. Spring St. | Little Rock, AR 72201  
O: 501.974.0054 | M: 501.992.7000

**From:** Jim Ferguson Jim.Ferguson@carkw.com  
**Subject:** RE: [External] Additional Easement Abandonment Request - 410 W. A Ave 72116  
**Date:** November 10, 2020 at 11:22 AM  
**To:** Damon Crawford damon@velocitylr.com, GWoodward@nlr.ar.gov

**Central Arkansas Water does not have and does not plan to have any public water facilities inside the proposed utility and drainage easement abandonment. Central Arkansas Water does not object to the proposed easement abandonment.**

Thank you,

Jim Ferguson, P.E.  
Director of Engineering  
Central Arkansas Water  
501.377.1298 office  
[jim.ferguson@carkw.com](mailto:jim.ferguson@carkw.com)

**From:** Damon Crawford <damon@velocitylr.com>  
**Sent:** Friday, November 06, 2020 10:50 AM  
**To:** GWoodward@nlr.ar.gov  
**Subject:** [External] Additional Easement Abandonment Request - 410 W. A Ave 72116

**[CAUTION:]** This email originated from outside of the CAW. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Per your last approval there is an **additional** abandonment of 1' (of the utility and drainage easement) we are requesting on the south side of the property. The nearest utility to that easement is NLR Wastewater. With the abandonment it would change the easement from 7' and 7.5' to that wastewater pipe to 6' and 6.5' to that pipe. The pipe is actually 24" and 32" off of our property line. It runs on our south neighbor's property.

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Please see the new plat attached. Additional abandonment is in pink.

Please contact me or Garrett with any questions.

Thank you in advance!

**Damon Crawford**  
**Velocity Graphics**  
813 S. Spring St. | Little Rock, AR 72201  
**O:** 501.374.9254 | **M:** 501.920.7666  
[www.velocitylr.com](http://www.velocitylr.com)

**As with the last request please see below (originally from my engineer week of October 12th)**

**From:** Kerby, Scott SKerby@nlrwu.com  
**Subject:** RE: Additional Easement Abandonment Request - 410 W. A Ave 72116  
**Date:** November 10, 2020 at 3:35 PM  
**To:** Damon Crawford damon@velocitylr.com

**NLRW has no concerns with abandoning this easement, provided the sanitary sewer main is located as shown on the survey provided 11/6/20.**

Respectfully,

**Scott Kerby**

North Little Rock Wastewater  
7400 Baucum Pike  
P.O. Box 17898  
North Little Rock, Arkansas 72117-0898  
(501)945-7186

[SKerby@nlrwu.com](mailto:SKerby@nlrwu.com)



**From:** Damon Crawford [mailto:damon@velocitylr.com]  
**Sent:** Friday, November 6, 2020 10:50 AM  
**To:** GWoodward@nlr.ar.gov  
**Subject:** Additional Easement Abandonment Request - 410 W. A Ave 72116

Per your last approval there is an **additional** abandonment of 1' (of the utility and drainage easement) we are requesting on the south side of the property. The nearest utility to that easement is NLR Wastewater. With the abandonment it would change the easement from 7' and 7.5' to that wastewater pipe to 6' and 6.5' to that pipe. The pipe is actually 24" and 32" off of our property line. It runs on our south neighbor's property.

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Please see the new plat attached. Additional abandonment is in pink.

Please contact me or Garrett with any questions.

Thank you in advance!

**Damon Crawford**  
**Velocity Graphics**



From: GREGORY, TODD R <tg5473@att.com>  
Subject: RE: Additional Easement Abandonment Request - 410 W. A Ave 72116  
Date: November 16, 2020 at 6:14 AM  
To: Damon Crawford <damon@velocitylr.com>

Mr. Crawford,

AT&T is good with all of the Easement Abandonment Request for your property, @ 410 W. A Ave NLR, 72116. Thank You for your time Sir. -tg

*Todd R. Gregory*

*AT&T Arkansas  
OSP Engineering  
Right-of-Way &  
Joint Use of Poles - Mgr.*

O: 501-321-3207  
C: 501-276-3791

*Serve  
Customers First*

*Move  
Faster*

*Act  
Boldly*

*Win As  
One*

This message and any attachments to it contain confidential business information intended solely for the recipients. If you have received this email in error please do not forward or distribute it to anyone else, but telephone 501-321-3207 to report the error, and then delete this message from your system.

From: Damon Crawford <damon@velocitylr.com>  
Sent: Thursday, November 12, 2020 9:21 AM  
To: GREGORY, TODD R <tg5473@att.com>  
Cc: Damon Crawford <damon@velocitylr.com>  
Subject: Re: Additional Easement Abandonment Request - 410 W. A Ave 72116

Todd, thank you thank you thank you!!!

One quick question though. There are two abandonments on the plat I sent over. The 1' one you commented on and there is a small triangle one on the right of that. Can I get your grace on the Triangle as well?

Sorry. Thank you again!

**Damon Crawford**  
Velocity Graphics  
813 S. Spring St. | Little Rock, AR 72201  
O: 501.374.9254 | M: 501.920.7666  
[www.velocitylr.com](http://www.velocitylr.com)

Send Files by [clicking this link](#)

On Nov 12, 2020, at 5:13 AM, GREGORY, TODD R <tg5473@att.com> wrote:

Mr. Crawford,

**From:** Knox, Caleb A [caleb.knox@centerpointenergy.com](mailto:caleb.knox@centerpointenergy.com)  
**Subject:** RE: [External Email] Additional Easement Abandonment Request - 410 W. A Ave 72116  
**Date:** November 10, 2020 at 8:26 AM  
**To:** Damon Crawford [damon@velocitylr.com](mailto:damon@velocitylr.com)  
**Cc:** Thomson, Benjamin R [benjamin.thomson@centerpointenergy.com](mailto:benjamin.thomson@centerpointenergy.com)

Damon,

**Based on the provided exhibits, CenterPoint Energy (CNP) has no facilitates in conflict with the proposed abandonment and has no objection to the proposal.**

CNP does have active facilities within the street ROW. CNP recommends calling Arkansas One Call at 811 or by visiting [arkonecall.com](http://arkonecall.com) to have all utilities located and marked prior to construction or excavation. If any exposure of CNP facilities occurs, please contact Kevin Clark at (501) 672-9419 immediately.

Please let me know if I can provide any further information.

Thank you,



Caleb "Drew" Knox, EI  
Associate Engineer | AR/OK Region  
501.377.4865 w. | 501.553.6488 c.  
[CenterPointEnergy.com](http://CenterPointEnergy.com)



**From:** Thomson, Benjamin R <[benjamin.thomson@centerpointenergy.com](mailto:benjamin.thomson@centerpointenergy.com)>  
**Sent:** Monday, November 9, 2020 8:11 AM  
**To:** Damon Crawford <[damon@velocitylr.com](mailto:damon@velocitylr.com)>  
**Cc:** Knox, Caleb A <[caleb.knox@centerpointenergy.com](mailto:caleb.knox@centerpointenergy.com)>  
**Subject:** RE: [External Email] Additional Easement Abandonment Request - 410 W. A Ave 72116

Hey Damon,

I apologize for the confusion with this project. This abandonment is not in my area, I have since moved to the Conway/Russellville area.

Below is a good city contact for you for future abonnements in the greater Little Rock area.

Drew Knox  
[Caleb.knox@centerpointenergy.com](mailto:Caleb.knox@centerpointenergy.com)  
501-377-4865

Thanks,

Ben Thomson

# Public Hearing Case # 2020-24

tabbles

**EXHIBIT**

**D**

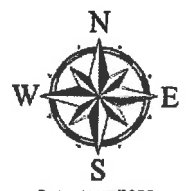


**Public Hearing #2020-24**  
410 W. A Ave.  
To abandon an easement.



**Ortho Map**

1 inch = 100 feet



Date: 11/17/2020

**ABANDONMENT PLAN**



**LEGAL DESCRIPTION**  
 PART OF LOT "A-2R" BLOCK "A" NORTH ADDITION  
 NORTH LITTLE ROCK, AR (SEE RECORD BOOK FOR FULL DESCRIPTION)

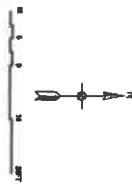
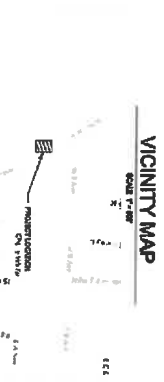
**PROPERTY SPECIFICATIONS**  
 LOT AREA: 1.00 ACRES  
 ZONING: R-1 (RESIDENTIAL)  
 DEED: 2018-000000000000000000  
 NORTH LITTLE ROCK, AR

**LEGAL DESCRIPTION EASEMENT ABANDONMENT**  
 PART OF LOT "A-2R" BLOCK "A" NORTH ADDITION  
 NORTH LITTLE ROCK, AR (SEE RECORD BOOK FOR FULL DESCRIPTION)

**FLOODPLAIN CERTIFICATION**  
 THIS PROJECT IS NOT IN A FLOODPLAIN AS SHOWN ON THE LATEST FLOODPLAIN MAPS. THE PROJECT WILL NOT BE SUBJECT TO FEDERAL, STATE, OR LOCAL FLOODPLAIN REGULATIONS.

**CONSIDERATIONS AT THE SUBMITTER'S OPTION**  
 THE SUBMITTER MAY WISH TO CONSIDER THE FOLLOWING:  
 1. A CONCRETE/STEEL VEHICLE BARRIER AT THE POINT OF ABANDONMENT.  
 2. A SIGN AT THE POINT OF ABANDONMENT.  
 3. A SIGN AT THE POINT OF ABANDONMENT.  
 4. A SIGN AT THE POINT OF ABANDONMENT.  
 5. A SIGN AT THE POINT OF ABANDONMENT.

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 4. A SIGN AT THE POINT OF ABANDONMENT.  
 5. A SIGN AT THE POINT OF ABANDONMENT.



**PARK HILL ADDITION  
 BLOCK 35, LOT A-2R REPLAT**  
 410 Weel A Street  
 North Little Rock, AR

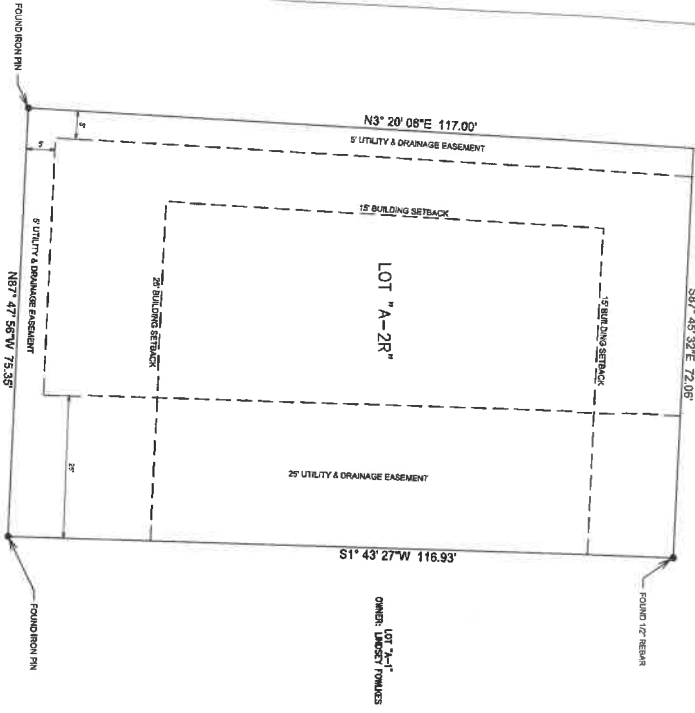


**PHILLIP LEWIS ENGINEERING, INC.**  
 Structural + Civil Consultants  
 22620 Interstate 30 | Bryant, Arkansas  
 PH: 501-350-8840

PROJECT NUMBER	ABANDONMENT PLAN
DATE	5/10/2023
SCALE	1" = 10'
PROJECT TITLE	ABANDONMENT PLAN
PROJECT NUMBER	C1.2

1/4" AVENUE (60' ROW)

POPLAR STREET (60' ROW)



### REPLAT OF LOT A-2R, BLOCK 35, PARK HILL ADDITION

SCALE 1" = 40'

**LEGAL DESCRIPTION**  
LOT 7.97 AC BLOCK 35, PARK HILL ADDITION  
NORTH LITTLE ROCK, AR  
COUNTY OF CLAY, STATE OF ARKANSAS

**PROPERTY SPECIFICATIONS**  
OWNER: JAMES GRANWOOD  
PROJECT: REPLAT OF LOT A-2R, BLOCK 35, PARK HILL ADDITION  
COUNTY OF CLAY, ARKANSAS  
ENGINEER: PHILLIP LEWIS ENGINEERING, INC.  
PROJECT NO. 23-0001-01 (PROJECT NO. 23-0001)  
DATE: MARCH 25, 2023  
DRAWN BY: J. L. BRYANT  
CHECKED BY: J. L. BRYANT  
DATE OF REVISION: 03/25/23

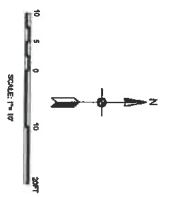
**CERTIFICATE OF ENGINEERING ACCURACY**  
I, the undersigned, being duly licensed and qualified as a Professional Engineer in the State of Arkansas, do hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed and qualified Professional Engineer in the State of Arkansas.  
Date of Issuance: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Name: James Granwood  
Address: \_\_\_\_\_

**CERTIFICATE OF FINAL PLAN APPROVAL**  
I, the undersigned, being duly licensed and qualified as a Professional Engineer in the State of Arkansas, do hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed and qualified Professional Engineer in the State of Arkansas.  
Date of Issuance: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Name: Phillip Lewis  
Address: \_\_\_\_\_

**CERTIFICATE OF SURVEYING ACCURACY**  
I, the undersigned, being duly licensed and qualified as a Professional Surveyor in the State of Arkansas, do hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed and qualified Professional Surveyor in the State of Arkansas.  
Date of Issuance: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Name: Phillip Lewis  
Address: \_\_\_\_\_

**CERTIFICATE OF RECORDING**  
I, the undersigned, being duly licensed and qualified as a Professional Engineer in the State of Arkansas, do hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed and qualified Professional Engineer in the State of Arkansas.  
Date of Issuance: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Name: Phillip Lewis  
Address: \_\_\_\_\_

### VICINITY MAP



### PARK HILL ADDITION BLOCK 35, LOT A-2R REPLAT

410 West A Street  
North Little Rock, AR



PHILLIP LEWIS ENGINEERING, INC.

Structural + Civil Consultants

23620 Interstate 30 | Bryant, Arkansas  
PH: 501-350-9840

PROJECT NUMBER: C1.1

PROJECT DATE: 10-08-2020

PROJECT TITLE: REPLAT