



## Legislation Text

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**File #:** ORD-93:726, **Version:** 1

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AN ORDINANCE ESTABLISHING THE KELLERS CHAPEL ROAD STREET IMPROVEMENT DISTRICT NUMBER 6; AND FOR OTHER PURPOSES.

WHEREAS, the parties claiming to be the owners of a majority in value as shown on the last county assessment of the property located within the district herein described have filed a petition praying that a street improvement district be established for the purposes hereinafter set forth; and

WHEREAS, after due notice as required by law, the City Council of the City of Jonesboro, Arkansas, held a public hearing to meet and hear all owners of real property in the proposed district desiring to be heard and has found and ruled that the petition contains the signatures of the majority in value of the real property owners within the said district; and

WHEREAS, the aforesaid petition should be approved and that the proposed street improvement district should be established in accordance with Arkansas Code Ann. Section 14-322-101, et seq., and other applicable laws of the State of Arkansas.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Jonesboro, Arkansas:

SECTION 1: There is hereby established a street improvement district embracing the following real property with improvements:

The following described land in Craighead County, Arkansas, to-wit: That part of the South Half of Section 35, Township 14 North, Range 3 East: that part of the Northwest Quarter of Section 2, Township 13 North, Range 3 East; and that part of the Northeast Quarter, and that part of the Northwest Quarter of the Southeast Quarter, all in Section 3, Township 13 North, Range 3 East; described as follows: Beginning at the intersection of the West Right of Way line of U. S. Highway No. 49 with the North line of the Southeast Quarter of the Southeast Quarter of said Section 35, run thence South 19°57' West along said West line of said highway 454.3 feet, run thence West 661.9 feet, run thence South 89.3 feet, run thence West 492 feet, run thence South 810.3 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 35, run thence West 1334 feet to the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 2, run thence South 1320 feet to the Southeast corner of said tract, run thence West along the South line of the North half of the Northwest Quarter of said Section 2, 1812 feet to the West line of Darr Hill Road, run thence South 7°01' East along said road 158 feet, run thence South 13°30' East along said road 235.2 feet, run thence South 20°27' East along said road 75.5 feet, run thence South 28°54' East along said road 79.8 feet, run thence North 57°10' West 268.7 feet, run thence South 8°166' West 940.6 feet to the South line of the Northwest Quarter of said Section 2, run thence North 88°12' West 589 feet to the Southwest corner of said Northwest Quarter of Section 2, run thence West 1325 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 3, run thence South 0°10' East 191.1 feet to the North line of Maple Valley Drive, run thence North 75°51' West along said road 495 feet, run thence North 4°26' East 70.3 feet to the South line of the Southwest Quarter of the Northeast Quarter of said Section 3, run thence South 89°16' West along said line 554 feet, run thence North 11°01' East 1350.7 feet to the North line of said tract, run thence North 88°48' East 786.9 feet to the Northeast corner of said Southwest Quarter of the Northeast Quarter of said Section 3, run thence North

1252 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 3, run thence North 88°51' East 660 feet, run thence North 88°52' East 657.2 feet, run thence North 89°38' East 880 feet, run thence North 648 feet, run thence South 88°55' West 38.4 feet, run thence North 1°21' West 116.3 feet, run thence West 24.6 feet, run thence North 560 feet, run thence East 503 feet, un thence North 1°50' East 532.8 feet, run thence North 89°45' East 322.3 feet, run thence North 1°50' East 220 feet, run thence North 89°45' East 296.1 feet, run thence North 0°15' West 44.1 feet, run thence North 89°45' East 582 feet, urn thence North 0°15' West 523.9 feet to the North line of the Northeast Quarter of the Southwest Quarter of said Section 35, run thence North 89°45' East 1366.8 feet to the Northwest corner of the North Half of the Southeast Quarter of said Section 35, run thence South 89°47 East along the North line of said tract 2640 feet to the Northeast corner of said tract, run thence South 2°35 West along the East line of said tract 1321.2 feet to the point of beginning, containing 419.5 acres, more or less.

That the purpose of the establishment of said improvement district shall be to pay for the necessary needed improvements to Kellers Chapel Road along with all necessary and incidental thereto, including, but not limited to, grading, roadbed preparation and the paving of said road and a sufficient amount as determined by the Board of Commissioners shall be assessed against the real property within the district as allowed by applicable state law as set forth hereinafter.

SECTION 2: Said street improvement district shall be known as Kellers Chapel Road Street Improvement District No. 6. That Barbara Haltom, Boyce Brownderville and Jim Keller shall be and are hereby appointed commissioners to serve on the Board of commissioners with authority to make assessments and carry out the improvements provided hereinabove.

SECTION 3: That the property owners within the district shall pay the amount of assessments in one lump sum payment or in five equal annual installments with interest per annum at the maximum rate allowed by Arkansas law. That the first annual installment shall be collected by the county collector along with the general taxes as provided by law and that the second and subsequent annual installment shall be paid at a time provided by law for paying general taxes with regard to real property.

SECTION 4: Due to the fact that Kellers Chapel Road Street Improvement District is an important traffic artery to the City of Jonesboro and said road is dangerous to the public at large in its present condition, and emergency is hereby declared to exist and, therefore, this ordinance being necessary for the preservation of the public peace, health and safety, of the citizens of Jonesboro, shall take effect immediately and be in full force from and after is passage.

PASSED AND ADOPTED this 6th day of December, 1993.