O-17-16

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING STONE LINKS DRIVE URBAN SERVICE DISTRICT NO. 2 OF NORTH LITTLE ROCK, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, there has been filed with the City Clerk of the City of North Little Rock, Arkansas, a petition, a copy of which is marked Exhibit "A" attached hereto and incorporated herein by this reference (the "Petition"), purporting to be signed by more than twenty-five percent (25%) of the electors to be affected and situated within the territory described in the Petition (the "Property"), praying that an urban service district be established for the purposes set forth hereinbelow; and

WHEREAS, after due notice as required by law, the City Council of the City of North Little Rock, Arkansas (the "City Council ") has heard all parties desired to be heard (see form of notice to Stone Links Drive property owners and Notice of Public Hearing attached hereto, respectively as Exhibits "C" and "D").

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

SECTION 1: That more than twenty-five percent (25%) of the electors located within the Property signed the Petition, and there is hereby established an urban service district (the "District") under Chapter 95 of Title 14, Subtitle 5 of the Arkansas Code of 1987 Annotated (the "Act") within the Property, for the purposes of creating, improving, redeveloping, maintaining, repairing and replacing any common area improvements in and around Stone Links Drive Neighborhood in North Little Rock, Arkansas; to provide recreation services, including playgrounds, and recreation programs; and to provide the Stone Links Neighborhood and the Proposed District public safety and security services as described in the Petition (Exhibit "A" attached hereto).

That a map containing the boundaries of the District is attached as Exhibit "B" to the Petition.

The District shall be known as "**Stone Links Drive Urban Service District No. 2 of North Little Rock, Arkansas.**"

That Mrs. Chandra Martin of 2220 Stone Links, North Little Rock, Arkansas 72117; Mrs. Shannon Armand, 2308 Moortown, North Little Rock, Arkansas 72117; Ms. Barbara Rice, 13801 Stone Links Drive, North Little Rock, Arkansas 72117; and Mr. Ray Vanzandt, 13820 Harpenden Cove, North Little Rock, Arkansas 72117, are hereby appointed as the initial members of an administrative board (the "Administrative Board") to aid the City in the administration of the District as provided in the Petition; that the successors to the initial Administrative Board shall selected as set forth in the Petition.

SECTION 2: That a service charge shall be made to the households within the District which shall be an equal amount for each individual residential household; that each year the Administrative Board shall meet to determine the aggregate amount needed to achieve the above mentioned purposes of the District; that the billing frequency for service charges shall be monthly; that the aggregate amount needed will be divided by the total number of households located inside the District (there are currently 250 households in the Proposed District), to determine the yearly service charge for each household; that the yearly service charge shall then be divided by twelve (12) to determine the monthly service charge applicable to each individual household within the District.

That the estimated annual cost of the services provided by the District is $33,000. Each household within the District shall initially be assessed an annual service charge of $132, payable monthly in the amount of $11 each month.

That the service charges shall be collected by the City of North Little Rock through agreement with Central Arkansas Water and shall be an addition to the monthly water and sewer bill collected by Central Arkansas Water and then remitted to the City of North Little Rock to be allocated to a fund for the exclusive benefit of the District, to begin as soon as administratively feasible following the passage of this ordinance and in accordance with the Act; and that the Mayor of the City of North Little Rock is authorized to execute such agreement or agreements with Central Arkansas Water.

That the service charges shall be levied for a period of ten (10) years from the date of the adoption of this Ordinance establishing the District and will not continue thereafter except upon a new petition from electors in the District and by passage of a new authorizing ordinance by the City of North Little Rock pursuant to the provisions of the Act.

SECTION 3: Any ordinance or parts of ordinances that are in conflict herewith are hereby repealed to the extent they conflict with this ordinance.

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 has been found, and it is hereby declared, by the City Council that there is an immediate need within the City of North Little Rock, Arkansas, for the improvements described above in this Ordinance and that the levy of the annual charge for the assessments by the District is the only reasonable means whereby these purposes for the District may be accomplished; THEREFORE, an emergency is declared, and this Ordinance, being necessary for the preservation of public peace, health and safety, shall be in full force and effect upon its passage and approval.

PASSED: APPROVED:

_____ _____

Mayor Joe A. Smith

SPONSOR:

Alderman Maurice Taylor

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF HARDIN & GRACE/BH;
FORMATTED BY OFFICE OF THE CITY ATTORNEY/bh

FILED 11:05 A.M. _____ P.M.
By _____
DATE 2/21/17

Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

RECEIVED BY _____

EXHIBIT "A"

PETITION FOR FORMATION OF
STONE LINKS DRIVE URBAN SERVICE DISTRICT NO. 2

Petition (without signature pages) attached hereto.
Property Owners signature pages on file with
Petition in
North Little Rock City Clerk's Office.

NOTICE

YOUR SIGNATURE HEREON SHOWS THAT YOU FAVOR THE ESTABLISHMENT OF AN URBAN SERVICE DISTRICT. IF THE DISTRICT IS FORMED, YOU MAY BE CHARGED FOR THE COST OF THE SERVICES

IN RE: STONE LINKS DRIVE URBAN SERVICE DISTRICT NO. tba OF NORTH LITTLE ROCK, ARKANSAS

PETITION FOR FORMATION OF URBAN SERVICE DISTRICT

TO THE CITY COUNCIL FOR THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

The undersigned ("Petitioners") are more than twenty-five percent (25%) of the electors located within the proposed Stone Links Drive Urban Service District No. tbd of North Little Rock, Arkansas ("Proposed District"),

and Petitioners do hereby petition the City Council for the City of North Little Rock, Arkansas ("Council"), under Chapter 95 of Title 14, Subtitle 5 of the Arkansas Code of 1987 Annotated (the "Act"), to lay off into an urban service district the real property described in **Exhibit "A,"** attached hereto and incorporated herein by reference. **Exhibit "B,"** attached hereto and incorporated herein by reference, is a map of the area of the Proposed District.

The Proposed District shall be organized for purpose of creating, improving, redeveloping, maintaining, repairing and replacing any common area improvements in and around Stone Links Drive Neighborhood in North Little Rock, Arkansas; to provide recreation services, including playgrounds, and recreation programs; and to provide the Stone Links Neighborhood and the Proposed District public safety and security services. These common area improvements may include, but are not limited to, playgrounds, flags, flag pole maintenance or replacement, brick entrances and water features located at Stone Links and Faulkner Lake Road and all other entrances to Stone Links, any common green areas, and any common flower beds or common rock gardens that exist or that are created within or adjacent to the border of the Stone Links Neighborhood and the Proposed District. The costs of maintaining the forgoing services and improvements shall include any administrative costs for services, including the costs of implementing the

Proposed District and its purposes and costs for utilities and insurance incurred to operate and light certain improvements. These common area improvements and services are necessary to properly maintain the appearance of the common areas within the Proposed District desired by the residents located therein.

The Petitioners petition the Council to appoint an administrative board (the "Administrative Board") to aid the city in the administration of the Proposed District and consisting of Mrs. Chandra Martin of 2220 Stone Links, North Little Rock, Arkansas 72117; Mrs. Shannon Armand 2308 Moortown, North Little Rock, Arkansas 72117; Ms. Barbara Rice, 13801 Stone Links Drive, North Little Rock, Arkansas 72117; Mr. Ray Vanzandt, 13820 Harpenden Cove, North Little Rock, Arkansas 72117; and Mr. Willie Thomas, 13722 Trethorne Circle, North Little Rock, Arkansas 72117, each of whom is an elector residing within the boundary of the Proposed District. This Administrative Board will consult with the Aldermen of Ward 2 of the North Little Rock City Council or the Mayor of North Little Rock to determine how to best use any service charges collected by the Proposed District and will also be responsible for locating, contracting with, and supervising any contractors necessary to achieve the purposes of the Proposed District and shall act as disbursing agent for expenditure of the service charges received by the City of North Little Rock for the Proposed District to pay the expenses incurred to

achieve the purposes for which the Proposed District is organized and associated with the organization and administration of the Proposed District. Each member of the Administrative Board shall serve for a period of two (2) years, or until his or her successor is elected, provided that initially one of the initial members of the Administrative Board will serve for three (3) years, or until his or her successor is elected, and that member shall be selected by the Administrative Board. Subsequent members of the Administrative Board to replace a member whose term has expired, resigned or is no longer qualified to serve, shall be elected by a majority vote of a meeting of the electors within the Proposed District called by the Administrative Board upon at least ten (10) days written notice given to the said electors.

Petitioners petition that a service charge shall be made to the households within the District which shall be an equal amount for each individual residential household. Each Stone Links household within the District shall receive one (1) vote regarding any increase in service charges. Only actual property owners may vote. Renters, occupants, and other family members are not eligible to vote. The Administrative Board is charged with determining the needs of the Stone Links community and the funds necessary to achieve those needs. It is anticipated that service charge increases may be proposed from time to time. Service charge decreases do

not require a vote, but may be raised as an election subject. Service charge increases shall be limited to one (1) per year. Service charge increases must be approved by majority vote at the Annual Stone Links Homeowner's Meeting, which is usually held the third Tuesday in January. Advanced notice shall include notice of the date, time, and location of the Annual Homeowner's Meeting and a summary of the proposed service charge increase. The summary shall include, but is not limited to, a list of new proposed projects, a brief description of the basis for the proposed fee increase, the annual budget for the Urban District, the current number of households, and the proposed yearly/monthly service charge. The billing frequency for service charges shall be monthly. The aggregate amount needed will be divided by the total number of households located inside the Proposed District (there are 250 households in the Proposed District), to determine the yearly service charge for each household. The yearly service charge shall then be divided by twelve (12) to determine the monthly service charge applicable to each individual household within the Proposed District. For example, if the aggregate amount needed in 2017 was $33,000, then the owner of each household would owe $132 for the year 2017, which would be divided into monthly payments of $11.00 (calculated as $33,000/250=$132/12=$11).

At this time, the estimated cost of the maintenance of the said improvements is $33,000 per year, which would amount to $132 per household each year. The service charges shall be collected by the City of North Little Rock through agreement with Central Arkansas Water and shall be an addition to the monthly water and sewer bill collected by Central Arkansas Water and then remitted to the City of North Little Rock to be allocated to a fund for the exclusive benefit of the Proposed District, to begin as soon as administratively feasible following the passage of an ordinance establishing the Proposed District. The service charges shall be levied for a period of ten (10) years from the date of the establishment of the Proposed District and will not continue thereafter except upon a new petition from electors in the Proposed District and by passage of a new authorizing ordinance by the City of North Little Rock pursuant to the provisions of the Act. The Petitioners petition the Council to select as the Proposed District's name "Stone Links Drive Urban Service District No. [tbd] of North Little Rock, Arkansas."

All of the real property in the Proposed District lies within the city of North Little Rock, Arkansas, and none of the real property to be included in the Proposed District lies in more than one (1) municipality.

EXHIBIT "A"

Stone Links Drive Urban Service District No. tbd of North Little Rock, Arkansas

DESCRIPTION

Legal Description
Stone Links Addition - Phase I
North Little Rock, Pulaski County, Arkansas

Part of the N 1/2 of Section 6 and the NW 1/4 of Section 5, all in Township [illegible] North, Range 10 West, Pulaski County, Arkansas, more particularly described [illegible] follows:

Commencing at a point being the NE Corner of the NW 1/4 of said Section [illegible] Thence S00°06'44"E for 2186.24 feet to a point on the North Right-of-Way [illegible] Faulkner Lake Road; Thence S89°42'25"W along the said North right-of-way [illegible] thereof for 508.75 feet to the Point of Beginning; thence S89°42'25"W for [illegible] 1169.00 feet; thence S89°42'20"W for 1033.87 feet; Thence S89°47'43"W for [illegible] 18.32 feet; thence N00°34'53"E for 50.00 feet; thence S89°47'43"W for 55.47 feet; thence S00°34'53"W for 50.00 feet, Thence S89°47'43"W along the said North right-of-way for 2684.54 feet; thence N00°12'17"W for 160.00 feet; thence N89°47'43"E for 2742.20 feet; thence N00°34'53"E for 421.94 feet; thence N89°25'07"W for 325.00 feet; thence N88°51'43"W for 336.23 feet; N00°30'35"W for 225.36 feet; thence N39°56'15"E for 65.60 feet; thence N77°22'51"E for 248.67 feet; thence N67°46'00"E for 61.63 feet; thence S89°25'07"E for 325.00 feet; thence N00°34'52"E for 238.65 feet; thence N49°53'07"E for 150.32 feet; thence N54°42'11"E for 135.35 feet; thence N72°50'43"E for 88.23 feet; thence N89°42'26"E for 418.69 feet; thence S81°40'52"E for 135.21 feet; thence along a curve to the right having a radius of 330.00 feet (chord bearing and distance of N13°50'36"E for 34.41 feet; thence S89°25'06"E for 151.82 feet; thence S89°25'07"E for 319.85 feet; thence S74°41'45"E for 89.97 feet; thence S56°14'23"E for 212.88 feet; thence S39°42'42"E for 205.09 feet; thence S17°31'30"E for 198.93 feet; thence S01°53'26"E for 138.00 feet; thence S22°11'36"E for 172.45 feet; thence S36°52'20"E for 570.67 feet; thence S00°06'47"E for 137.87 feet; to the point of beginning containing 74.02 acres more or less.

Legal Description
Stone Links Phase II
North Little Rock, Pulaski County, Arkansas

Part of the North ½ of Section 6, and part of the NW ¼ of Section 5, both in Township 1 North, Range 10 West and Part of the South ½ of Section 31, and The SW ¼ of Section 32, Both in Township 2 North, Range 10 West, all in Pulaski County, Arkansas, more particularly described as follows:

Beginning at the Northwest lot corner of Lot #36, Block 2, Stone Links, an addition to the city of North Little Rock, Pulaski County, Arkansas for the POINT OF BEGINNING; Thence North 00 Degrees 34 Minutes 53 Seconds East for 600.18 feet; Thence North 83 Degrees 45 Minutes 27 Seconds West for 316.73 feet; Thence North 00 Degrees 35 Minutes 00 Seconds East for 134.13 feet; thence North 08 Degrees 30 Minutes 38 Seconds East for 50.48 feet; Thence North 00 Degrees 35 Minutes 00 Seconds East for 120.00 feet; Thence South 83 Degrees 29 Minutes 02 Seconds East for 56.73 feet; Thence North 02 Degrees 39 Minutes 19 Seconds West for 357.32 feet; Thence North 09 Degrees 38 Minutes 44 Seconds West for 30.76 feet; Thence South 87 Degrees 33 Minutes 42 Seconds West for 125.38 feet; Thence North 06 Degrees 20 Minutes 29 Seconds West for 321.57 feet; Thence North 83 Degrees 39 Minutes 30 Seconds East for 726.22 feet; Thence South 09 Degrees 30 Minutes 22 Seconds East for 434.01 feet; Thence South 00 Degrees 34 Minutes 53 Seconds West for 424.10 feet; Thence South 60 Degrees 19 Minutes 57 Seconds East for 193.40 feet; Thence South 51 Degrees 37 Minutes 45 Seconds East for 57.61 feet; Thence South 78 Degrees 57 Minutes 20 Seconds East for 142.82 feet; Thence South 00 Degrees 34 Minutes 54 Seconds West for 31.67 feet; Thence South 42 Degrees 30 Minutes 19 Seconds West for 135.89 feet; Thence around a curve to the right through a central angle of 77 Degrees 09 Minutes an arc distance of 444.43 feet a radius of 330.00 feet and a chord bearing of South 08 Degrees 54 Minutes 49 Seconds East for 411.59 feet; Thence South 29 Degrees 40 Minutes 00 Seconds West for 98.80 feet; Thence around a curve to the left through a central angle of 09 Degrees 05 Minutes an arc distance of 42.82 feet a radius of 270.00 feet and a chord bearing of South 25 Degrees 08 Minutes 01 Seconds West for 42.83 feet; Thence North 89 Degrees 23 Minutes 17 Seconds West for 63.10 feet; Thence around a curve to the left through a central angle of 05 Degrees 58 Minutes an arc distance of 34.43 feet a radius of 330.00 feet and a chord bearing of South 13 Degrees 47 Minutes 54 Seconds West for 34.41 feet; Thence North 81 Degrees 40 Minutes 52 Seconds West for 135.21 feet; Thence South 89 Degrees 42 Minutes 26 Seconds West for 418.69 feet to the POINT OF BEGINNING Containing 1167180.92 square feet or 26.79 acres more or less.

And

Faulkner Lake 391 LLC property:

TRACT 1:

A TRACT OF LAND LYING IN SECTION 31 AND SECTION 32, TOWNSHIP 2 NORTH, RANGE 10 WEST; IN SECTION 5 AND SECTION 6, TOWNSHIP 1 NORTH, RANGE 10 WEST; AND IN SECTION 1, TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT AN IRON PIN AT THE NORTHWEST CORNER OF SECTION 31 TOWNSHIP 2 NORTH, RANGE 10 WEST; THENCE S 00°33'54" E ALONG THE WEST LINE OF SAID SECTION 31 FOR 677.29 FEET TO AN IRON PIN AT THE POINT OF BEGINNING; THENCE S 45°52'50" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 391 (60' R/W) FOR 365.45 FEET TO A POINT;THENCE S 42°43'56" E ALONG SAID RIGHT-OF-WAY LINE FOR 553.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING RADIUS OF 2343.29 FEET; THENCE ALONG SAID CURVE BY A CHORD BEARING S 37°51'14" E FOR 398.55 FEET TO THE END OF SAID CURVE;THENCE S 32°58'32" E ALONG SAID RIGHT-OF-WAY LINE FOR 252.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING RADIUS OF 1455.56 FEET; THENCE ALONG SAID CURVE BY A CHORD BEARING S 26°07'11" E FOR 347.50 FEET TO THE END OF SAID CURVE; THENCE S 19°15'51" E ALONG SAID RIGHT-OF-WAY LINE FOR 139.31 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING RADIUS OF 651.45 FEET; THENCE ALONG SAID CURVE BY A CHORD BEARING S 05°27'54" E FOR 310.76 FEET TO THE END OF SAID CURVE; THENCE S 08°20'02" W ALONG THE SAID RIGHT-OF-WAY LINE FOR 156.28 FEET TO AN IRON PIN;THENCE N 89°11'20" E FOR 2860.81 FEET TO AN IRON PIN; THENCE S 01°18'23" W FOR 442.9 FEET TO AN IRON PIN; THENCE N 85°08'45" E FOR 803.3 FEET TO AN IRON PIN;THENCE S 79°40'41" E FOR 1453.11 FEET TO A POINT; THENCE S 68°43'41" E FOR 1294.71 FEET TO A POINT ON THE EAST LINE OF THE SW1/4 SECTION 32, TOWNSHIP 2 NORTH, RANGE 10 WEST; THENCE S 00°03'27" W ALONG THE SAID EAST LINE OF THE SW1/4 SECTION 32 FOR 1485.00 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF THE SAID SW1/4 SECTION 32;THENCE S 89°09'05" W ALONG THE SOUTH LINE OF THE SW1/4 SECTION 32 FOR 174.90 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF THE NW1/4 SECTION 5, TOWNSHIP 1 NORTH, RANGE 10 WEST; THENCE S 00°06'44" E ALONG THE EAST LINE OF THE SAID NW1/4 SECTION 5 FOR 2186.24 FEET TO AN IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF FAULKNER LAKE ROAD (60' R/W); THENCE S 89°42'26" W ALONG THE SAID RIGHT-OF-WAY LINE FOR 2709.62 FEET TO AN IRON PIN; THENCE S 89°47'43" W ALONG THE SAID RIGHT-OF-WAY LINE FOR 4453.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 509.00 FEET;THENCE ALONG SAID CURVE BY A CHORD BEARING S 68°20'39" W FOR 372.29 FEET TO THE END OF SAID CURVE; THENCE S 46°53'35" W ALONG SAID RIGHT-OF-WAY LINE FOR 212.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING

RADIUS OF 823.25 FEET;THENCE ALONG SAID CURVE BY A CHORD BEARING S 68°08'03" W FOR 596.52 FEET TO THE END OF SAID CURVE; THENCE S 89°22'31" W ALONG SAID RIGHT-OF-WAY LINE FOR 368.22 FEET TO AN IRON PIN ON THE WEST LINE OF THE E1/2 NE1/4 SECTION 1, TOWNSHIP 1 NORTH, RANGE 11 WEST; THENCE N 00°30'22" W ALONG SAID WEST LINE OF THE E1/2 NE1/4 SECTION 1 FOR 2612.48 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF THE NE1/4, NE1/4 SECTION 1; THENCE N 89°48'42" E ALONG THE NORTH LINE OF THE SAID NE1/4, NE1/4 SECTION 1 FOR 1315.70 FEET TO THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 10 WEST; THENCE N 00°33'54" W ALONG THE WEST LINE OF THE SAID SECTION 31 FOR 4754.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: A 60' WIDE RIGHT OF WAY LYING 30' EITHER SIDE OF CENTERLINE OF ARKANSAS HIGHWAY 391 ACROSS THE N1/2 SECTION 6, TOWNSHIP 1 NORTH, RANGE 10 WEST, AND BEING ACROSS LANDS CONTAINED IN THE ABOVE DESCRIPTION.

AND ALSO LESS AND EXCEPT: A TRACT OF LAND IN THE SE1/4 OF THE NE1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 10 WEST, PULASKI COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS: STARTING AT THE SOUTHEAST CORNER OF THE NE1/4, SECTION 6, TOWNSHIP 1 NORTH, RANGE 10 WEST, THENCE RUN WEST ALONG THE CENTER OF SECTION 6, A DISTANCE OF 20.0' TO A POINT THAT IS LOCATED ON THE SOUTH LINE OF THE NE1/4 OF SECTION 6 AND IN THE CENTER OF FAULKNER LAKE ROAD, THENCE NORTH 25.0' TO THE POINT OF BEGINNING WHICH IS LOCATED ON THE NORTH RIGHT OF WAY LINE OF FAULKNER LAKE ROAD, THENCE WEST 50' ALONG THE NORTH RIGHT OF WAY OF FAULKNER LAKE ROAD TO A POINT, THENCE NORTH 50' TO A POINT, THENCE EAST 50' TO A POINT, THENCE SOUTH 50' TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT: ALL THAT PART LYING WEST OF ARKANSAS HIGHWAY 391

AND ALSO LESS AND EXCEPT: LOTS 1-26, BLOCK 1, LOTS 1-41, BLOCK 2, LOTS 1-43, BLOCK 3, LOTS 1-38, BLOCK 4, LOTS 1-46, BLOCK 5, LOTS 1-14, BLOCK 6, LOTS 1-16, BLOCK 7, LOT 15, BLOCK 9, LOTS 1-41, BLOCK 21, LOTS 1-4, BLOCK 23, STONE LINKS, AN ADDITION TO NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

AND ALSO LESS AND EXCEPT: PART OF THE NORTH 1/2 OF SECTION 6, AND THE NW 1/4 OF SECTION 5, ALL IN TOWNSHIP 1 NORTH. RANGE 10 WEST, AND PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 10 WEST, ALL IN PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER N 1/2 OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 47 MINUTES WEST

ALONG THE SOUTH LINE THEREOF FOR 2758.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 47 MINUTES WEST FOR 1524.17 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HIGHWAY 391; THENCE ALONG THE SAID EAST RIGHT-OF-WAY ALONG THE FOLLOWING BEARINGS AND DISTANCES: NORTH 31 DEGREES 39 MINUTES EAST FOR 587.35 FEET; THENCE NORTH 21 DEGREES 42 MINUTES EAST FOR 383.59 FEET; THENCE NORTH 11 DEGREES 02 MINUTES EAST 85.06 FEET; THENCE SOUTH 78 DEGREES 39 MINUTES EAST FOR 124.52 FEET; THENCE NORTH 11 DEGREES 20 MINUTES EAST FOR 1000.00 FEET; THENCE NORTH 78 DEGREES 39 MINUTES WEST FOR 129.21 FEET; THENCE NORTH 10 DEGREES 30 MINUTES EAST FOR 55.75 FEET; THENCE SOUTH 78 DEGREES 57 MINUTES EAST FOR 39.68 FEET; THENCE NORTH 11 DEGREES 06 MINUTES EAST FOR 296.84 FEET; THENCE NORTH 78 DEGREES 57 MINUTES WEST FOR 40.00 FEET; THENCE NORTH 11 DEGREES 02 MINUTES EAST FOR 20.99 FEET; THENCE LEAVING THE EAST RIGHT-OF-WAY LINE SOUTH 79 DEGREES 34 MINUTES EAST 178.91 FEET; THENCE SOUTH 81 DEGREES 16 MINUTES EAST 255.14 FEET; THENCE SOUTH 54 DEGREES 16 MINUTES EAST FOR 145.37 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES EAST FOR 211.80 FEET; THENCE NORTH 29 DEGREES 41 MINUTES EAST FOR 513.18 FEET; THENCE NORTH 36 DEGREES 25 MINUTES EAST FOR 548.33 FEET; THENCE NORTH 71 DEGREES 30 MINUTES EAST FOR 523.76 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES EAST FOR 140.11 FEET; THENCE NORTH 71 DEGREES 42 MIINUTES EAST FOR 51.53 FEET; THENCE NORTH 62 DEGREES 46 MINUTES EAST FOR 453.11 FEET; THENCE NORTH 57 DEGREES 42 MINUTES EAST FOR 430.50 FEET; THENCE NORTH 76 DEGREES 21 MINUTES EAST FOR 554.01 FEET; THENCE SOUTH 63 DEGREES 21 MINUTES EAST FOR 110.82 FEET; THENCE SOUTH 32 DEGREES 24 MINUTES EAST FOR 180.55 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES WEST 113.11 FEET; THENCE SOUTH 05 DEGREES 49 MINUTES EAST FOR 653.08 FEET; THENCE NORTH 87 DEGREES 33 MINUTES EAST FOR 129.38 FEET; THENCE SOUTH 02 DEGREES 39 MINUTES EAST FOR 357.32 FEET; THENCE NORTH 89 DEGREES 29 MINUTES WEST FOR 71.73 FEET; THENCE NORTH 57 DEGREES 02 MINUTES WEST FOR 143.22 FEET; THENCE NORTH 65 DEGREES 10 MINUTES WEST FOR 128.53 FEET; THENCE NORTH 15 DEGREES 39 MINUTES WEST FOR 159.43 FEET; THENCE NORTH 05 DEGREES 04 MINUTES WEST FOR 175.48 FEET; THENCE NORTH 06 DEGREES 05 MINUTES EAST FOR 621.72 FEET; THENCE SOUTH 75 DEGREES 25 MINUTES WEST FOR 432.40 FEET; THENCE SOUTH 67 DEGREES 52 MINUTES WEST FOR 330.42 FEET; THENCE SOUTH 71 DEGREES 45 MINUTES WEST FOR 557.85 FEET; THENCE SOUTH 66 DEGREES 18 MINUTES WEST FOR 67.70 FEET; THENCE SOUTH 36 DEGREES 31 MINUTES WEST FOR 61.86 FEET; THENCE SOUTH 67 DEGREES 48 MINUTES WEST FOR 414.02 FEET; THENCE SOUTH 35 DEGREES 51 MINUTES WEST FOR 165.58 FEET; THENCE SOUTH 12 DEGREES 08 MINUTES WEST FOR 101.40 FEET; THENCE NORTH 87 DEGREES 57 MINUTES EAST FOR 354.99 FEET; THENCE SOUTH 55 DEGREES 52 MINUTES EAST FOR 99.21 FEET; THENCE SOUTH 77 DEGREES 51 MINUTES WEST FOR 480.53 FEET; THENCE SOUTH 65 DEGREES 09 MINUTES

WEST FOR 277.72 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES WEST FOR 299.60 FEET; THENCE SOUTH 05 DEGREES 16 MINUTES WEST FOR 133.91 FEET; THENCE SOUTH 44 DEGREES 20 MINUTES EAST 215.28 FEET; THENCE NORTH 54 DEGREES 43 MINUTES EAST FOR 328.73 FEET; THENCE SOUTH 64 DEGREES 51 MINUTES EAST FOR 265.54 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES EAST FOR 391.90 FEET; THENCE SOUTH 83 DEGREES 42 MINUTES EAST FOR 397.08 FEET; THENCE NORTH 11 DEGREES 48 MINUTES EAST FOR 278.13 FEET; THENCE NORTH 69 DEGREES 28 MINUTES EAST FOR 43.75 FEET; THENCE SOUTH 75 DEGREES 43 MINUTES EAST FOR 283.83 FEET; THENCE NORTH 76 DEGREES 36 MINUTES EAST FOR 473.98 FEET; THENCE SOUTH 85 DEGREES 18 MINUTES EAST FOR 123.09 FEET; THENCE SOUTH 44 DEGREES 48 MINUTES EAST FOR 116.40 FEET; THENCE SOUTH 83 DEGREES 45 MINUTES EAST FOR 460.08 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES WEST FOR 608.73 FEET; THENCE SOUTH 78 DEGREES 16 MINUTES WEST FOR 86.01 FEET; THENCE SOUTH 54 DEGREES 42 MINUTES WEST FOR 276.01 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES WEST FOR 254.23 FEET; THENCE NORTH 89 DEGREES 25 MINUTES WEST FOR 325.00 FEET; THENCE SOUTH 67 DEGREES 46 MINUTES WEST FOR 61.63 FEET; THENCE SOUTH 77 DEGREES 22 MINUTES WEST FOR 248.67 FEET; THENCE SOUTH 39 DEGREES 56 MINUTES WEST FOR 65.60 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES EAST FOR 225.36 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES EAST FOR 661.23 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES WEST FOR 421.94 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES WEST FOR 2742.20 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES EAST FOR 160.00 FEET TO THE POINT OF BEGINNING.

TRACT 2:

PART OF THE NORTH 1/2 OF SECTION 6, AND THE NW 1/4 OF SECTION 5, ALL IN TOWNSHIP 1 NORTH, RANGE 10 WEST, AND PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 2 NORTH. RANGE 10 WEST, ALL IN PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER N 1/2 OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 47 MINUTES WEST ALONG THE SOUTH LINE THEREOF FOR 2758.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 47 MINUTES WEST FOR 1524.17 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HIGHWAY 391; THENCE ALONG THE SAID EAST RIGHT-OF-WAY ALONG THE FOLLOWING BEARINGS AND DISTANCES: NORTH 31 DEGREES 39 MINUTES EAST FOR 587.35 FEET; THENCE NORTH 21 DEGREES 42 MINUTES EAST FOR 383.59 FEET; THENCE NORTH 11 DEGREES 02 MINUTES EAST 85.06 FEET; THENCE SOUTH 78 DEGREES 39 MINUTES EAST FOR 124.52 FEET; THENCE NORTH 11 DEGREES 20 MINUTES EAST FOR 1000.00 FEET; THENCE NORTH 78 DEGREES 39 MINUTES WEST FOR 129.21 FEET; THENCE NORTH 10 DEGREES 30 MINUTES EAST FOR 55.75 FEET; THENCE SOUTH 78 DEGREES 57 MINUTES EAST FOR 39.68

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Less and except:

City of North Little Rock property:

A TRACT OF LAND LYING IN THE S½ OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 10 WEST AND THE N½ OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 10 WEST, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31 TOWNSHIP 2 NORTH, RANGE 10 WEST; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 31 FOR 60.96 FEET TO A POINT; THENCE S 89°57'53" E FOR 1227.98 FEET TO THE POINT OF BEGINNING (POB); THENCE S 11°20'37" W FOR 1528.98 FEET TO A POINT; THENCE N 78°39'18" W FOR 250.00 FEET TO A POINT ON THE EAST RIGHT AWAY LINE OF

ARKANSAS HIGHWAY 391 (60' R/W); THENCE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1066.65 AND A CHORD BEARING AND DISTANCE OF S 25°47'05" E, 241.81 FEET TO A POINT; THENCE S 31°39'21" W CONTINUING ALONG THE SAID RIGHT-OF-WAY LINE FOR 587.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF FAULKNER LAKE ROAD (60' R/W); THENCE N 89°47'43" E FOR 757.70 FEET ALONG THE NORTH ROW LINE OF FAULKNER LAKE ROAD; THENCE DEPARTING FROM FAULKNER LAKE ROAD N 00°12'17" W FOR 160.00 FEET TO A POINT; THENCE N 89°47'43" E FOR 3542.20 FEET A LINE INCLUDING THE NORTH LINE OF BLOCK 1, STONE LINKS ADDITION TO A POINT ON THE WEST LINE OF LOT 9, BLOCK 2, STONE LINKS ADDITION; THENCE FOLLOWING THE WESTERLY BOUNDARY OF BLOCK 2, STONE LINKS ADDITION N 00°34'53" E FOR 421.94 FEET; THENCE N 89°08'08" W FOR 661.22 FEET; THENCE N 00°30'35" W FOR 225.36 FEET; THENCE N 39°56'15" E FOR 65.60 FEET; THENCE N 77°22'51" E FOR 248.67 FEET; THENCE N 67°46'00" E FOR 61.63 FEET; THENCE N 89°25'07" E FOR 325'; THENCE N 00°34'52" E FOR 238.65 FEET; THENCE N 49°53'07" E FOR 150.32 FEET; THENCE N 54°42'11" E FOR 135.35 FEET; THENCE N 72°50'43" E FOR 88.23 FEET; THENCE ALONG THE WEST LINE OF BLOCK SIX, STONE LINKS ADDITION N 00°34'53" E FOR 600.18 FEET; THENCE N 83°45'27" W FOR 316.73 FEET; THENCE N 00°35;00"E FOR 134.13 FEET; THENCE N 89°57'53"W FOR 3352.63 FEET TO THE POB, CONTAINING 169.65 ACRES, MORE OR LESS.

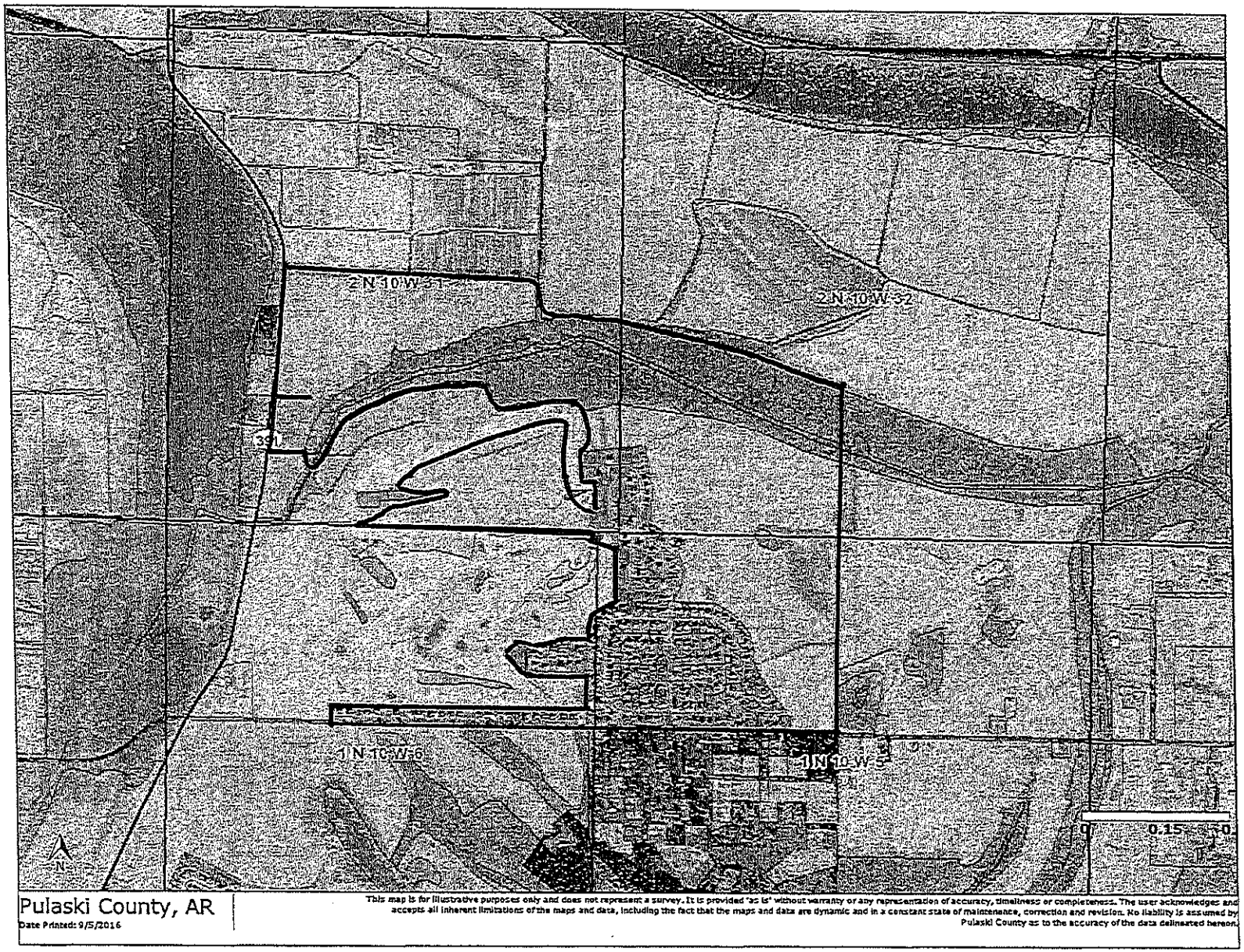
End Description

EXHIBIT "B"

STONE LINKS DRIVE URBAN SERVICE DISTRICT NO. 2

MAP OF AREA OF PROPOSED DISTRICT

Attached



Pulaski County, AR

Date Printed: 9/5/2016

This map is for illustrative purposes only and does not represent a survey. It is provided "as is" without warranty of any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction and revision. No liability is assumed by Pulaski County as to the accuracy of the data delineated hereon.

February _, 2017

Owner of Real Property within the Proposed District
Delivered Via Certified Mail
Return Receipt Requested

RE: Stone Links Drive Urban Service District, North Little Rock, Arkansas

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Dear Property Owner:

You are hereby advised that a Petition to form an urban service district for the Stone Links Addition and surrounding land has been filed and set for hearing before the North Little Rock City Council on Monday, February 27, 2017, to begin on or about 6:00 p.m. at the City Hall, 300 Main Street, North Little Rock, Arkansas. The purposes and powers of the proposed District as filed is as follows:

> Creating, improving, redeveloping, maintaining, repairing and replacing any common area improvements in and around Stone Links Drive Neighborhood in North Little Rock, Arkansas; to provide recreation services, including playgrounds, and recreation programs; and to provide the Stone Links Neighborhood and the Proposed District public safety and security services. These common area improvements may include, but are not limited to, playgrounds, flags, flag pole maintenance or replacement, brick entrances and water features located at Stone Links and Faulkner Lake Road and all other entrances to Stone Links, any common green areas, and any common flower beds or common rock gardens that exist or that are created within or adjacent to the border of the Stone Links Neighborhood and the Proposed District. The costs of maintaining the forgoing services and improvements shall include any administrative costs for services, including the costs of implementing the Proposed District and its purposes and costs for utilities and insurance incurred to operate and light certain improvements. These common area improvements and services are necessary to properly maintain the appearance of the common areas within the Proposed District desired by the residents located therein. a service charge shall be made to the households within the District which shall be an equal amount for each individual residential household. Each Stone Links household within the District shall receive one (1) vote regarding any increase in service charges. Only actual property owners may vote. Renters, occupants, and other family members are not eligible to vote. The Administrative Board is charged with determining the needs of the Stone Links community and the funds necessary to achieve those needs. It is anticipated that service charge increases may be proposed from time to time. Service charge decreases do not require a vote, but may be raised as an election subject. Service charge increases shall be limited to one (1) per year. Service charge increases must be approved by majority vote at the Annual Stone Links Homeowner's Meeting, which is usually held the third Tuesday in January. Advanced notice shall include notice of the date, time, and location of the Annual Homeowner's Meeting and a summary of the proposed service charge increase. The summary shall include, but is not limited to, a list of new proposed projects, a brief description of the basis for the proposed fee increase, the annual budget for the Urban District, the current number of households, and the proposed yearly/monthly service charge. The billing frequency for service charges shall be monthly. The aggregate amount needed will be divided by the total number of households located inside the Proposed District (there are 250 households in the Proposed District), to determine the yearly service charge for each household. The yearly service charge shall then be divided by twelve (12) to determine the monthly service charge applicable to each individual household within the Proposed District. For example, if the aggregate amount needed in 2017 was $33,000, then the owner of each household would owe $132 for the year 2017, which would be divided into monthly payments of $11.00 (calculated as $33,000/250=$132/12=$11).

The names and addresses of the organizers for proposed district are identified as follows: Mrs. Chandra Martin of 2220 Stone Links, North Little Rock, Arkansas 72117; Mrs. Shannon Armand 2308 Moortown, North Little Rock, Arkansas 72117; Ms. Barbara Rice, 13801 Stone Links Drive, North Little Rock, Arkansas 72117; Mr. Ray Vanzandt, 13820 Harpenden Cove, North Little Rock, Arkansas 72117; and Mr. Willie Thomas, 13722 Trethorne Circle, North Little Rock, Arkansas 72117

End of Notice

EXHIBIT
tabbies
"C"

NOTICE OF PUBLIC HEARING

Notice is hereby given that a petition has been filed with the City Clerk of the City of North Little Rock, Arkansas purporting to be signed by more than twenty-five (25%) of the electors within the territory including the Stone Links Addition - Phase I, North Little Rock Pulaski County, Arkansas; and Stone Links - Phase II, North Little Rock, Pulaski County, Arkansas, and surrounding lands (the "Territory"), which petition prays that an Urban Service District be formed embracing the Territory for the maintaining, repairing and replacing any common area improvements in and around the Territory, and that the cost thereof be assessed and charged to the households residing in the Territory above described. All parties residing within the Territory are advised that said petition will be heard at the meeting of the City Council to be held at the hour of 6:00 o'clock, p. m. on the 27th day of February, 2017, and that at the meeting the Council will determine whether an ordinance shall be adopted forming the District; and at the meeting all persons residing within the Territory who desire will be heard upon the question.

_____

Diane Whitbey, North Little Rock City Clerk

EXHIBIT

tabbies

"D"