R-22-52

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY LOCATED AT 3700 EAST BROADWAY STREET IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM KELLERS MOBILE HOME PARK, LLC; AND FOR OTHER PURPOSES.

WHEREAS, Mr. Robert Keller Jackson, owner of Kellers Mobile Home Park, LLC, desires to donate certain real property to the City of North Little Rock, 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 at 3700 East Broadway Street in the City of North Little Rock, Pulaski County, Arkansas, from Mr. Robert Keller Jackson, said property being more particularly described as follows:

A TRACT OF LAND IN THE SOUTHWEST 1/4 SOUTHEAST 1/4, SECTION 31, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF ROSE CITY FIRE STATION ADDITION FILED AS INSTRUMENT NUMBER 91-57635 RECORDS OF PULASKI COUNTY, ARKANSAS: THENCE NORTH 01 DEGREE 20 MINUTES 44 SECONDS EAST, 222.39 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST BROADWAY STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 83 DEGREES 42 MINUTES 14 SECONDS EAST, 64.76 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 01 DEGREE 36 MINUTES 47 SECONDS WEST, 219.23 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 2ND STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 86 DEGREES 27 MINUTES 5451 SECONDS WEST, 63.54 FEET THE POINT OF BEGINNING. (See map attached hereto as Exhibit A).

SECTION 2: That upon acceptance of transfer documents (substantially similar to Donation Deed attached hereto as Exhibit B), 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:

ATTEST:

Mayor Terry C. Hartwick

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:45 A.M. _____ P.M.

By M. Miller, City Atty Ofc

DATE 3/8/22

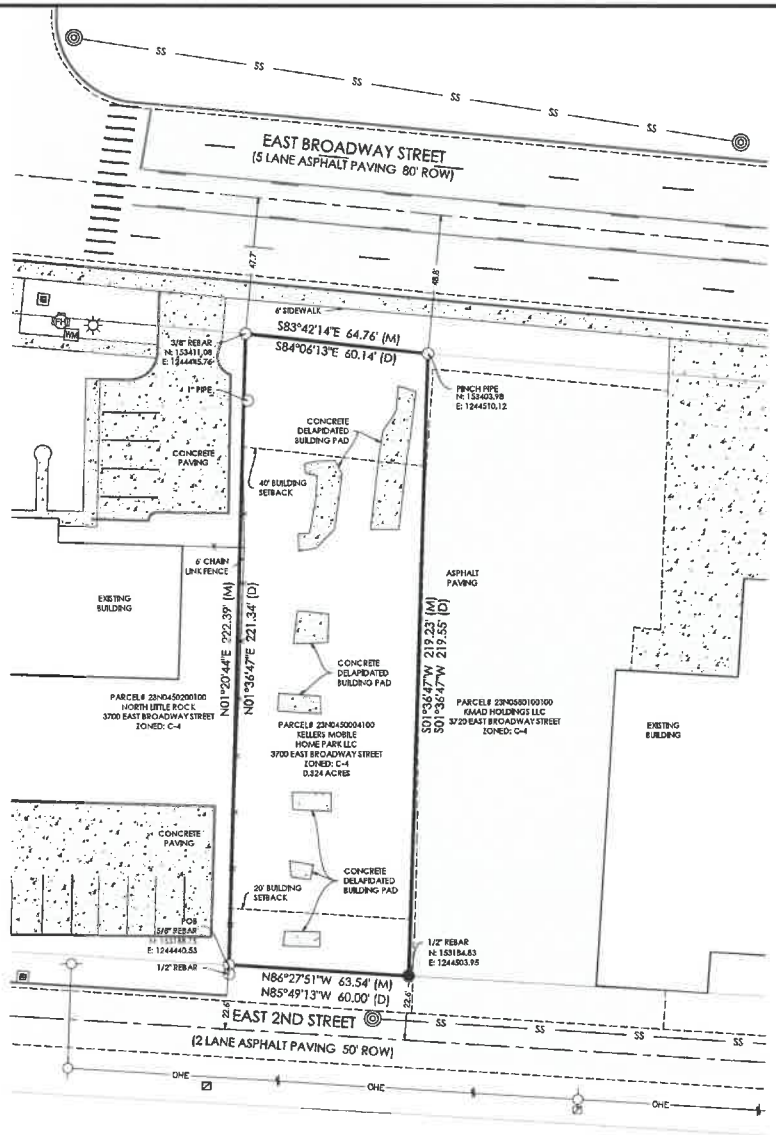
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas

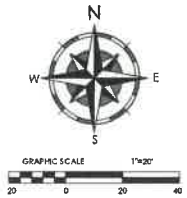
RECEIVED BY B/Dyla

LEGEND

EXISTING	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
W	WATER LINE
G	GAS LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
C_U	UNDERGROUND PHONE LINE
OHE	OVERHEAD ELECTRIC LINE
E_U	UNDERGROUND ELECTRIC LINE
	STORM DRAINAGE PIPE
	UNDERGROUND DRAINAGE PIPE
CTV	CATV CABLE LINE
X	FENCE
	DITCH FLOW LINE
	FOUND MONUMENT
	SET 1/2" REBAR W/CAP (PS 1803)
	CALCULATED POINT
	CURB INLET/JUNCTION BOX
	CONTROL POINT
	GAS METER
	GAS REGULATOR
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	AIR RELEASE VALVE
	GUY ANCHOR
	UTILITY POLE
	LIGHT POLE
	ELECTRIC AL BOX
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN-OUT
	TELEPHONE PEDESTAL/RISER
	SIGN

ZONING NOTES:
CURRENTLY ZONED: C-4
LOT AREA: MIN=10,000 SF
SETBACKS FRONT: 40'
SETBACKS SIDE: 0'
SETBACKS REAR: 20'
BLDG HEIGHT: 35'





BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83

ACREAGE PER 40

SE 1/4, SE 1/4, SECTION 31	0.324 ACRES
TOTAL	0.324 ACRES

VICINITY MAP

ALTA/NSPS SURVEY OF 3700 EAST BROADWAY ROAD

CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

2/25/22

ZONED: C-4

LEGAL DESCRIPTION (MEASURED):

A tract of land in the SW 1/4 SE 1/4, Section 31, Township 2 North, Range 11 West, Pulaski County, Arkansas, more particularly described as:
Beginning at the Southeast corner of Lot 1 of Rose City Fire Station Addition filed as instrument number 91-57655 records of Pulaski County, Arkansas; thence North 01 degrees 20 minutes 44 seconds East, 222.39 feet to a point on the South right-of-way line of East Broadway Street; thence along said South right-of-way line South 83 degrees 42 minutes 14 seconds East, 64.76 feet; thence leaving said South right-of-way line South 01 degrees 36 minutes 47 seconds West, 219.23 feet to a point on the North right-of-way line of East 2nd Street; thence along said North right-of-way line North 86 degrees 27 minutes 5451 seconds West, 63.54 feet to the Point of Beginning.

LEGAL DESCRIPTION (DEEDED - 2006067943):

A tract of land in the SW 1/4 SE 1/4, Section 31, Township 2 North, Range 11 West, Pulaski County, Arkansas, more particularly described as: Starting at the intersection of the North right-of-way line of East 2nd Street with the East right-of-way line of Speed Street thence South 88 degrees 08 minutes East along said North right-of-way line of East 2nd Street for 300.3 feet to the point of beginning; thence North 00 degrees 42 minutes West for 221.34 feet to a point on the South right-of-way line of East 3rd Street; thence South 86 degrees 25 minutes East along said South right-of-way line of East 3rd Street for 60.14 feet to a point; thence South 00 degrees 42 minutes East for 219.55 feet to a point on the North right-of-way line of East 2nd Street; thence North 88 degrees 08 minutes West along said right-of-way line for 60 feet to the point of beginning. Containing 0.304 acre more or less.

GENERAL NOTES:

1. PROPERTY LIES WITHIN THE CITY OF NORTH LITTLE ROCK, ARKANSAS.
2. WATER WILL BE SUPPLIED BY CENTRAL ARKANSAS WATER.
3. WASTEWATER DISPOSAL WILL BE SUPPLIED BY LITTLE ROCK WASTEWATER.
4. AT THE TIME OF THE ALATA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE, OR BURIAL SITE.
6. THE SUBJECT PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.
7. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST BROADWAY STREET AND EAST 2ND STREET.
8. AT THE TIME OF THE ALTA SURVEY THE ADDRESS OBSERVED WAS 3700 EAST BROADWAY STREET.
9. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVER GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
10. THERE ARE NO WETLAND AREAS WITHIN THE SUBJECT PROPERTY.

FLOOD STATEMENT:
NO PORTIONS OF THIS PROPERTY ARE INCLUDED WITHIN THE 100 YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP MAP NO. 05119C0363G, DATED JULY 06, 2015.

SURVEY CODE:
500-02N-11W-0-31-220-60-1803

Holloway Engineering, Surveying & Civil Design
200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

REV	DATE	DESCRIPTION	BY

ALTA/NSPS SURVEY OF
3700 EAST BROADWAY ROAD
CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, AR
FOR: ROBERT BIRCH

JOB NO.: 2022-020
DATE: 2/25/22
DRAWN BY: KMD

EXHIBIT A

EXHIBIT

tabbies

B

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That Kellers Mobile Home Park, LLC, **GRANTOR**, by its duly authorized representative, does hereby grant, sell, convey and quitclaim unto the City of North Little Rock, **GRANTEE**, and unto its successors and assigns forever, all its right, title, interest and claim in and to the following lands lying in the County of Pulaski, State of Arkansas:

A TRACT OF LAND IN THE SOUTHWEST 1/4 SOUTHEAST 1/4, SECTION 31, TOWNSHIP 2 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF ROSE CITY FIRE STATION ADDITION FILED AS INSTRUMENT NUMBER 91-57635 RECORDS OF PULASKI COUNTY, ARKANSAS: THENCE NORTH 01 DEGREE 20 MINUTES 44 SECONDS EAST, 222.39 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST BROADWAY STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 83 DEGREES 42 MINUTES 14 SECONDS EAST, 64.76 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 01 DEGREE 36 MINUTES 47 SECONDS WEST, 219.23 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 2ND STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 86 DEGREES 27 MINUTES 5451 SECONDS WEST, 63.54 FEET THE POINT OF BEGINNING. (See Exhibit A attached hereto and incorporated by reference.)

To have and to hold the same unto the said **GRANTEE** and unto his successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

IN WITNESS WHEREOF, the name of the **GRANTOR** is hereunto affixed by its Mayor and its seal affixed by its City Clerk this _____ day of _____, 2022

KELLERS MOBILE HOME PARK, LLC

By _____
Robert Keller Jackson

ATTEST:

_____
Diane Whitbey, City Clerk

[SEAL]

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF PULASKI)

BE IT REMEMBERED, that on this day comes before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned, qualified and acting, Terry C. Hartwick and Diane Whitbey, to me well known, who stated that they were the Mayor and City Clerk of the City of North Little Rock, Arkansas, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of the City of North Little Rock and further stated and acknowledged that they had executed the same for the consideration and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 2022.

_____
Notary Public

My Commission Expires:

_____

Prepared by:
Office of North Little Rock City Attorney
116 Main Street
North Little Rock, AR 72114
(501) 975-3755

This instrument is exempt from the real estate transfer tax.

_____
Grantee