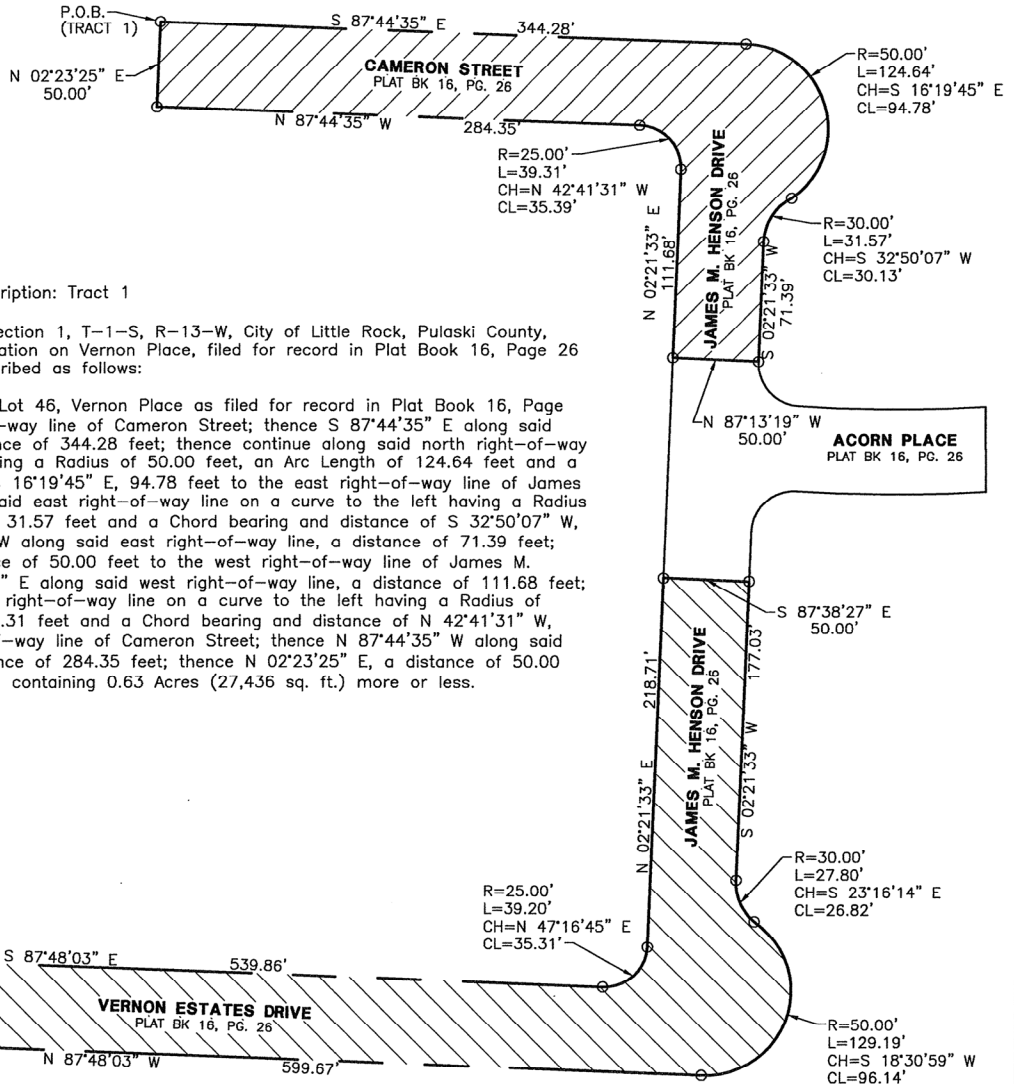


7/09/2020



Right-of-Way Abandonment Description: Tract 1

Part of the NW1/4 NW1/4 of Section 1, T-1-S, R-13-W, City of Little Rock, Pulaski County, Arkansas, being a 50 foot dedication on Vernon Place, filed for record in Plat Book 16, Page 26 and being more particularly described as follows:

BEGINNING at the SW corner of Lot 46, Vernon Place as filed for record in Plat Book 16, Page 26, being on the north right-of-way line of Cameron Street; thence S 87°44'35" E along said north right-of-way line, a distance of 344.28 feet; thence continue along said north right-of-way line on a curve to the right having a Radius of 50.00 feet, an Arc Length of 124.64 feet and a Chord bearing and distance of S 16°19'45" E, 94.78 feet to the east right-of-way line of James M. Henson Drive; thence along said east right-of-way line on a curve to the left having a Radius of 30.00 feet, an Arc Length of 31.57 feet and a Chord bearing and distance of S 32°50'07" W, 30.13 feet; thence S 02°21'33" W along said east right-of-way line, a distance of 71.39 feet; thence N 87°13'19" W, a distance of 50.00 feet to the west right-of-way line of James M. Henson Drive; thence N 02°21'33" E along said west right-of-way line, a distance of 111.68 feet; thence continue along said west right-of-way line on a curve to the left having a Radius of 25.00 feet, an Arc Length of 39.31 feet and a Chord bearing and distance of N 42°41'31" W, 35.39 feet to the south right-of-way line of Cameron Street; thence N 87°44'35" W along said south right-of-way line, a distance of 284.35 feet; thence N 02°23'25" E, a distance of 50.00 feet to the POINT OF BEGINNING, containing 0.63 Acres (27,436 sq. ft.) more or less.

Right-of-Way Abandonment Description: Tract 2

Part of the NW1/4 NW1/4 of Section 1, T-1-S, R-13-W, City of Little Rock, Pulaski County, Arkansas, being a 50 foot dedication on Vernon Place, filed for record in Plat Book 16, Page 26 and being more particularly described as follows:

BEGINNING at the SW corner of Lot 15, Vernon Place as filed for record in Plat Book 16, Page 26, being on the north right-of-way line of Vernon Estates Drive; thence S 87°48'03" E along the north right-of-way line of Vernon Estates Drive, a distance of 539.86 feet; thence continue along said north right of way line on a curve to the left having a Radius of 25.00 feet, an Arc Length of 39.20 feet and a Chord bearing and distance of N 47°16'45" E, 35.31 feet to the west right-of-way line of James M. Henson Drive; thence N 02°21'33" E along said west right-of-way line, a distance of 218.71 feet; thence S 87°38'27" E, a distance of 50.00 to the east right-of-way line of said James M. Henson Drive; thence S 02°21'33" W along said east right-of-way line, a distance of 177.03 feet; thence continue along said east right-of-way line on a curve to the left having a Radius of 30.00 feet, an Arc Length of 27.80 feet and a Chord bearing and distance of S 23°16'14" E, 26.82 feet; thence continue along said east right-of-way line on a curve to the right having a Radius of 50.00 feet, an Arc Length of 129.19 feet and a Chord bearing and distance of S 18°30'59" W, 96.14 feet to the south right-of-way line of Vernon Estates Drive; thence N 87°48'03" W along said south right-of-way line, a distance of 599.67 feet to the NW corner of Lot 16, of said Vernon Place; thence N 02°23'49" E, a distance of 50.00 feet to the POINT OF BEGINNING, containing 1.05 Acres (45,540 sq. ft.) more or less.

Sketch

City of Little Rock Planning & Development

Case No: G-23-474

Name:

Location: Cameron Street/Vernon Estates Drive

Title: Right-of-Way Abandonment

