R-21-93

RESOLUTION NO.

A RESOLUTION ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY LOCATED ON BARTON ROAD IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM LENA BELLE YOUNG STAFFORD LIMITED PARTNERSHIP; AND FOR OTHER PURPOSES.

WHEREAS, Amazon is constructing a new warehouse facility along Highway 70 in the City of North Little Rock; and

WHEREAS, in order to decrease the traffic impact along Highway 70, Amazon has agreed to construct a cul-de-sac on Barton Road, with said improvements to be dedicated to the City of North Little Rock upon completion (see drawing attached hereto as Exhibit A); and

WHEREAS, Lena Belle Young Stafford Limited Partnership desires to donate property to the City of North Little Rock where the additional right-of-way will be constructed by Amazon (see map attached hereto as Exhibit B); and

WHEREAS, construction of the street improvements is in the best interest of the City and its residents, and the City wishes to accept said land.

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

SECTION 1: That the Mayor and City Clerk are hereby authorized to accept certain real property located on Barton Road in the City of North Little Rock, Pulaski County, Arkansas, from the Lena Belle Young Stafford Limited Partnership, said property being more particularly described as follows:

Part of Section 19 and 30, all in Township 2 North, Range 10 West, Pulaski County, Arkansas, more particularly described as follows:

Commence at the intersection of the North right of way of U.S. Highway 70 and the West line of East 1/2 West 1/4, Section 30, said Township 2 North, Range 10 West, thence N 00°21'42" West, along the said West line 1401.56 feet to the point of beginning; thence North 00°04'07" East, 101.46 feet; thence North 80°04'32" East, 270.0 feet; thence South 00°04'06" West, 101.46 feet; thence South 80°04'34" West, 270.0 feet to the point of beginning, containing 0.63 acres, more or less.

SECTION 2: That upon acceptance of transfer documents (substantially similar to Warranty Deed attached hereto as Exhibit C), the City will assume responsibility of said property, the deed shall be recorded with the Pulaski County Circuit Clerk, and a copy of the recorded deed will be filed with the City Clerk's Office.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Terry C. Hartwick

SPONSOR:

Mayor Terry C. Hartwick

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/ABF

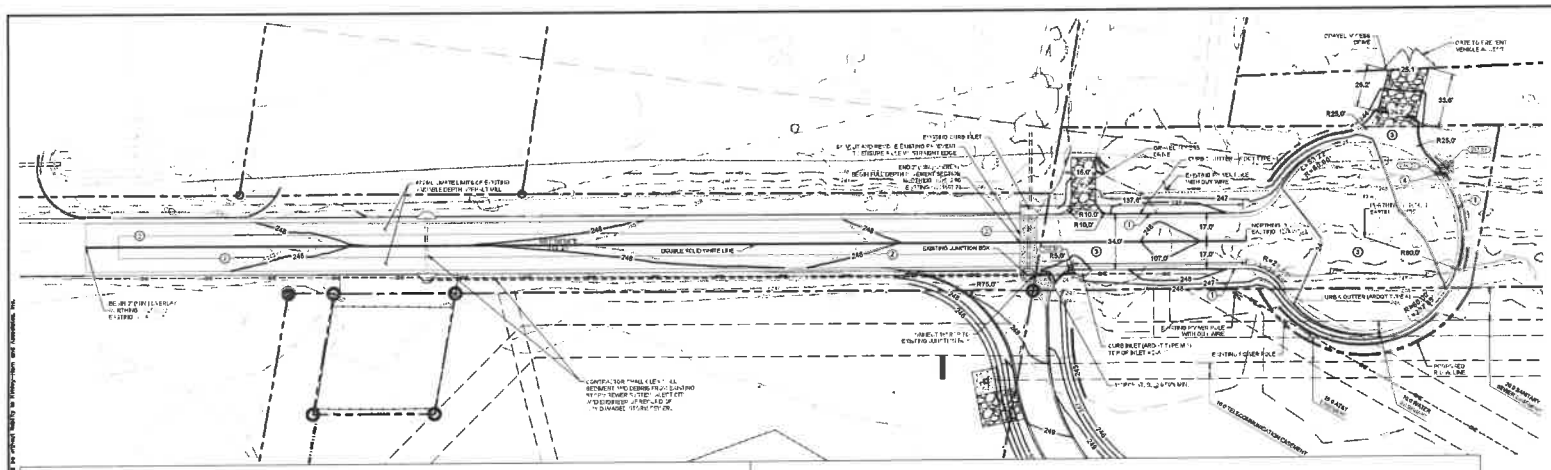
FILED 10:52 A.M. _____ P.M.

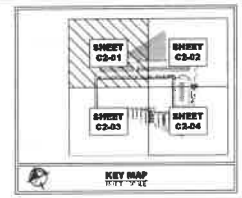
By Amy Fields, CA

DATE 7/20/21

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

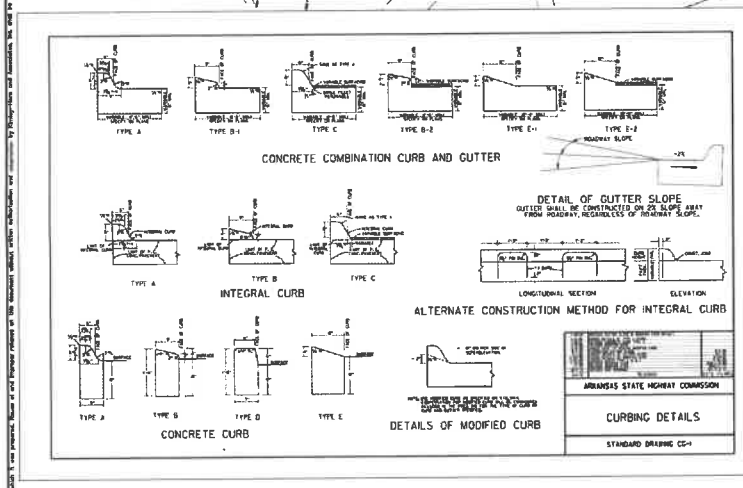
RECEIVED BY

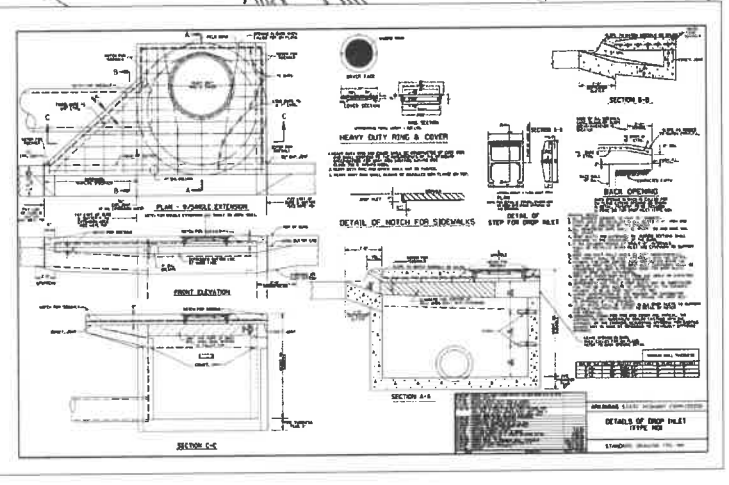




SITE LEGEND

1	6" CONCRETE CURB AND GUTTER - TYPE A
2	2" ASPHALT - SURFACE
3	ASPHALT PAVEMENT
4	12' WIDE CURB SPILLWAY AND FLARED FLUME



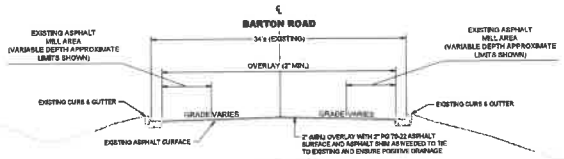


SITE LAYOUT NOTES

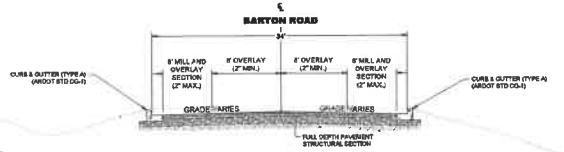
1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. DRIVEWAYS SHALL BE ADA COMPLIANT ACROSS ALL DRIVEWAY CURB CUTS FOR PEDESTRIAN ACCESS (MAX 2% CROSS SLOPE).
3. SEE SIGNING AND STRIPING PLAN FOR PAVEMENT MARKING AND SIGN LAYOUT.
4. SEE PAVING PLAN FOR FINISH SLOPES AND PAVEMENT SECTIONS.
5. CONTRACTOR SHALL MAKE HIS POINTS OF ANGLE IN ALL AREAS.

SITE LAYOUT LEGEND

- PROPERTY LINE
- ASPHALT - BRIDGE
- NEW 6" CONCRETE CURB
- EXISTING 6" CONCRETE CURB & GUTTER (LIMITS APPROXIMATE UNLESS SHOWN)
- EXISTING 2" ASPHALT MILL (VARIABLE DEPTH - APPROXIMATE LIMITS SHOWN)



BARTON ROAD
TYPICAL SECTION OF IMPROVEMENT
2" (MIN.) OVERLAY



BARTON ROAD
FULL DEPTH TYPICAL SECTION OF IMPROVEMENT

FULL DEPTH PAVEMENT STRUCTURAL SECTIONS

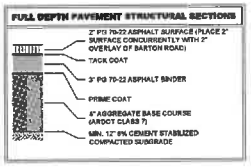


EXHIBIT A

GRAPHIC SCALE IN FEET
0 15 30 60

811 Know what's below. Call before you dig.

No.		DATE	BY
1	CIVIL REVISION 7	05/13/21	SJP
2	CIVIL REVISION 2	01/15/21	SJP
3	CIVIL REVISION 1	11/24/20	SJP
	ISSUED FOR PERMIT	11/05/20	SJP

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
6750 POPLAR AVENUE, SUITE 600, MEMPHIS TN 38138
PHONE: 901-754-7775
WWW.KIMLEY-HORN.COM

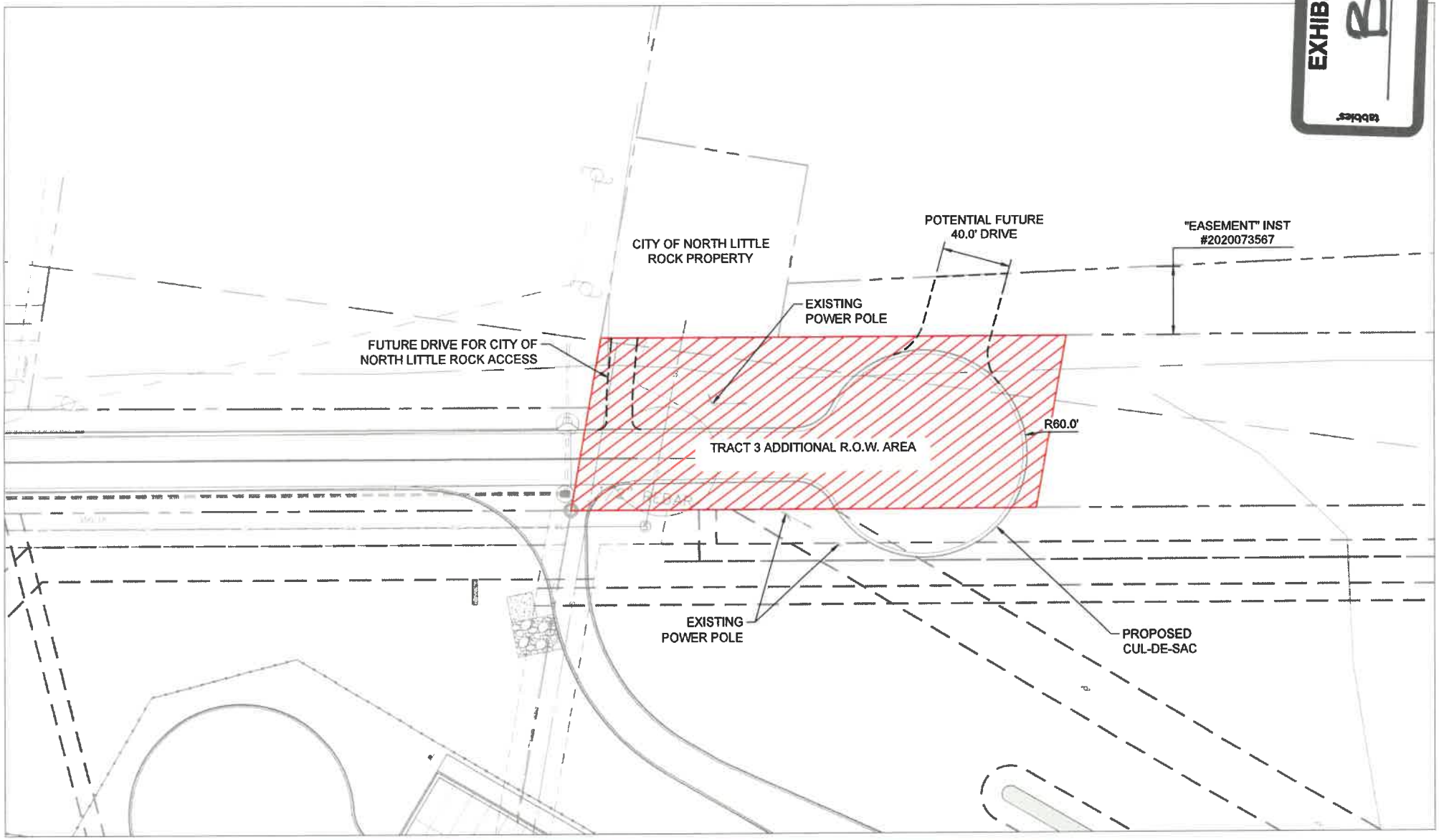
KHA PROJECT 119313002
DATE 05 12 2021
SCALE AS SHOWN
DESIGNED BY J.T
DRAWN BY J.T
CHECKED BY SJP

BARTON ROAD IMPROVEMENTS

PROJECT RUNNER
PREPARED FOR:
PANATTONI DEVELOPMENT COMPANY, INC.
SUBDIVISION: 2H10-30
NORTH LITTLE ROCK, PULASKI COUNTY ARKANSAS

SHEET NUMBER
C10-00

EXHIBIT B



Kimley»Horn

LIT2 - PROJECT RUNNER

BARTON ROAD EXHIBIT A

GRAPHIC SCALE IN FEET

0 25 50 100

This Instrument Prepared By:
J. Cliff McKinney
Quattlebaum, Grooms & Tull PLLC
111 Center Street, Suite 1900
Little Rock, Arkansas 72201
501-379-1700

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT **LENA BELLE YOUNG STAFFORD LIMITED PARTNERSHIP**, an Arkansas limited partnership, duly authorized so to act by proper Resolution of its Members**, Grantor,** for and in consideration of the sum of **$10.00,** and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the **CITY OF NORTH LITTLE ROCK, ARKANSAS**, **Grantee**, and unto its successors and assigns forever the following lands, together with all abutter's existing, future and potential common law or statutory rights of access between the herein described property and the Grantors' remaining abutting and contiguous land except that access hereinafter specifically reserved, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for roadway purposes, lying and being described on Exhibit 1.

TO HAVE AND TO HOLD the same unto the said City of North Little Rock, Arkansas and unto its successors and assigns forever.

AND Grantor hereby covenants with the said Grantee that Grantor will forever warrant and defend the title to said lands and property against the lawful claims of any and all persons whomsoever.

[SIGNATURE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this ___ day of _____, 2021.

LENA BELLE YOUNG STAFFORD LIMITED PARTNERSHIP,
an Arkansas limited partnership

By: Lena Belle Stafford Farm Trust,
Its General Partner

By:_____
Lile Choate, Vice President, Trust Officer
Simmons Bank, Trustee

By:_____
Robert B. Moore, Trustee

By:_____
William E. Moore, Trustee

STATE OF ARKANSAS)
) ACKNOWLEDGMENT
COUNTY OF PULASKI)

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public within and for the County aforesaid and State, duly commissioned and acting, appeared in person **Lile Choate**, Vice President, Trust Officer of Simmons Bank, Trustee of the Lena Belle Stafford Farm Trust, general partner of Lena Belle Young Stafford Limited Partnership, an Arkansas limited partnership, to me well known, who stated and acknowledged that he was duly authorized in his respective capacity to execute the foregoing instrument for and in the name and behalf of said parties, and further stated that he so had executed the same for the uses, consideration and purposes therein mentioned and set forth.

WITNESS my hand and Seal as such Notary Public on this _____ day of _____, 2021.

_____
Notary Public

My Commission Expires: _____

STATE OF ARKANSAS)
) ACKNOWLEDGMENT
COUNTY OF PULASKI)

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public within and for the County aforesaid and State, duly commissioned and acting, appeared in person **Robert B. Moore**, Trustee of the Lena Belle Stafford Farm Trust, general partner of Lena Belle Young Stafford Limited Partnership, an Arkansas limited partnership, to me well known, who stated and acknowledged that he was duly authorized in his respective capacity to execute the foregoing instrument for and in the name and behalf of said parties, and further stated that he so had executed the same for the uses, consideration and purposes therein mentioned and set forth.

WITNESS my hand and Seal as such Notary Public on this _____ day of _____, 2021.

_____
Notary Public

My Commission Expires: _____

STATE OF ARKANSAS)
) ACKNOWLEDGMENT
COUNTY OF PULASKI)

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public within and for the County aforesaid and State, duly commissioned and acting, appeared in person **William E. Moore**, Trustee of the Lena Belle Stafford Farm Trust, general partner of Lena Belle Young Stafford Limited Partnership, an Arkansas limited partnership, to me well known, who stated and acknowledged that he was duly authorized in his respective capacity to execute the foregoing instrument for and in the name and behalf of said parties, and further stated that he so had executed the same for the uses, consideration and purposes therein mentioned and set forth.

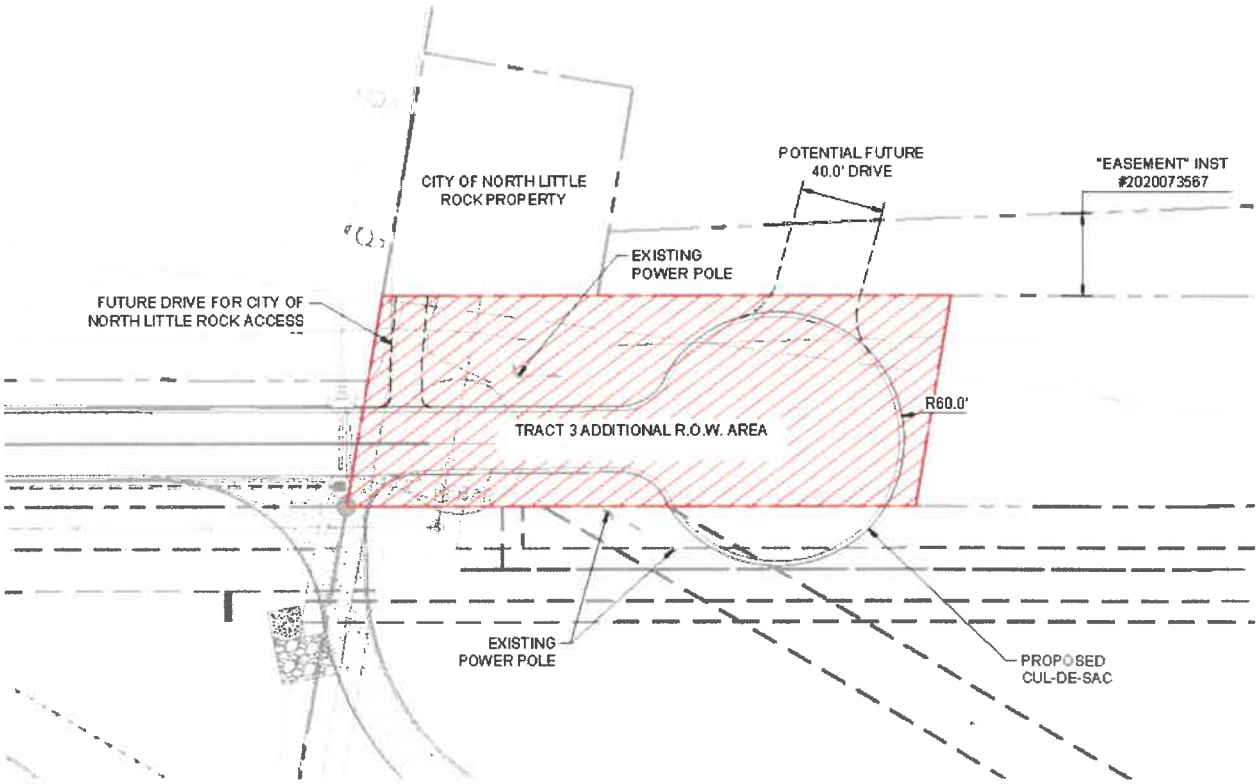
WITNESS my hand and Seal as such Notary Public on this _____ day of _____, 2021.

_____
Notary Public

My Commission Expires: _____

EXHIBIT 1

The property being conveyed is the area labeled below as "Tract 3 Additional R.O.W. Area"



Tract 3: As described in Instrument # 2020073567

"Tract 3" - Part of Section 19 and 30, all in T-2-N, R-10-W, Pulaski County, Arkansas, more particularly described as follows: Commence at the intersection of the North right of way of U.S. Highway 70 and the West line of E½ NW¼, Section 30, said T-2-N, R-10-W, thence N 00°21'42" W, along the said West line 1401.56 feet to the point of beginning; thence N 0°04'07" E, 101.46 feet; thence N 80°04'32" E, 270.0 feet; thence S 0°04'06" W, 101.46 feet; thence S 80°04'34" W, 270.0 feet to the point of beginning, containing 0.63 acres, more or less.