

O-24-56

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF PROPERTY TO THE CITY OF NORTH LITTLE ROCK MUNICIPAL PROPERTY OWNERS' MULTIPURPOSE IMPROVEMENT DISTRICT NO. 25 (NORTH BLUFFS PROJECT); DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, a petition to annex property to City of Little Rock Municipal Property Owners' Multipurpose Improvement District No. 25 (North Bluffs Project) has been filed with the North Little Rock City Clerk; and

WHEREAS, the City Clerk has presented the petition to the Mayor; and

WHEREAS, July 22, 2024, at 6:00 p.m. is the date and time for a hearing before the North Little Rock City Council for consideration of the petition; and

WHEREAS, the North Little Rock City Council has determined from an abstractor's certificate of property ownership that those signing the petition constitute all the owners of the real property to be annexed to said district; and

WHEREAS, Arkansas Code Annotated § 14-88-503 provides that if the governing body determines that all the owners of the real property to be located in the district have petitioned for annexation to an existing district, it shall then be its duty by ordinance to annex the property as defined in the petition to the existing district.

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

SECTION 1: That the real property described in Exhibits "A-1," "A-2," "A-3," "A-4" and "A-5" and shown on map attached in Exhibit "B" attached hereto and made a part hereof is hereby annexed to the City of North Little Rock Municipal Property Owners' Multipurpose Improvement District No. 25 (North Bluffs Project) for the purpose of constructing, either within or without the boundaries of the District, if the property within the District will be benefited thereby, a sewage collection system, water distribution system, telephone service system, cable television service system, electrical distribution system, natural gas distribution system, a system of roads and streets, including sidewalks, curbs and gutters, underground drainage system, a system of street lighting, retaining walls, and landscaping, and all trenching, excavating, grading and all construction associated with the installation of the above systems, together with facilities related to any of the foregoing within said district.

SECTION 2: The following three individuals are hereby ratified as commissioners of said improvement district: Lisa Ferrell, Alan Abston and Jim Jackson.

SECTION 3: The City Council hereby determines that there is a need for additional infrastructure within the City and hereby determines that the passage of this ordinance will facilitate construction of additional infrastructure within the City. Therefore, an emergency is hereby declared to exist, and this ordinance being necessary for public health, safety and welfare shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

\_\_\_\_\_

\_\_\_\_\_  
Mayor Terry C. Hartwick

SPONSOR:

ATTEST:

TERRY C. Hartwick  
Mayor Terry C. Hartwick *by AT*

\_\_\_\_\_  
Diane Whitbey, City Clerk

APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE JIM JACKSON, JACKSON LAW  
FIRM/FORMATTED BY OFFICE OF THE CITY ATTORNEY

FILED	11:00	A.M.	___	P.M.
By	<u>A. fields</u>			
DATE	<u>7-16-24</u>			
<b>Diane Whitbey, City Clerk and Collector</b> <b>North Little Rock, Arkansas</b>				
RECEIVED BY	<u>S. Ussery</u>			

**EXHIBIT A-1**

**SBWT LLC  
Legal Descriptions**

**No. 1:**

**33N273001300**

The North half of Lots 17 and 18, Block 10 Giles Additions to the City of North Little Rock, Pulaski County, Arkansas.

**No. 2:**

**33N2730012200**

Lot 9, Block 10, amended plat of Blocks 9 and 10, Giles Addition to Argenta now in North Little Rock, Pulaski County, located on and wholly within the Northeast 1/4 Southwest 1/4 of Section 34, Township 2N, Range 12 W.

The North 1/2 of Lot 10, Block 10, Giles Addition to North Little Rock, Pulaski County, Arkansas.

**No. 3:**

**33N2730012400**

The South Half of Lot 10, Block 10 Giles Addition to the city of North Little Rock, Pulaski County, Arkansas.

**No. 4:**

**33N2730012800**

Lot 14, Block 10, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

**EXHIBIT A-1-2**

**SBWT LLC  
Legal Descriptions**

**No. 5:**

***33N2730015100***

Part of Lots 9 and 10, Block 12, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski county, Arkansas, described as follows: Beginning at a point on the North line of Lot 10 which is five feet West of the Northeast corner of Lot 10, thence in a Southerly direction on a straight line to a point on the South line of Lot 9, which is five feet East of the Southwest corner of Lot 9; thence Westerly along the South line of Lot 9, which is five feet East of the Southwest corner of Lot 9; thence Westerly along the South line of Lots 9 and 10 to the Southwest corner of Lot 10; thence Northerly along West line of Lot 10 to the Northwest corner of Lot 10; thence East along the North line of Lot 10 to the point of beginning, in the North Half (N1/2) of the Southwest Quarter (SW1/4) of Section 34, Township 2 North, Range 12 West, in Pulaski County, Arkansas.

**EXHIBIT A-2**

**NLR Parker Street Properties LLC  
Legal Descriptions**

**No. 1:**

**33N2730013200**

Part of Lot Twenty (20) in Block Ten (10) of Giles Addition to the City of North Little Rock, Pulaski County, Arkansas, and being more particularly described as starting at the Northwest corner of said lot, then running South along the West line of said lot Forty (40) feet to a point, thence in an easterly direction to a point on the East line of said lot a distance of 42 feet from the Northeast corner of said lot, thence North along the East line of said lot to the Northeast corner of said lot, thence in a Westerly direction 82 feet to the point of beginning.

**No. 2:**

**33N2730012600**

Lot 12, Block 10, Giles Addition to Argenta, now in the City of North Little Rock, Pulaski County, Arkansas.

**EXHIBIT A-3**

**ALO Signs LLC  
Legal Descriptions**

**No. 1:**

**33N2730012900**

The South One-half (S1/2) of Lots Seventeen (17) and Eighteen (18), Block Ten (10), Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

**No. 2:**

**33N2730013000**

Part of Lot 20, Block 10, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas, more particularly described as follows, to-wit: Beginning at the Northeast Corner of Lot 20, Block 10, Giles Addition to the City of North Little Rock, Arkansas, run Southwesterly along the East line of said lot, a distance of 84 feet to the point of beginning; thence Westerly to a point on the West line of said Lot, which point is 80 feet from the Northwest corner of said lot; thence run North 40 feet to a point which is 40 feet South of the Northwest corner of said Lot 20; thence in an Easterly direction to a point on the East line of said Lot 20, which point is 42 feet South of the Northeast corner of said lot; thence Southwesterly a distance of 42 feet to the Point of Beginning.

**No. 3:**

**33N2730013400**

The South 1/3 of Lot 20, Block 10 Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

**No. 4:**

**33N2730011500**

Lot 1, Block 10, Giles Addition to the City of North Little Rock, Pulaski County, Arkansas.

**EXHIBIT A-4**

**Rockwater Opportunity Zone LLC  
Legal Descriptions**

**No. 1:**

**33N2730011600**

Lot 2, Block 10 Giles Addition to the North Little Rock, Pulaski County, Arkansas.

**No. 2:**

**33N2730011700**

Lot 3, Block 10 Giles Addition to the North Little Rock, Pulaski County, Arkansas.

**No. 3:**

**33N2730012700**

Giles Subdivision, Lot 13, Block 10, North Little Rock, Pulaski County, Arkansas.

**EXHIBIT A-5**

**North Bluffs Development Corporation  
Legal Description**

**No. 1:**

**33N2730012500**

Lot 11, and the South Half of Lot 10, Block 10 Giles Addition to the City of North Little Rock,  
Pulaski County, Arkansas.



tabbles<sup>®</sup> EXHIBIT B



A-1	A-2	A-3	A-4	A-5



This map is not survey accurate.

Date: 7/15/2024

