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**North Little Rock Municipal Property Owners' Multipurpose
Improvement District No. 25
North Bluffs Project
a/k/a Rockwater Village, The Gardens
(the "District")**

August 29, 2023

**Ordinance No. 7787
Filed June 5, 2014**

Prepared by:
Alan C. King
Improvement Districts, Inc.
One Innwood Circle, STE 101
Little Rock, AR 72211
501-225-1236
alanking@improvementdistrictsinc.com

FILED 10:12 AM _____ PM
BY Alanking mail
DATE 9/5/23
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by [Signature]

Assessment of Benefits and Damages												
North Little Rock Municipal Property Owners' Multipurpose Improvement District No. 25												
North Bluffs Project, a/k/a Rockwater Village, The Gardens												
Description or Block	Lot	Assessed value of Real Property		Assessed Improvement	Assessed value of Real Property After Improvement	Assessed Benefit	Assessed Damages	Estimated Cost		Annual Collections	Reported Owner	
		Prior to Improvement	Improvement					Associated with Lot	with Lot			
Rockwater Village Phase 3	23	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	24	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	25	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	26	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	27	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	28	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	29	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	30	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	31	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	32	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	33	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	34	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	35	\$ 13,000.00	\$ 36,170.00	\$ -	\$ 23,170.00	\$ -	\$ 25,745.00	\$ 25,745.00	\$ 950.00	Porches at Rockwater LLC		
Rockwater Village Phase 3	11R	\$ 15,000.00	\$ 45,487.00	\$ -	\$ 30,487.00	\$ -	\$ 33,875.00	\$ 33,875.00	\$ 1,250.00	SWBT LLC		
					\$ 331,697.00				\$ 13,600.00			

City of North Little Rock Municipal Property Owners'
Multipurpose Improvement District No. 25
North Bluffs Project
a/k/a
Rockwater Village
Legal Description

A tract of land in the Southwest Quarter Northwest Quarter; Southeast Quarter Northwest Quarter; Northwest Quarter Southwest Quarter; Northeast Quarter Southwest Quarter and the Southwest Quarter Southwest Quarter, Township 2 North, Range 12 West, Section 34, Pulaski County, Arkansas, more particularly bounded and described as follows:

Beginning at the calculated W $\frac{1}{4}$ Corner Section 34, T2N-R12W, thence North 789.44 feet to a calculated point, thence N 89° 14' 51" E, 120.01 feet to a calculated point, thence South 355.50 feet to a calculated point, thence N 89° 14' 59" E 644.22 feet to a found 5/8" pipe, thence S 01° 03' 06" E 154.55 feet to a calculated point, thence S 89° 29' 16" E 349.91 feet to a calculated point, thence S 00° 37' 49" E 209.99 feet to a point which bears N 11° 43' 34" E 0.08' from a found 5/8" Pipe and S 39° 38' 33" E 13.02' from a found 5/8" pipe, thence S 89° 29' 16" E 310.57 feet to a point which bears N 01° 31' 11" E 3.93 feet from a 1 3/4" pipe, thence S 07° 54' 59" W 1069.18 feet to a calculated point, thence N 82° 05' 01" W 135.57 feet to a found 5/8" pipe, thence S 12° 35' 55" W 28.18 feet to a calculated point, thence N 72° 18' 43" W 37.60 feet to a calculated point, thence S 07° 54' 59" W 350.27 feet to a calculated point, on the North ROW of River Road (60' ROW), thence with said ROW, along a curve to the left having a radius of 1736.08 feet and a chord bearing and distance of N 55° 56' 06" W 27.22 feet to a point which bears N 57° 29' 33" E 0.61 feet from a found rebar with cap RLS 1375, thence N 56° 23' 05" W 288.31 feet to a point which bears N 63° 42' 14" E 0.34 feet from a found rebar with cap RLS 1375, thence along a curve to the right with a radius of 1146.30 feet and a chord bearing and distance of N 53° 23' 20" W 119.82 feet to a point which bears N 45° 29' 37" W 0.27 feet from a found rebar with cap RLS 1375, thence N 50° 23' 35" W 52.11 feet to a calculated point, thence N 50° 24' 01" W 140.10 feet to a calculated point, thence along a curve to the right having a radius of 838.93 feet and a chord bearing and distance of N 44° 27' 11" W 173.85 feet to a calculated point, thence N 38° 30' 20" W 251.46 feet to a calculated point, thence along a curve to the left having a radius of 727.62 feet and a chord bearing and distance of N 41° 45' 50" W 82.71 feet to a calculated point, thence N 45° 01' 20" W 157.03 feet to a calculated point, thence along a curve to the left having a radius of 307.07 feet and a chord bearing and distance of N 52° 05' 44" W 75.62 feet to a calculated point, thence N 59° 10' 07" W 54.08 feet to a calculated point, thence North 393.19 feet to the Point of Beginning containing 40.10 Acres more or less as surveyed by MCE in December 2005.

LESS AND EXCEPT:

Part of the Southwest Quarter Northwest Quarter, Section 34, Township 2 North, Range 12 West, Pulaski County, Arkansas, more particularly described as: Commencing at the Southwest corner of Southwest Quarter Northwest Quarter of said Section 34; thence North for 372.76 feet to a 5/8 inch pipe; thence South 60° 21' 19" East for 11.51 feet to the point of beginning; thence North for 422.50 feet; thence North 89° 14' 51" East for 110.01 feet to a 5/8 inch pipe; thence South for 486.55 feet to a 5/8 inch pipe/ thence North 60° 21' 19" West for 126.57 feet to the Point of Beginning.

Legal Description

The following lots in Giles Addition, North Little Rock, Arkansas:

1. Block 11, Lot 11
2. Block 12, Lot 1, LOT 1 BLOCK 12 GILES ADDN LESS & EXC 95.544 SF MOL FOR RD R/W PER DONATION DEEDS 2011-048912 & 2011-052229
3. Block 12, Lot 2
4. Block 12, Lot 11, & W 35 feet of Lot 12
5. Block 13, Lot 6, Lot 6 BLK 13 EXC BEG NW COR THEREOF TH E35' TH S TO SLN TH W40' TO SW COR SD LT TH N TO POB EXC 1212.52 SQ FT MOL FOR RD R/W PER 2011-048911 34 2N 12W
6. Block 13, Lot 6, PT LOT 6 BLK BEG NW COR THEREOF TH E35' S TO SLN TH W40' TO SW COR TH N TO POB EXC 385 SQ FT MOL FOR RD R/W PER 2011-048911 34 2N 12W
7. Block 13, Lots 8,9, THE W20' OF LT 8 & ALL OF LT 9 BLK 13 EXC 805.25 SQ FT RD R/W PER 2011-048910 34 2N 12W
8. Block 14, Lot 7, PT LT 7 BLK 14 BEG NW COR TH E78' TH S'LY TO SLN OF LT TH W85' TO SW COR TH N TO POB EXC 267 SQ FT MOL PER 2011-022120 34 2N 12W
9. Block 14, Lot 7, GILES PT LT 7 BEG NE COR S TO SE COR W 54 4'N TO N LN 7 E 64 4' TO BEG 14

CERTIFICATE OF ASSESSOR

I, the undersigned, duly qualified and acting Assessor of the North Little Rock Property Owners' Multipurpose Improvement District No. 25-(North Bluffs Project), (the "District") do hereby certify that, pursuant to the direction of the Board of Commissioners of said District to assess the benefits in said district, I have in this book entered a complete legal description of each tract of land within the District, and that I have duly assessed each of said tracts according to the requirements of the statutes under which the District was organized; that this book contains a list of each and every tract of land with the assessed value of land, and the amount of benefits in dollars and cents that will be received by each lot, block, and parcel of land and railroad tracks and right of way in the District by reason of the making of the improvements in accordance with the plans therefore, which plans have been exhibited and explained to me.

Certified this 30th day of August, 2023


Alan C. King

Subscribed and sworn
Before me, a notary public
This 30 day of August, 2023



FILED 10:12 A.M. _____ P.M.
BY Blanking mail
DATE 9/5/23
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by _____



OATH OF ASSESSOR

I, the undersigned, do solemnly swear that I will support the Constitution of the State of Arkansas, and that I will faithfully discharge the duties of the Office of Assessor for the North Little Rock Property Owners' Multipurpose Improvement District No. 25- (North Bluffs Project), (the "District") on which I am about to enter, and that I will well and truly assess to the best of my knowledge and ability the value of all the benefits to be received by each landowner by reason of the improvement in said District affecting each lots, blocks, and parcels of land within said District.

A handwritten signature in blue ink is written over a horizontal line. The signature is stylized and appears to consist of two main parts, possibly initials or a name, written in a cursive or semi-cursive style.

IMPROVEMENT DISTRICTS, INC.

Improvement Districts
Property Owner's Associations
Since 1971

•Assessment •Financing Consulting •District Accounting •Delinquent Collections •

One Innwood Circle, Suite 101 • Little Rock, Arkansas 72211
•Phone 501.225.1236 • Fax 501.224.3343 •
alanking@improvementdistrictsinc.com

Alan C. King

Marian W. Walker

August 30, 2023

Diane Whitbey
City Clerk
300 West Main Street
North Little Rock, AR 72114

Re: City of North Little Rock Municipal Property Owners' Multipurpose
Improvement District No. 25 (North Bluffs, a/ka/ Rockwater Village, The
Gardens) (the "District")

Dear Ms. Whitbey:

Enclosed are three copies each of the Assessment Book, Oath of Assessor and Certificate of Assessor for the District. Please file stamp each one, and keeping one set for your records, put the other two sets in the enclosed, stamped envelope and return to me.

Please let me know if you have any questions.

Sincerely,



Alan C. King
Assessor for the District