R-22- 220

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ACCEPT THE DONATION OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS FROM NORTH LITTLE ROCK ECONOMIC DEVELOPMENT CORPORATION; AND FOR OTHER PURPOSES.

WHEREAS, North Little Rock Economic Development Corporation 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 in the City of North Little Rock, Pulaski County, Arkansas, from North Little Rock Economic Development Corporation, said property being more particularly described as follows:

TRACT 1: PULASKI COUNTY TAX PARCEL NO. 24N0010502500

PART OF SPANISH GRANT #2497 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 11 WEST, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 5, PHASE I, NORTH LITTLE ROCK I-440 INDUSTRIAL PARK AND THE SOUTHERLY RIGHT OF WAY OF INDUSTRY DRIVE, AND BEING THE NORTH LINE OF SPANISH GRANT # 2497; THENCE S74°24'34"E ALONG SAID SOUTHERLY RIGHT OF WAY AND THE NORTH LINE OF SPANISH GRANT #2497 1349.64'; THENCE S15°45'42"W 750.29' TO THE POINT OF BEGINNING; THENCE S36°01'00"W 466.90'; THENCE S22°25'45"W 403.85'; THENCE S68°11'27"E 203.24'; THENCE N15°45'42"E 862.73' TO THE POINT OF BEGINNING.

AND

PART OF SPANISH GRANT #2497 MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SPANISH GRANT #2497; THENCE N74°24'34"W 1461.38' TO THE POINT OF BEGINNING; THENCE S18°38'30"W 1697.47' TO THE NORTH RIGHT OF WAY LINE OF THE ST. LOUIS & SOUTHWESTERN RAILROAD; THENCE N68°11'27"W ALONG SAID RAILROAD RIGHT OF WAY 757.51'; THENCE N15°45'09"E 1613.02'; THENCE S74°24'34"E 837.43' TO THE POINT OF BEGINNING.

LESS AND EXCEPT

PART OF SPANISH GRANT #2497 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 11 WEST, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF LOT 5, PHASE I, NORTH LITTLE ROCK I-440 INDUSTRIAL PARK AND THE NORTH LINE OF SPANISH GRANT #2497; THENCE S74ºE ALONG SAID SOUTHERLY RIGHT OF WAY OF INDUSTRY DRIVE AND THE NORTH LINE OF SPANISH GRANT #2497 1349.64' TO THE POINT OF BEGINNING; THENCE CONTINUE S74ºE ALONG THE NORTH LINE OF SPANISH GRANT #2497 277.18'; THENCE S36ºW 800.63'; THENCE N15ºE 750.29' TO THE POINT OF BEGINNING.

TRACT 1 CONTAINING, IN ALL, APPROXIMATELY 30.33 ACRES.

TRACT 2: PULASKI COUNTY TAX PARCEL NOS. 24N0020004201 AND 24N0020000501

A PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, PHASE IV, NORTH LITTLE ROCK I-440 INDUSTRIAL PARK TO NORTH LITTLE ROCK, ARKANSAS, AS SHOWN ON PLAT OF RECORD AS PLAT NO. E-259 (AS CORRECTED BY THE SURVEYOR'S STATEMENT RECORDED AS INSTRUMENT NO. 95-11495), THENCE N89º59'06"E 669.16 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF LOT 2B, PHASE IV, NORTH LITTLE ROCK I-440 INDUSTRIAL PARK; THENCE N89º59'06"E 79.66 FEET ALONG THE NORTH LINE OF SAID LOT 2B; THENCE N68º07'35"E 481.51 FEET ALONG THE NORTH LINE OF SAID LOT 2B AND THE NORTH LINE OF LOT 2A AND LOT 1, PHASE IV, NORTH LITTLE ROCK I-440 INDUSTRIAL PARK, NORTH LITTLE ROCK, ARKANSAS; THENCE N44º38'53"E 80.64 FEET ALONG THE LINE OF SAID LOT 1; THENCE N00º00'00"E 55.48 FEET ALONG THE LINE OF SAID LOT 1; THENCE LEAVING THE LINE OF SAID LOT 1 A CALCULATED DISTANCE OF N80º25'10"W 262 FEET ALONG THE SOUTH LINE OF THE TWO TRACTS DESCRIBED IN THE DEEDS RECORDED AS INSTRUMENT NOS. 2004041544 AND 2013057541 TO A POINT ON THE SOUTH LINE OF LOT 4A, PHASE IV, NORTH LITTLE ROCK I-440 INDUSTRIAL PARK, AS SHOWN ON PLAT OF RECORD AS PLAT NO. G-41; THENCE S71º34'45"W 381.04 FEET ALONG THE SOUTH LINE OF SAID LOT 4A; THENCE S87º24'22"W 633.47 FEET ALONG THE SOUTH LINE OF SAID LOT 4A AND 4B, PHASE IV, NORTH LITTLE ROCK I-440 INDUSTRIAL PARK; THENCE N00º07'33"W 97.01 FEET ALONG THE WEST LINE OF SAID LOT 4B; THENCE S89º52'27"W 80 FEET; THENCE S00º07'33"E 283.99 FEET; THENCE N89º52'27"E 80 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT, THAT PORTION DEDICATED AS GRANT PARK CIRCLE. (See maps of

Parcel Nos. 24N0010502500, 24N0020004201 and 24N0020000501 attached collectively hereto as Exhibit A)

SECTION 2: That upon acceptance of transfer documents (substantially similar to Quitclaim 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 11:05 A.M. _____ P.M.
By A. Fields
DATE 10-18-22
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY S. Ussery

EXHIBIT

tabbies

A

NORTH LITTLE ROCK ECONOMIC DEV CORP
Parcel: 24N-002.00-042.01
Address: GRANT PARK
N LITTLE ROCK AR. 721170000
Acres: 2.67
Last Sale Date: 07/13/2016
Last Sale Price: $1.00
View Parcel Page
Comparables
Faulkner Lake Rd
Industry Dr
Industry Dr
Industry Dr
Industry Dr

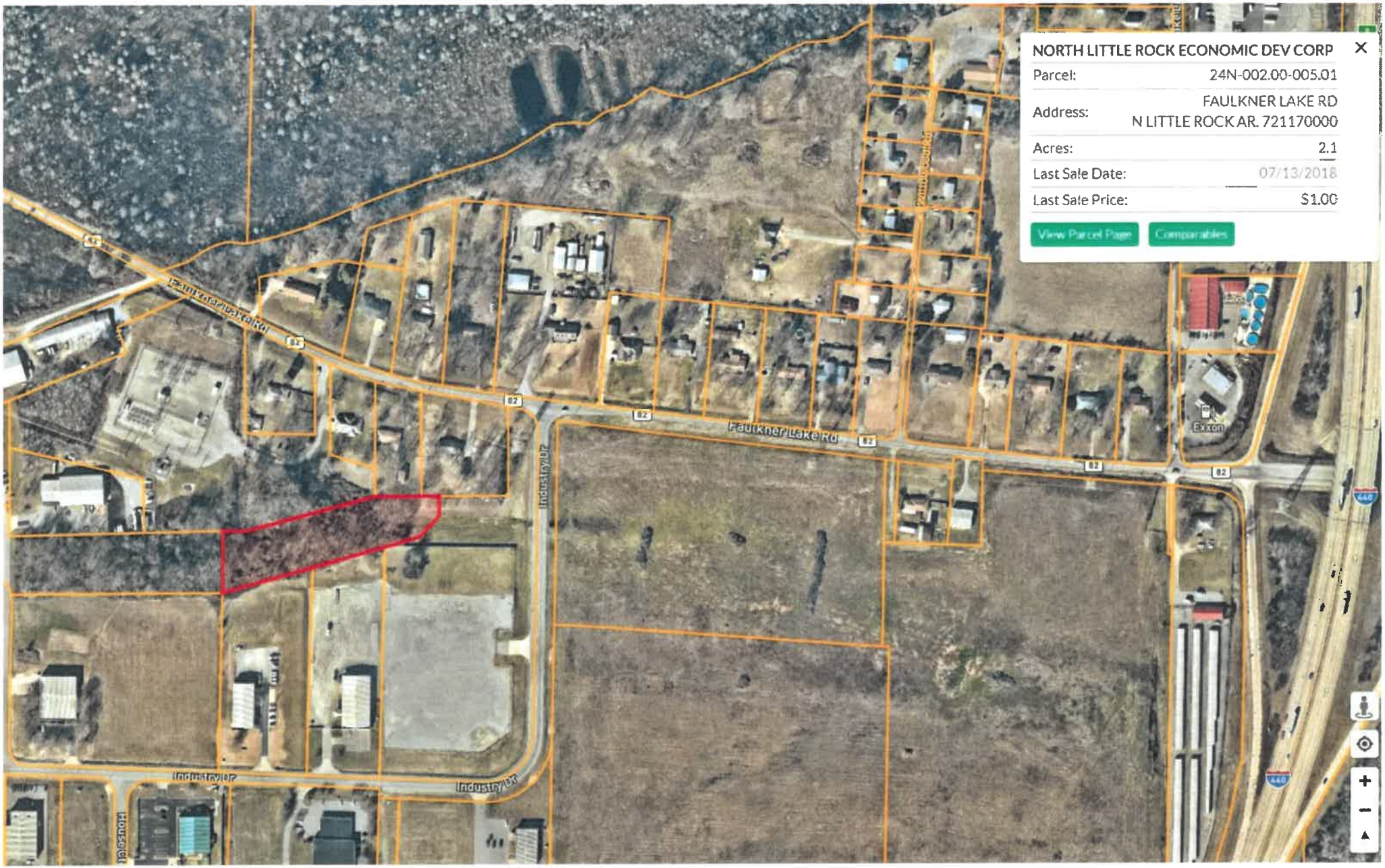
NORTH LITTLE ROCK ECONOMIC DEV CORP
Parcel: 24N-002.00-005.01
Address: FAULKNER LAKE RD
N LITTLE ROCK AR. 721170000
Acres: 2.1
Last Sale Date: 07/13/2018
Last Sale Price: $1.00
View Parcel Page
Comparables
Faulkner Lake Rd
Industry Dr
Exxon

EXHIBIT
B

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That North Little Rock Economic Development Corporation, **GRANTOR**, by its duly authorized representative, the receipt of which is hereby acknowledged, 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:

Tract 1: Pulaski County Tax Parcel No. 24N0010502500

Part of Spanish Grant #2497 located in the Southwest 1/4 of Section 3, Township 1 North, Range 11 West, more particularly described as commencing at the northeast corner of Lot 5, Phase I, North Little Rock I-440 Industrial Park and the southerly right of way of Industry Drive, and being the north line of Spanish Grant # 2497; thence S74°24'34"E along said southerly right of way and the north line of Spanish Grant #2497 1349.64'; thence S15°45'42"W 750.29' to the Point of Beginning; thence S36°01'00"W 466.90'; thence S22°25'45"W 403.85'; thence S68°11'27"E 203.24'; thence N15°45'42"E 862.73' to the Point of Beginning.

AND

Part of Spanish Grant #2497 more particularly described as commencing at the northeast corner of Spanish Grant #2497; thence N74°24'34"W 1461.38' to the Point of Beginning; thence S18°38'30"W 1697.47' to the north right of way line of the St. Louis & Southwestern Railroad; thence N68°11'27"W along said railroad right of way 757.51'; thence N15°45'09"E 1613.02'; thence S74°24'34"E 837.43' to the Point of Beginning.

LESS AND EXCEPT

Part of Spanish Grant #2497 located in the Southwest 1/4 of Section 3, Township 1 North, Range 11 West, more particularly described as commencing at the northeast corner of Lot 5, Phase I, North Little Rock I-440 Industrial Park and the north line of Spanish Grant #2497; thence S74°E along said southerly right of way of Industry Drive and the north line of Spanish Grant #2497 1349.64' to the Point of Beginning; thence continue S74°E along the north line of Spanish Grant #2497 277.18'; thence S36°W 800.63'; thence N15°E 750.29' to the Point of Beginning.

Tract 1 containing, in all, approximately 30.33 acres.

Tract 2: Pulaski County Tax Parcel Nos. 24N0020004201 and 24N0020000501

A part of the Northeast Quarter and the Northwest Quarter of Section 3, Township 1 North, Range 11 West, Pulaski County, Arkansas, more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Phase IV, North Little Rock I-440 Industrial Park to North Little Rock, Arkansas, as shown on plat of record as Plat No. E-259 (as corrected by the surveyor's statement recorded as Instrument No. 95-11495), thence N89°59'06"E 669.16 feet to the Northeast corner of said Lot 3 and the Northwest corner of Lot 2B, Phase IV, North Little Rock I-440 Industrial Park; thence N89°59'06"E 79.66 feet along the north line of said Lot 2B; thence N68°07'35"E 481.51 feet along the north line of said Lot 2B and the north line of Lot 2A and Lot 1, Phase IV, North Little Rock I-440 Industrial Park, North Little Rock, Arkansas; thence N44°38'53"E 80.64 feet along the line of said Lot 1; thence N00°00'00"E 55.48 feet along the line of said Lot 1; thence leaving the line of said Lot 1 a calculated distance of N80°25'10"W 262 feet along the south line of the two tracts described in the deeds recorded as Instrument Nos. 2004041544 and 2013057541 to a point on the south line of Lot 4A, Phase IV, North Little Rock I-440 Industrial Park, as shown on plat of record as Plat No. G-41; thence S71°34'45"W 381.04 feet along the south line of said Lot 4A; thence S87°24'22"W 633.47 feet along the south line of said Lot 4A and 4B, Phase IV, North Little Rock I-440 Industrial Park; thence N00°07'33"W 97.01 feet along the west line of said Lot 4B; thence S89°52'27"W 80 feet; thence S00°07'33"E 283.99 feet; thence N89°52'27"E 80 feet to the Point of Beginning, LESS AND EXCEPT, that portion dedicated as Grant Park Circle.

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 duly authorized representative this _____ day of _____, 2022

NORTH LITTLE ROCK ECONOMIC DEVELOPMENT CORPORATION

By _____

Representative

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