

1 255.00 feet, a chord bearing and distance of North 87 deg. 57 min. 16 sec. East for 49.40
2 feet; thence 49.47 feet along said curve to the left to the Point of Curvature of a curve to
3 the right that has a delta angle of 13 deg. 20 min. 46 sec., a radius of 190.00 feet, a chord
4 bearing and distance of North 89 deg. 04 min. 10 sec. East for 44.16 feet; thence 44.26 feet
5 along said curve to the right; thence South 84 deg. 15 min. 27 sec. East for a distance of
6 82.77 feet to the Point of Curvature of a curve to the right that has a delta angle of 09 deg.
7 41 min. 40 sec., a radius of 582.52 feet, a chord bearing and distance of South 79 deg. 13
8 min. 03 sec. East for 98.44 feet; thence 98.56 feet along said curve to the right; thence
9 South 74 deg. 22 min. 13 sec. East for a distance of 155.55 feet to a point on the west right-
10 of-way Way line of Rahling Road; thence North 15 deg. 49 min. 18 sec. East along said
11 west right-of-way line for a distance of 46.65 feet to the Point of Curvature of a curve to
12 the left that has a delta angle of 14 deg. 02 min. 07 sec., a radius of 545.00 feet, a chord
13 bearing and distance of North 08 deg. 48 min. 16 sec. East for 133.17 feet; thence 133.50
14 feet along said west right-of-way line; thence North 83 deg. 10 min. 44 sec. West for a
15 distance of 292.65 feet thence North 87 deg. 27 min. 22 sec. West for a distance of 386.45
16 feet; thence North 44 deg. 13 min. 06 sec. West for a distance of 323.44 feet to a point on
17 the east line of the West 990 feet of the Southeast Quarter of the Southeast Quarter of
18 Section 35; thence North 00 deg. 46 min. 58 sec. East along said east line for a distance of
19 321.91 feet to a point on the north line of said Southeast Quarter of the Southeast Quarter
20 of Section 35; thence North 88 deg. 41 min. 06 sec. West along the north line of said
21 Southeast Quarter the Southeast Quarter of Section 35 for a distance of 1031.13 feet, to the
22 Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 35;
23 thence North 88 deg. 41 min. 06 sec. West along said north line for a distance of 438.85
24 feet; thence South 26 deg. 46 min. 22sec. East for a distance of 112.22 feet to a Found Bolt
25 on the north line of Tract 17, Independence Farms, Unit No. 1; thence South 00 deg. 11
26 min. 59 sec. East for a distance of 581.98 feet to a Found Rebar with Cap on the north
27 right-of-way line of Kanis Road; thence South 66 deg. 05 min. 54 sec. East along said north
28 right-of-way line for a distance of 67.74 feet to a Point of Curvature of a curve to the right
29 that has a delta angle of 03 deg. 38 min. 12 sec., a radius of 1597.99 feet; a chord bearing
30 and distance of South 64 deg. 16 min. 48 sec. East for 101.41 feet; thence 101.43 feet along
31 said north right-of-way line to the Point of Tangency of said curve to the right; thence
32 South 62 deg. 29 min. 56 sec. East along said North right-of-way line for a distance of
33 251.99 feet; thence South 63 deg. 02 min. 39 sec. East along said north right-of-way line
34 for a distance of 35.25 feet; thence South 64 deg. 06 min. 26 sec. East along said north

1 right-of-way line for a distance of 360.21 feet to the Point of Curvature of a curve to the
2 left that has a delta angle of 21 deg. 46 min. 12 sec., a radius of 1336.03 feet, a chord
3 bearing and distance of South 74 deg. 59 min. 32 sec. East for 504.59 feet; thence an arc
4 distance of 507.63 feet along said north right-of-way line to the Point of Tangency of said
5 curve to the left; thence South 88 deg. 19 min. 18 sec. East along said north right-of-way
6 line for a distance of 178.27 feet to the Point of Beginning, containing 1,596,455.58 square-
7 feet or 36.65 acres, more or less.

8 **Section 2.** That the preliminary site development plan/plat be approved as presented to the Little Rock
9 Planning Commission.

10 **Section 3.** That the change in zoning classification contemplated for Rosemary Villas at Chenal PRD,
11 located at the northwestern corner of Rahling Road and Kanis Road (Z-9585), is conditioned upon obtaining
12 final plan approval within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of
13 Ordinances.

14 **Section 4.** That this ordinance shall not take effect and be in full force until the final plan approval.

15 **Section 5.** That the map referred to in Chapter 36 of the Code of Ordinances of the City of Little Rock,
16 Arkansas, and Designated District Map be and is hereby amended to the extent and in the respects necessary
17 to affect and designate the change provided for in Section 1 hereof.

18 **Section 6. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
19 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
20 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and
21 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
22 ordinance.

23 **Section 7. Repealer.** All laws, ordinances, resolutions, or parts of the same that are inconsistent with
24 the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

25 **PASSED: August 3, 2021**

26 **ATTEST:**

APPROVED:

27
28 _____
29 **Susan Langley, City Clerk**

_____ **Frank Scott, Jr., Mayor**

30 **APPROVED AS TO LEGAL FORM:**

31
32 _____
33 **Thomas M. Carpenter, City Attorney**

34 //

35 //