

93 51338

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BILL OF ASSURANCE

GRACE COMMUNITY CHURCH

TO: THE PUBLIC

D-762

FILED AND RECORDED
93 JUL 30 PM 2:28
J. H. HALL, JR.
PULASKI CO. CLERK
AND RECORDER

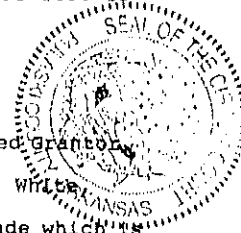
WHEREAS, GRACE COMMUNITY CHURCH is the sole owner of the following described property:

Part of the NE 1/4, Section 20, Township 2 North, Range 13 West, Pulaski County, Arkansas, lying North of the North right-of-way line of Arkansas State Highway No. 10, more particularly described as: Starting at the Northwest corner of the W 1/2 NE 1/4, said Section 20; thence South 88 degrees 12 minutes 33 seconds East along the North line of said W 1/2 NE 1/4, 636.5 feet; thence South 0 degrees 38 minutes 30 seconds West, 27.46 feet to a point on the South right-of-way line of a 100 foot Arkansas Power and Light Company Easement and the point of beginning; thence South 64 degrees 30 minutes 29 seconds East along said South line, 1113.80 feet to a point on the East line of the W 1/2 W 1/2 E 1/2 NE 1/4, said Section 20; thence South 0 degrees 32 minutes 57 seconds West along said East line, 460.95 feet to a point; thence North 88 degrees 32 minutes 12 seconds West, 257.60 feet; thence South 0 degrees 33 minutes 16 seconds East, 466.30 feet to a point on the North right-of-way line of Arkansas State Highway No. 10; thence Westerly along said North right-of-way line the following bearings and distances: North 64 degrees 00 minutes 12 seconds West, 86.05 feet; South 73 degrees 34 minutes 18 seconds West, 39.4 feet; North 71 degrees 00 minutes 30 seconds West, 60.85 feet; North 67 degrees 14 minutes 49 seconds West, 291.90 feet; North 68 degrees 44 minutes 10 seconds West, 150.82 feet; North 56 degrees 44 minutes 18 seconds West, 161.66 feet and North 68 degrees 42 minutes 20 seconds West, 45.48 feet; thence North 0 degrees 38 minutes 30 seconds East, 1080.95 feet to the point of beginning.

and desire to plat said property:

NOW, THEREFORE, WITNESSETH:

That said Grace Community Church, hereinafter termed Grantor, has caused said tract of land to be surveyed by Joe D. White, Registered Professional Engineer, and a plat thereof made which is identified by the title LOTS 1, 2, AND 3, G.C.C. ADDITION TO THE CITY OF LITTLE ROCK, ARKANSAS, and the date July 13, 1993, and by



the signature of the said engineer and the said Grantor, and bears a Certificate of Approval executed by the Little Rock Planning Commission, and is on record in the Office of the Circuit Clerk and ex-officio Recorder of Pulaski County, Arkansas, in Plat Book D, Page 762, and the Grantor does hereby make this Bill of Assurance.

The Grantor does hereby certify that it has platted said real estate in accordance with said plat. The lands embraced in said Plat shall be forever known as G.C.C. Addition to the City of Little Rock, Arkansas, and every deed of conveyance for said property shall use this designation.

The filing of this Bill of Assurance and plat for record in the Office of the Circuit Clerk and ex-officio Recorder of Pulaski County shall be a valid and complete delivery and dedication of the streets and easements shown on the said plat.

All buildings constructed on said lots shall be constructed no nearer to the street than the building line shown on the plat; and all buildings shall be constructed in conformance with the Building Code and Zoning Ordinance of the City of Little Rock, Arkansas.

WITNESS our hands this 28th day of July, 1993.

GRACE COMMUNITY CHURCH, GRANTOR
BOARD OF ELDERS

BY: D. D. Daily
DOUG DAILY

LITTLE ROCK PLANNING
COMMISSION APPROVED

Beth C. [Signature]
7/22/93

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF PULASKI) SS.

BE IT REMEMBERED, That on this date came before me, the undersigned, a Notary Public, within and for the said County and State, duly commissioned and acting, Doug Daily, of the Board of Elders of Grace Community Church, to me well known as the Grantor in the foregoing instrument, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 20th
day of July, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires May 27, 1935

BILL OF ASSURANCE
FINAL PLAT OF LOTS 2A & 2B,
G.C.C. ADDITION, CITY OF LITTLE ROCK, ARKANSAS

This Bill of Assurance is made this 2nd day of February, 2009, by JGS IV, Inc., an Alabama corporation and registered to do business in Arkansas as a foreign corporation (hereinafter referred to as the "Declarant")

WHEREAS, the Declarant is the owner of the lands now known as Lot 2 G.C.C. Addition to the City of Little Rock, Pulaski County, Arkansas, all of which said property lies in the County of Pulaski, State of Arkansas, and it is deemed desirable that said property be now divided into separate building lots and streets as shown on the Re-Plat of said Lot 2, and that said property be held, owned and conveyed subject to the covenants and easements herein contained;

NOW THEREFORE, the Declarant, for and in consideration of the benefits to accrue to it, which benefits it acknowledges to be of value, has caused to be made a Final Plat of Lots 2A & 2B, Being a Re-Plat of Lot 2, G.C.C. Addition to the City of Little Rock, Pulaski County, Arkansas, signed by B. Finley Vinson, III, Professional Engineer and by Todd A. Shettles, Professional Land Surveyor and said Declarant, and bearing a certificate of approval executed by the Little Rock Planning Commission, and recorded simultaneously herewith as Instrument No. 2009012562, of the records of the Circuit Clerk and Recorder's Office of Pulaski County, Arkansas, said Re-Plat being fully incorporated herein by reference (as now or hereafter amended, the "Re-Plat") and showing the boundaries and dimensions of the property now being subdivided into lots and easements.

The land herein re-platted and any interest therein shall be held, owned and conveyed subject to and in conformity with the following covenants:

1. Description of Lands. All of the lands embraced in the Re-Plat are sometimes referred to herein and shall be forever known as "Lots 2A & 2B, G.C.C. Addition to the City of Little Rock, Pulaski County, Arkansas" and any and every deed of conveyance describing the said lots shown, shall always be deemed a sufficient description thereof.

2. Lands Subject to Existing Easements and Setbacks. All of the lands embraced in the Re-Plat shall be subject to and shall have such rights in those easements shown on the Re-Plat as "Utility & Drainage Easement" and shall be subject to the

building setback shown on the Re-Plat as provided in that Bill of Assurance recorded with the Pulaski County Circuit Clerk and Recorder's Office July 30, 1993, as Instrument Number 93-51338 and that Plat recorded with the Pulaski County Circuit Clerk and Recorder's Office at Plat Book D Page 762.

3. Access Easement. The rights of ingress and egress, rights to construct improvements, the obligations to maintain and any other rights or obligations regarding the area designated on the Re-Plat as the "26' Access Easement" shall be set forth in a written instrument executed by the Declarant and which shall be recorded with the Pulaski County Circuit Clerk and Recorder's Office.

IN WITNESS WHEREOF, the Declarant has executed this Bill of Assurance effective the 2nd day of February, 2009.

JGS IV, Inc.

By: [Signature]
Gregory B. Saad, President

ACKNOWLEDGMENT

State of Alabama
County of Mobile

On this 2nd day of February, before me, Danna L. Booth, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, appeared in person the within named Gregory B. Saad, being the person authorized by such corporation to execute such instrument, stating his capacity in that behalf, to me personally well known, who stated that he was the president of JGS IV, Inc, an Alabama corporation, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 2nd day of February, 2009.

[Signature]
Notary

My commission expires:

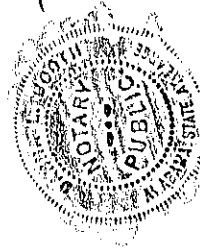
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 3, 2009
LONDON, THOMAS NOTARY PUBLIC UNDERWRITTEN

S:\Data\Document\BOB\SAAD, JGS IV Inc., Bill of Assurance\BILL OF ASSURANCE FOR RECORDATION OF REPLAT OF LOT 7 Rev 1_7_08 vpd

Reviewed only for inclusion of minimum standards required by the City of Little Rock subdivision regulations. Bill of Assurance provisions established by the developer may exceed minimum regulations of the Little Rock subdivision and zoning ordinances.

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[Signature] 2/4/09
City of Little Rock Planning Commission



WHEREAS, it has been a policy of the Board of Water Works Commissioners of the City of Little Rock, Arkansas, hereinafter called "WATER WORKS" to assess a pro rata front foot connection fee to certain water mains for purposes of providing water service to property lying adjacent to said mains, in addition to other charges which may be in effect at the time of such connections, and

WHEREAS, this pro rata front foot fee, at present, is based on a rate per front foot of property, for which service is provided, referred to as "Front Foot Charge"; and

WHEREAS, on 20 February 1998, Little Rock Municipal Water Works did adopt a resolution recorded as Instrument # 98-031376, instituting a charge based on connection size, hereinafter called "Development Fee."

NOTICE IS HEREBY GIVEN that the pro rata front foot fee assessed to a water main under Water Work Extension No. E5514, (8") and recorded as Instrument # 88-36491 is hereby rescinded and replaced by the above Development Fee, in locations described as follows:

ALONG THE NORTH R/W OF HWY 10 IN THE NW 1/4 OF SEC 19, T2N, R13W, BEGINNING AT RUMMELL RD AND EXTENDING EAST TO TAYLOR LOOP RD AND ALONG THE NORTH R/W OF HWY 10 IN THE SE 1/4 OF SEC 18, T2N, R 13W, BEGINNING AT PINNACLE VALLEY RD AND EXTENDING APPROX 100 FEET EAST AND ALONG THE SOUTH R/W OF HWY 10 IN THE SE 1/4 OF SEC 18, AND THE NE 1/4 OF SEC 19, AND THE N 1/4 OF SEC 20, ALL IN T2N, R13W, BEGINNING APPROX 100 FEET EAST OF PINNACLE VALLEY RD AND EXTENDING TO SAM PECK RD AND ALONG THE WEST R/W OF RUMMELL RD IN THE SW 1/4 SW 1/4 OF SEC 18, T2N, R13W, BEGINNING AT HWY 10 AND EXTENDING APPROX 1,650 FEET NORTH.

The Development Fee applicable to the above described property is hereby established as follows:

METERED
CONNECTIONS

Size	Development Fee
5/8-inch	\$ 2,000.00
3/4-inch	2,400.00
1-inch	2,800.00
1 1/2-inch	4,200.00
2-inch	4,800.00
3-inch	7,200.00
4-inch	8,000.00
6-inch	12,000.00

END OF WATER MAIN, FIRE
LINE, OR WATER MAIN TAP

Size	Development Fee
2-inch	\$ 800.00
3-inch	1,200.00
4-inch	1,600.00
6-inch	2,400.00
8-inch	3,200.00
10-inch	4,000.00
12-inch	4,800.00
16-inch	6,400.00
20-inch	8,000.00
24-inch	9,600.00

DATED THIS 18th day of May, 1998.

ATTEST:

M. Jane Dickey
M. Jane Dickey, Secretary

BOARD OF WATER WORKS COMMISSIONERS
OF THE LITTLE ROCK MUNICIPAL WATER WORKS

Ralph White
Ralph White, Chairman

STATE OF ARKANSAS)
COUNTY OF PULASKI)

ACKNOWLEDGEMENT

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, Ralph White and M. Jane Dickey, Chairman and Secretary, respectively, of the Board of Water Works Commissioners of the Little Rock Municipal Water Works, known to me to be the persons described in the foregoing instrument and acknowledged that they had executed the same in the capacity herein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 18th day of May, 1998.

Mary Denise Fawcett
Notary Public

My commission expires: 12-16-03

FILED AND RECORDED
98 MAY 18 A 8 26
CAROL H. STALEY
CLERK

WHEREAS, it has been a policy of the Board of Water Works Commissioners of the City of Little Rock, Arkansas, hereinafter called "WATER WORKS" to assess a pro rata front foot connection fee to certain water mains for purposes of providing water service to property lying adjacent to said mains, in addition to other charges which may be in effect at the time of such connections, and

WHEREAS, this pro rata front foot fee, at present, is based on a rate per front foot of property, for which service is provided, referred to as "Front Foot Charge"; and

WHEREAS, on 20 February 1998, Little Rock Municipal Water Works did adopt a resolution recorded as Instrument # 98-031376, instituting a charge based on connection size, hereinafter called "Development Fee."

NOTICE IS HEREBY GIVEN that the pro rata front foot fee assessed to a water main under Water Work Extension No. E5406, (16") and recorded as Instrument # 88-67283 is hereby rescinded and replaced by the above Development Fee, in locations described as follows:

16" ALONG AN EASEMENT IN THE NW 1/4 NE 1/4, SEC 20, T2N R13W, AND THE SW 1/4 SE 1/4 OF SEC 17, T2N R13W, BEGINNING ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 10 AND EXTENDING NORTH 1862 FEET TO THE PULASKI HEIGHTS GROUND STORAGE TANK.

The Development Fee applicable to the above described property is hereby established as follows:

METERED
CONNECTIONS

Size	Development Fee
5/8-inch	\$ 2,000.00
3/4-inch	2,400.00
1-inch	2,800.00
1 1/2-inch	4,200.00
2-inch	4,800.00
3-inch	7,200.00
4-inch	8,000.00
6-inch	12,000.00

END OF WATER MAIN, FIRE
LINE, OR WATER MAIN TAP

Size	Development Fee
2-inch	\$ 800.00
3-inch	1,200.00
4-inch	1,600.00
6-inch	2,400.00
8-inch	3,200.00
10-inch	4,000.00
12-inch	4,800.00
16-inch	6,400.00
20-inch	8,000.00
24-inch	9,600.00

DATED THIS 18th day of May, 1998.

BOARD OF WATER WORKS COMMISSIONERS
OF THE LITTLE ROCK MUNICIPAL WATER WORKS

ATTEST:

M. Jane Dickey
M. Jane Dickey, Secretary



Ralph White, Chairman

STATE OF ARKANSAS)
COUNTY OF PULASKI)

FILED AND RECORDED
1998 MAY 28 A 8:33
CAROLYN STALEY
CLERK
PULASKI COUNTY CLERK

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, Ralph White and M. Jane Dickey, Chairman and Secretary, respectively, of the Board of Water Works Commissioners of the Little Rock Municipal Water Works, known to me to be the persons described in the foregoing instrument and acknowledged that they had executed the same in the capacity herein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 18th day of May, 1998.

Mary Denise Forrester
Notary Public

My commission expires:

12-16-03