O-23- 22

ORDINANCE NO. ____

AN ORDINANCE ACCEPTING STREETS AND DRAINAGE FACILITIES WITHIN ASHLEY DOWNS AND RANCHETTES AT DEER MEADOWS IN THE CITY OF NORTH LITTLE ROCK; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Ashley Downs and Ranchettes at Deer Meadows are subdivisions that are currently located within the City of North Little Rock, Arkansas (see Final Plats attached hereto as Exhibits A and B); and

WHEREAS, at the time that Ashley Downs and Ranchettes at Deer Meadows were developed, and at the time their streets and drainage facilities were constructed, the subdivisions were located outside of the City limits of the City of North Little Rock, but within the City's territorial planning jurisdiction; and

WHEREAS, subsequent to completion of the subdivisions, including construction of the streets and drainage facilities, Ashley Downs and Ranchettes at Deer Meadows were annexed into the City of North Little Rock, Arkansas, pursuant to Ordinance No. 7616 adopted by the North Little Rock City Council on February 26, 2007; and

WHEREAS, the residents of Ashley Downs and Deer Meadows have requested that the City of North Little Rock accept the dedication of the public streets and drainage facilities within their subdivisions and assume responsibility for their maintenance.

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

SECTION 1: That the City of North Little Rock, Arkansas hereby accepts the dedication of the public streets and drainage infrastructure in Ashley Downs and Deer Meadows in the City of North Little Rock, Pulaski County, Arkansas, more particularly described on survey maps attached hereto as Exhibits A and B and incorporated herein by reference.

SECTION 2: That a certified copy of this Ordinance shall be filed in the Office of the Pulaski County Recorder and recorded in the Deed Records of Pulaski County.

SECTION 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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: That it is hereby found and determined that the acceptance of the above-mentioned roadways and drainage infrastructure is immediately necessary 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 Terry C. Hartwick

SPONSOR:

Maurice Taylor

Council Member Maurice Taylor

ATTEST:

Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED 10:50 A.M. _____ P.M.
By A. Fields
DATE 3-21-23
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED BY S. Lissery

EXHIBIT

tabbles®

A

H-377 2005053481

H 377 2005053481

CERTIFICATE OF ENGINEERING ACCURACY

I, Robert D. Holloway hereby certify that this plat correctly represents a plan made by me and that the engineering requirements of the North Little Rock Subdivision Rules and Regulations have been complied with.

6/22/05 — Date of Execution

ROBERT D. HOLLOWAY, REGISTERED PROFESSIONAL ENGINEER NO. 2595, ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY

I, Robert D. Holloway, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers shown hereon actually exist and their location, type and material are correctly shown.

6/22/05 — Date of Execution

ROBERT D. HOLLOWAY, REGISTERED LAND SURVEYOR NO. [illegible] ARKANSAS

GENERAL NOTES:

1. DATE OF SURVEY: JANUARY [illegible], 2005.
2. BASIS OF BEARING: BEARING ESTABLISHED FROM PAGIS MONUMENT #[illegible]
3. PROPOSED SUBDIVISION SHALL BE A RESIDENTIAL SUBDIVISION, EXCEPT FOR THE EQUESTRIAN CENTER WHICH WILL BE AN AMENITY TO THE SUBDIVISION.
4. THERE ARE APPROXIMATELY [illegible] L.F. OF PROPOSED PRIVATE STREETS. THE PRIVATE STREETS SHALL CONFORM TO CITY STANDARDS AS SET FORTH IN NORTH LITTLE ROCK'S LAND DEVELOPMENT REGULATIONS.
5. THERE ARE 157 PROPOSED LOTS. THE MINIMUM SIZED LOT IS LOT [illegible], WHICH IS [illegible] ACRES ([illegible] SF), AND THE AVERAGE SIZE OF THE LOTS ARE [illegible] ACRES ([illegible] SF).
6. THE WATER SOURCE IS PROVIDED BY GRAND PRAIRIE WATER USERS ASSOC.
7. SEWAGE DISPOSAL SHALL BE ACCOMPLISHED BY SEPTIC SYSTEMS, BY OWNER.
8. LOT WASTE TO BE HANDLED BY PRIVATE GARBAGE PICKUP.
9. THERE ARE PORTIONS OF THIS SUBDIVISION IN THE 100 YEAR FLOODPLAIN (ZONE A) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS [illegible] AND [illegible], DATED AUGUST 5, 1991. ZONE A - BFE NOT DETERMINED.
10. THE FLOODPLAIN SURROUNDING HORSESHOE LAKE IS IN A CATEGORY IN WHICH THE FLOODPLAIN ELEVATION IS UNDETERMINED BY FEMA. [illegible]
11. THERE SHALL BE A BUILDING SETBACK LINE OF 50' FROM THE FRONT, 20' FROM THE SIDE AND 15' FROM THE REAR PROPERTY LINES.
12. THERE SHALL BE 20' WIDE EASEMENTS ALONG ROADWAY FRONTAGE AND SHALL BE AVAILABLE FOR ANY DRAINAGE AND UTILITY FACILITIES. THERE SHALL ALSO BE A 15' WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR PROPERTY LINES.
13. LOT DIMENSIONS SHOWN IN CURVES ARE CHORD DISTANCES.
14. THERE SHALL BE A MINIMUM OF TWENTY (20) FEET SIDE YARD CLEARANCE TO PERMIT ACCESS FOR SEPTIC TANK CLEANING.

CERTIFICATE OF FINAL PLAT APPROVAL (NLR)

All requirements of the North Little Rock Subdivision Rules and Regulations relating to the preparation and submittal of a Final Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

6-22-05 — Date of Execution — North Little Rock Planning Commission

CERTIFICATE OF FINAL PLAT APPROVAL (PULASKI COUNTY)

Pursuant to the Pulaski County Subdivision Rules & Regulations this document was given approval by the Pulaski County Planning Board at a meeting held [illegible] 2005. All of the conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of said Rules and Regulations.

Date — Director, Pulaski County Planning Board

15. CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION OF STREETS, DRAINAGE, AND INDIVIDUAL LOT DEVELOPMENT.
16. ALL DISTURBED AREAS ARE TO BE SODDED OR SEEDED, FERTILIZED, WATERED AND MULCHED.
17. ALL FINISHED FLOORS OF ANY STRUCTURE SHALL BE ONE (1) FOOT MINIMUM ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION OF 244.0, OR 1.5' ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
18. CONTRACTOR SHALL PROVIDE STREET TREES, 40' ON CENTER, AND IRRIGATION ON COLONEL MAYNARD PER NORTH LITTLE ROCK STANDARDS.
19. ALL INFRASTRUCTURES TO MEET NORTH LITTLE ROCK STANDARDS.
20. ALL DRIVEWAYS SHALL BE PAVED CONCRETE IN THE RIGHT OF WAY.
21. DRIVEWAYS SHALL BE NO CLOSER THAN 30' OF ADJOINING STREETS OR 10' OF OTHER PROPERTY LINES.
22. THERE SHALL BE NO ACCESS TO COLONEL MAYNARD OTHER THAN SUBDIVISION ENTRANCES.
23. THERE SHALL BE NO FENCE WITHIN ANY FRONT BUILDING LINE.
24. ALL DRAINAGE PIPING IN THE RIGHT OF WAY TO BE REINFORCED CONCRETE PIPE.
25. CONTRACTOR SHALL PROVIDE STREET SIGNS AND ILLUMINATION ON NEW STREETS.
26. LOTS WILL BE DEVELOPED WITH MINIMAL WASTE.
27. ALL LOT CORNERS SHALL BE 1/2" REBAR WITH SURVEYORS CAP UNLESS OTHERWISE NOTED ON THE PLAT.
28. CONTRACTOR SHALL CONSTRUCT A 10' ALL WEATHER SURFACE ACCESS TRAIL INSIDE THE 20' DRAINAGE EASEMENT BETWEEN LOTS [illegible].
29. ALL DEVELOPMENT ON LOTS WITHIN THE FLOODPLAIN MUST BE PERMITTED BY PULASKI COUNTY PLANNING & DEVELOPMENT, [illegible].
30. CONTRACTOR SHALL CONSTRUCT TEMPORARY CUL-DE-SACS AT END OF PHASED STREETS.
31. A FIRE FLOW OF 1500 GPM AT THE SOUTHERN INTERSECTION OF [illegible] DRIVE AND [illegible] DRIVE CREATES A LOW SYSTEM PRESSURE OF [illegible] PSI.

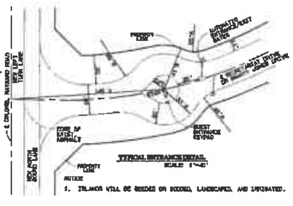
Filed on June 24, 2005 as # 2005053481
Book H page 377 [illegible]

PAT O'BRIEN, Circuit County Clerk & Recorder

SEAL OF THE CIRCUIT COURT — PULASKI COUNTY, ARKANSAS

CURVE DATA

CURVE	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	07°46'55"	[illegible]	[illegible]	500.[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	200.00'	37.3756°	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	6.5[illegible]	1181.18'
C7	20°04'06"	[illegible]	[illegible]	[illegible]	[illegible]	384.84'
C8	45°[illegible]'07"	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	400.00'	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	87.14'	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



NOTES:
1. ISLANDS WILL BE SEEDED OR SODDED, LANDSCAPED, AND IRRIGATED.

CERTIFICATE OF OWNER

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with this plat.

6/22/05 — Date of Execution

WILCOX INVESTMENT LIMITED PARTNERSHIP, [illegible] CIRCLE, NORTH LITTLE ROCK, ARKANSAS 72117

Source of Title: Instrument No. [illegible]

LEGAL DESCRIPTION:
ASHLEY DOWNS, PHASE I, Pulaski County, Arkansas

Lands lying in North 1/2 of the Southeast 1/4, and the South 1/2 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4 and the East 1/2 of the Southeast 1/4 of Section 30, and the Northwest 1/4, and the North 1/2 of the Southwest 1/4 of Section 29, and the South 1/2 of the Southeast 1/4 of Section 20 all in Township 1 North, Range 10 West, Pulaski County, Arkansas more particularly described as follows:

[illegible]

...containing 327.[illegible] acres more or less.

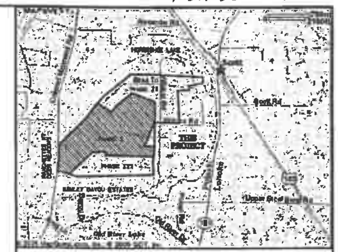
Less and Except:

A [illegible]' Right of Way Dedication along Colonel Maynard Road to the City of North Little Rock, Pulaski County, Arkansas.

Lands lying in the East 1/2 of the Southeast 1/4, and the East 1/2 of the Southeast 1/4 of Section 30, Township 1 North, Range 10 West, Pulaski County, Arkansas more particularly described as follows:

[illegible] ...containing [illegible] acres more or less.

The total property being 327.152 acres, less the exception.

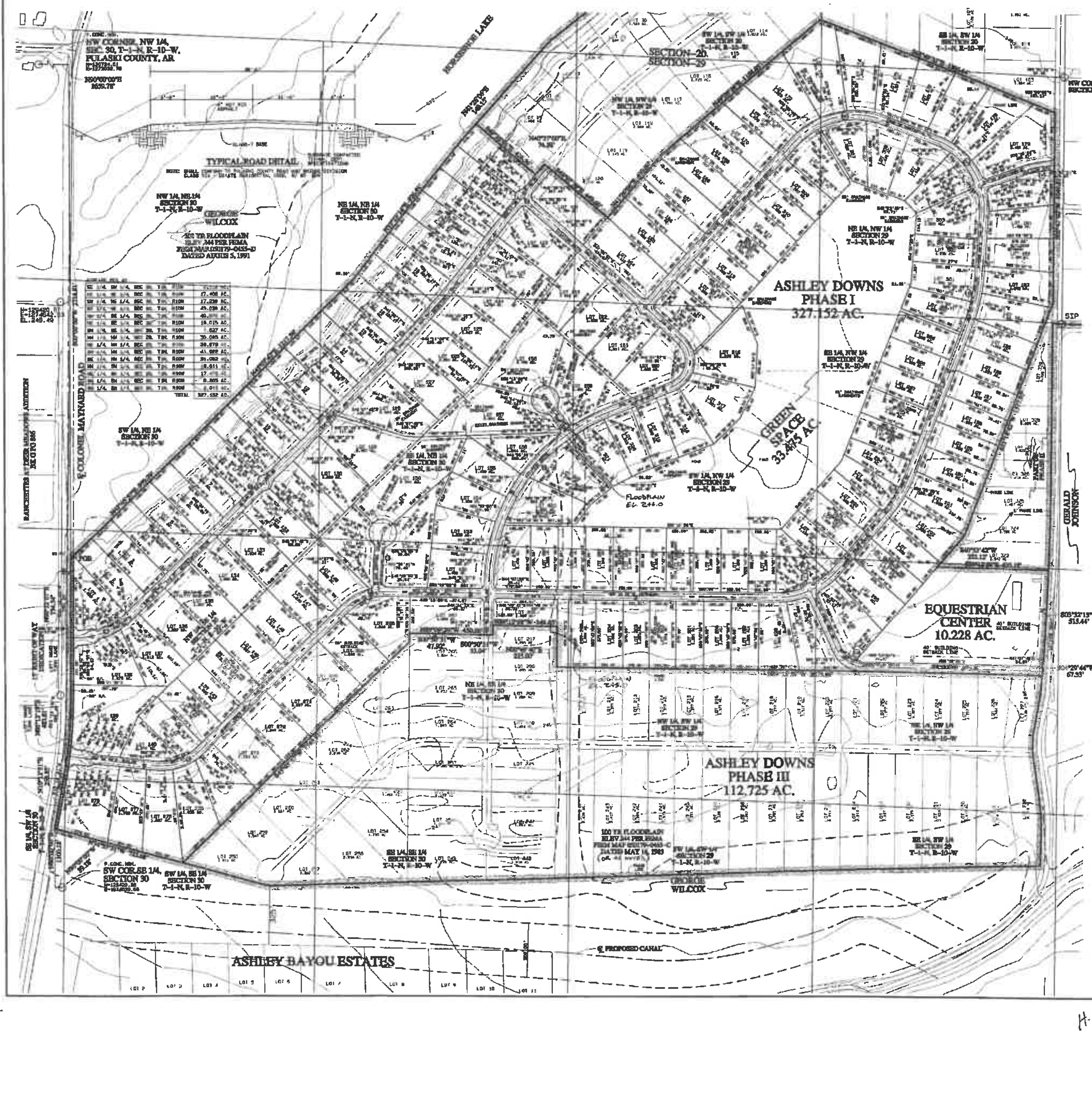


FINAL PLAT OF

LOTS 1–23, 121–206, 267–323, AND EQUESTRIAN CENTER, BLOCK 1

ASHLEY DOWNS

PULASKI COUNTY, ARKANSAS
JUNE 15, 2005



GRAPHIC SCALE 1"=200'
0 200 400

RATIO ERROR OF CLOSURE: 1, [illegible] : 1

OWNER/DEVELOPER:
WILCOX INVESTMENT LIMITED PARTNERSHIP
[illegible] CIRCLE
NORTH LITTLE ROCK, ARKANSAS 72117

The Holloway Firm, Inc.
ENVIRONMENTAL AND CIVIL DESIGN
200 Casey Drive, Maumelle, Arkansas 72113
(501) 851-8805

Final Plat of Lots 1-23, 121-206 & 267-323, AND Equestrian Center, Block 1
Ashley Downs
Pulaski County, Arkansas

dwg by: BJM
checked: RDH
date: 6/15/05
scale: 1"=200'

REGISTERED PROFESSIONAL LAND SURVEYOR — ROBERT D. HOLLOWAY

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 2595 — ROBERT D. HOLLOWAY

SURVEY CODES:
[illegible]

H 377 2005053481

H. 377 2005053481

EXHIBIT B

tabbies

CERTIFICATE OF FINAL PLAT APPROVAL

All requirements of the North Little Rock Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted subject to further provisions of said Rules and Regulations.

11-5-03
Date of Execution

North Little Rock Planning Commision

CERTIFICATE OF OWNER(S)

We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with this plat.

Date of Execution — Name Address

Source of Title: D.R. ____ Page ____
Instrument No. ____

Date of Execution — Name Address

Source of Title: D.R. ____ Page ____
Instrument No. ____

Date of Execution — Name Address

Source of Title: D.R. ____ Page ____
Instrument No. ____

Date of Execution — Name Address

Source of Title: D.R. ____ Page ____
Instrument No. ____

Date of Execution — Name Address

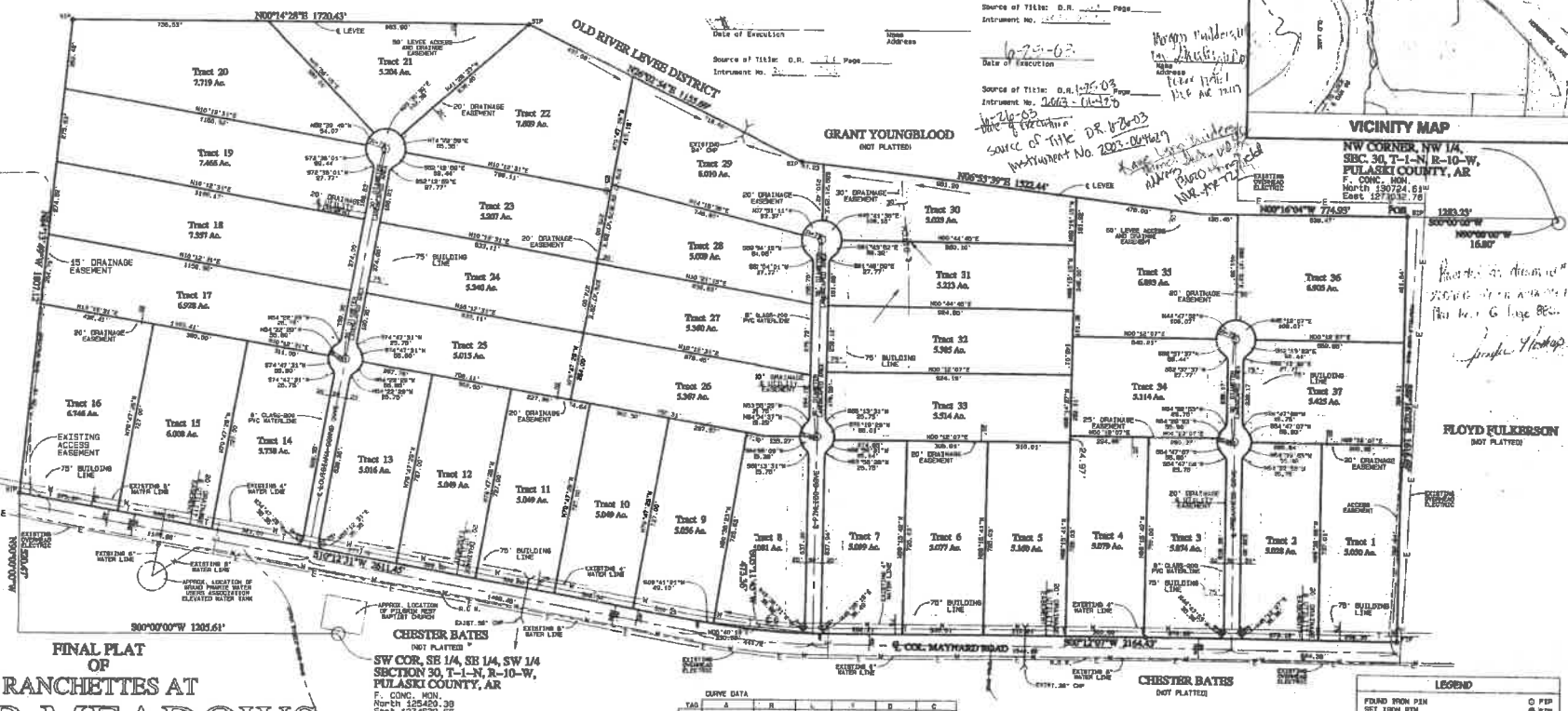
Source of Title: D.R. ____ Page ____
Instrument No. ____

Date of Execution — Name Address

Source of Title: D.R. ____ Page ____
Instrument No. ____

GRAPHIC SCALE 1"=200'
0 200 400

BASIS OF BEARING - STATE PLANE COORDS 1983
GRID NORTH ARKANSAS NORTH ZONE



FINAL PLAT OF RANCHETTES AT DEER MEADOWS

NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS
OCTOBER 13, 2003

LEGAL DESCRIPTION

Lands lying in part of the West 1/2 of Section 30, and part of the Northwest 1/4 of Section 31, both parts being in Township 1 North, Range 10 West, and part of the East 1/2 of Section 25, and part of the Northeast 1/4 of Section 36, both parts being in Township 1 North, Range 11 West, Pulaski County, Arkansas, more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 30 (Arkansas State Plane Coordinates of North 130724.61 East 1271032.76); thence North 90 degrees 00 minutes 00 seconds West 16.80 feet; thence South 00 degrees 00 minutes 00 seconds West 1283.23 feet to the point of beginning; South 89 degrees 16 minutes 02 seconds East 1616.69 feet; thence South 00 degrees 13 minutes 07 seconds West 2164.43 feet; thence along a 2.1115 degree curve to the right 473.88 feet to a point having a chord bearing and distance of South 05 degrees 11 seconds 45 seconds West 473.36 feet; thence South 10 degrees 12 minutes 21 seconds West 2611.45 feet; thence North 84 degrees 13 minutes 40 seconds West 1607.12 feet; thence North 00 degrees 14 minutes 28 seconds East 1720.43 feet; thence North 26 degrees 02 minutes 04 seconds East 1155.69 feet; thence North 08 degrees 55 minutes 39 seconds East 1522.44 feet; thence North 00 degrees 16 minutes 04 seconds West 774.93 feet to the point of beginning containing 216.330 acres more or less.

CURVE DATA

TAG	A	R	T	D	C
C1	10°01'22"	2708.79'	473.88'	23°,58'	02°08'58" 473.36'

GENERAL NOTES:

1. PROPOSED SUBDIVISION SHALL BE A RESIDENTIAL SUBDIVISION.
2. OWNER/SUBDIVIDER IS: WILCOX INVESTMENT LIMITED PARTNERSHIP, 13520 HANSFIELD CIRCLE, NORTH LITTLE ROCK, 72117.
3. THE WATER SOURCE IS PROVIDED BY GRAND PRAIRIE WATER USERS ASSOC.
4. SEWAGE DISPOSAL SHALL BE ACCOMPLISHED BY SEPTIC SYSTEMS, BY OWNER.
5. DATE OF SURVEY: MARCH 7, 2002.
6. THERE ARE 40 PORTIONS OF THIS SUBDIVISION IN THE 100 YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS #05079-0434-G AND #05079-0435G, DATED AUGUST 5, 1981. (PROJECT INSIDE LEVEE)
7. THERE SHALL BE A BUILDING SETBACK LINE OF 75' FROM THE FRONT PROPERTY LINE, AND 50' FROM THE SIDE AND REAR PROPERTY LINES.
8. THERE SHALL BE A 20' WIDE EASEMENTS ALONG ROADWAY FRONTAGE AND SHALL BE AVAILABLE FOR ANY DRAINAGE AND UTILITY FACILITIES. THERE SHALL ALSO BE A 10' WIDE UTILITY EASEMENT ALONG ALL PROPERTY LINES.
9. LOT DIMENSIONS SHOWN IN CURVES ARE CHORD DISTANCES.
10. THERE SHALL BE A MINIMUM OF TEN (10) FEET SIDE YARD CLEARANCE TO PERMIT ACCESS FOR SEPTIC TANK CLEARANCE
11. DRIVEWAYS SHALL BE CONCRETE FROM EDGE OF PAVEMENT TO PROPERTY LINE.
12. ALL STRUCTURES SHALL BE ONE (1) FOOT ABOVE FLOOD PLAIN ELEVATION OF 244'.
13. DRIVEWAYS SHALL BE CONCRETE APRON FROM EDGE OF PAVEMENT, THROW RIGHT OF WAY.
14. ALL LOTS HAVING ACCESS TO COLONEL MAYNARD MUST HAVE ACCESS APPROVED BY COUNTY AND ONLY ONE ACCESS PER LOT.
15. ALL LOTS HAVING ACCESS TO COLONEL MAYNARD MUST HAVE A TWENTY (20) FOOT PAVEMENT RADIUS.
16. TRACTS 2, 3, 7, 8, 13, AND 14 SHALL NOT HAVE DIRECT ACCESS TO COLONEL MAYNARD.
17. MAINTENANCE OF LEVEE AND ALL LEVEE STRUCTURES BY OLD RIVER LEVEE DISTRICT, GOIS CHAPMAN CHAIRMAN.

CERTIFICATE OF ENGINEERING ACCURACY

I, Robert D. Holloway, hereby certify that this plat correctly represents a plan made by me and that the engineering requirements of the North Little Rock Subdivision Rules and Regulations have been complied with.

Date of Execution

ROBERT D. HOLLOWAY
REGISTERED PROFESSIONAL ENGINEER NO. 2335, ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY

I, Robert D. Holloway, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers shown hereon actually exist and their locations, type and material are correctly shown.

11/5/03
Date of Execution

ROBERT D. HOLLOWAY
REGISTERED LAND SURVEYOR
NO. 801, ARKANSAS

CERTIFICATE OF FINAL APPROVAL

Pursuant to the Pulaski County Subdivision Rules & Regulations, this document was given approval by the Pulaski County Planning Board at a meeting held _____ 2003.
All of the conditions of approval having been completed, this document is hereby accepted for the certificate, executed under the authority of said Rules and Regulations.

11/5/03
Date

Secretary, Pulaski County Planning Board

LEGEND

FOUND IRON PIN	FIP
SET IRON PIN	SIP
CONCRETE MONUMENT	CM
TEMPORARY BENCH MARK	TBM
CENTERLINE OF ROAD	
RIGHT OF WAY	
LOT LINES	
CENTER WATER EAS.	
EASEMENT LINE	
CENTER SEWER EAS.	

SURVEY CODE:

The Holloway Firm, Inc.
ENVIRONMENTAL AND CIVIL DESIGN
200 Casey Drive
Maumelle, Arkansas 72113
(501) 851-8805

Final Plat of
Ranchettes at Deer Meadows
North Little Rock, Pulaski County, Arkansas

1	10/13/03	REVISIONS
		DATE

Dwg by: BJM
Checked: RDH
Date: 10/13/03
Scale: 1"=200'

G 886 2004012747