

1 of-way line of Shall Avenue; thence S01°10'00"E along said east right-of-way line a
2 distance of 156.72 feet to the point of beginning containing 1.073 acres, more or less.

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4 **Tract 3 – Part of the NE ¼ SE ¼ of Section 2, T-1-N, R-12-W, City of Little Rock,**
5 **Pulaski County, Arkansas, lying in what is sometimes called Lot 11, Pope's 1000 Acre**
6 **Grant being more particularly described as follows: Commencing at a ½-inch rebar**
7 **at the intersection of the north right-of-way line of East 6th Street and east right-of-**
8 **way line of McLean Street; thence N89°53'55"E along said north right-of-way line, a**
9 **distance of 709.32 feet to the east right-of-way line of Shall Avenue; thence**
10 **N01°0'00"W along said east right-of-way line, a distance of 156.72 feet; thence**
11 **N88°47'30"E, a distance of 349.93 feet to the point of beginning; thence continue**
12 **N88°47'30"E a distance of 190.00 feet; thence along a curve to the right having a**
13 **radius of 6875.50 feet, an arc length of 120.00 feet and a chord that bears**
14 **N89°17'30"E, a distance of 120.00 feet; thence S01°07'30"W a distance of 7.94 feet to**
15 **the northerly right-of-way line of Choctaw & Memphis Railroad Company; thence**
16 **along a curve to the left having a radius of 482.37 feet, an arc length of 52.80 feet and**
17 **a chord that bears S72°31'32"W, a distance of 52.78 feet; thence South 86°14'12"W**
18 **along said railroad right-of-way a distance of 281.08 feet; thence N00°57'31"W a**
19 **distance of 131.58 feet to the point of beginning containing 0.480 acres more or less.**
20 **Being one and the same as land described in Quitclaim Deed, Pacific Railroad**
21 **Company to Stebbins & Roberts, Inc., filed for record in Deed Book 424, Page 71.**

22
23 **Tract 4 – Part of the NE ¼ SE ¼ of Section 2, T-1-N, R-12-W, City of Little Rock,**
24 **Pulaski County, Arkansas, lying in what is sometimes called Lot 1 and Lot 11, Pope's**
25 **1000 Acre Grant being more particularly described as follows: Beginning at the**
26 **intersection of the east line of said Section 2 and the north right-of-way line of East**
27 **6th Street; thence S88°53'55"W along said north right-of-way line, a distance of 279.00**
28 **feet; thence N01°06'05"W, a distance of 20.47 feet to the southerly right-of-way line**
29 **of the Choctaw & Memphis Railroad Company; thence N66°14'12"E along said**
30 **southerly right-of-way line, a distance of 123.52 feet; thence N66°14'12"E along said**
31 **southerly right-of-way line, a distance of 123.52 feet; thence continue along said**
32 **southerly right-of-way line on a curve to the right having a radius of 432.37 feet, an**
33 **arc length of 409.95 feet and a chord that bears S89°55'54"E a distance of 394.76 feet;**
34 **thence S03°56'05"W a distance of 49.07 feet to the north right-of-way line of East 6th**

1 Street; thence S03°56'05"W, a distance of 49.07 feet to the north right-of-way line of
2 East 6th Street; thence S86°11'17"W along said north right-of-way line, a distance of
3 232.35 feet to the point of beginning containing 0.960 acres, more or less.
4

5 Tract 5 – Part of the NE ¼ SE ¼ of Section 2, T-1-N, R-12-W, City of Little Rock,
6 Pulaski County, Arkansas, lying in what is sometimes called Lot 11, Pope's 1000 Acre
7 Grant being more particularly described as follows: Beginning at a point in the south
8 right-of-way line of East 6th Street being 886.80 feet westerly, as measured along the
9 said south right-of-way line from the east line of Section 2, to the northwest corner of
10 the parcel in Warranty Deed filed for record as Instrument No. 2015049518; thence
11 S02°05'35"W along the south line of said Lot 11, a distance of 79.70 feet to the easterly
12 right-of-way line of the Chicago, Rack Island and Pacific Railroad Company as
13 described in Condemnation Proceedings, Judgement Dated April 7, 1902 recorded in
14 Book 19, Page 58 of the records of the Circuit Clerk of Pulaski County, Arkansas;
15 thence along said easterly right-of-way line on a curve to the right having a radius of
16 319.54 feet, an arc length of 136.17 feet and a chord that bears N58°54'33"W a
17 distance of 134.14 feet to the south right-of-way line of East 6th Street; thence
18 N88°53'55"E along said south right-of-way line, a distance of 198.08 feet to the point
19 of beginning, containing 0.245 acres more or less. Being one and the same as land
20 described in Quitclaim Deed, Pacific Railroad Company to Stebbins & Roberts, Inc.,
21 filed for record in Deed Book 1150, Page 333.

22 Section 2. That the preliminary site development plan/plat be approved as recommended by the Little
23 Rock Planning Commission.

24 Section 3. That the change in zoning classification contemplated for East Village Revised Short-Form
25 PCD, located at 1200 – 1400 East 6th Street (Z-9150-A), is conditioned upon obtaining final plan approval
26 within the time specified by Chapter 36, Article VII, Section 36-454 (e) of the Code of Ordinances.

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

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

31 Section 6. *Severability*. In the event any title, section, paragraph, item, sentence, clause, phrase, or
32 word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or
33 adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and

1 effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the
2 ordinance.

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

5 **PASSED: August 15, 2017**

6 **ATTEST:**

APPROVED:

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9 _____
Susan Langley, City Clerk

Mark Stodola, Mayor

10 **APPROVED AS TO LEGAL FORM:**

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Thomas M. Carpenter, City Attorney

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