



JOHN THURSTON  
ARKANSAS SECRETARY OF STATE

June 29, 2020

The Hon. Betsy Harrell  
Benton County Clerk  
215 East Central, Suite 217  
Bentonville, AR 72712-5373

Re: City of Siloam Springs Annexation Ordinance 2020-01

Dear Ms. Harrell,

This letter acknowledges receipt and filing of the following notice of municipal boundary change by the Office of the Arkansas Secretary of State:

Filing Type: Annexation pursuant to A.C.A §14-40-609 (annexation by petition of all landowners)

Effective Date: 02/04/2020

County: Benton

City: Siloam Springs

City Ordinance: 2020-01

Dated: 02/04/2020

County Court Order: 2019-21

Date Filed: 05/05/2020

A file marked copy of the ordinance, court order and exhibits submitted to our Office are enclosed. By copy of this letter (and its enclosures), the Secretary of State hereby notifies the appropriate mapping authorities for Arkansas. Please retain these copies as official record of the filing of the municipal change by the Arkansas Secretary of State.

If you have any questions or concerns regarding this filing, please do not hesitate to contact our Office at 501-683-3717.

Sincerely,

A handwritten signature in black ink, appearing to read "Shantell McGraw".

Shantell McGraw  
Elections Division

cc: Arkansas Geographic Information Systems Office (w/encl)  
Arkansas Department of Transportation Mapping Department (w/encl)  
Department of Finance and Administration (w/encl)  
Arkansas Public Service Commission (w/encl)  
Arkansas Economic Development Institute (w/encl)  
The Hon. John Mark Turner, Mayor of Siloam Springs (w/encl)  
Mr. Phillip R. Patterson, Siloam Springs City Administrator (w/encl)



# Arkansas Secretary of State

**John Thurston** Arkansas Secretary of State, 500 Woodlane Ave, Little Rock, AR 72201-1094

## Municipal Boundary Change Checklist

Act 655 of 2017 and A.C.A. §14-40-103

County: Benton City/Town: Siloam Springs

City Ordinance/Resolution No: 2020-01 Date approved: 02/04/2020

County Court Case No: CC 2019-21 Date Order Filed: 11/15/2019 5/15/20 SRM

Type: Annexation by Petition of all Landowners A.C.A. 14-40-609

Date Change Effective: 02/04/2020 Set by:  Municipal Ordinance  Emergency Clause  Court  Default  
*(Required by Act 655 of 2017)*

For Circuit Court Challenge: Date Order Filed: \_\_\_\_\_  Upheld  Overturned  Other *(attach explanation)*

Please indicate which ward(s) the territory will be assigned to: Ward 3  
*(See A.C.A § 14-40-203)*

Initiating party:

All Landowners  Majority Landowners  Municipal Governing Body  State  Other \_\_\_\_\_

Supporting Documentation attached *(check all that apply):*

- File marked copy of City Ordinance/Resolution *(required)*
- File marked copy of County Court Order or certified annexation election results *(required except for A.C.A. §14-40-501)*
- Copy of Arkansas GIS approved printed map and certification letter *(required)*
- Proof of Publication for all Legal Notices *(include Hearing, Election, and City Ordinance/Resolution notices)*
- File marked copy of Petition Part *(if applicable)*
- File marked copy of Complaint and final Circuit Court Order *(Court Challenge only)*

Municipal Contact:

Name: Phillip R. Patterson Title: City Administrator

Street Address: 400 N Broadway

City: Siloam Springs St: AR Zip code: 72761

*Complete one form per ordinance/resolution, attach it as a cover page to the supporting document set and submit to the County Clerk's Office within 45 days of the Effective Date as required by Act 655 of 2017*

County Official:

Signature: *Tiffany Underwood* Title: Deputy County Clerk

Date: 5/17/2020

*Pursuant to Act 655 of 2017, County Officials must submit a file-marked copy of municipal boundary change documents within 30 days of receipt to: Arkansas Secretary of State, Attn: Municipal Boundary Filing, 500 Woodlane Ave Suite 256, Little Rock, AR 72201-1094*

Office of the Arkansas Secretary of State use only

Received by: *[Signature]*

**FILED**

**MAY 29 2020**

Rev. 2/2019

**Arkansas Secretary of State**

2020 MAR -4 PM 4: 08

**ORDINANCE NO. 20-01**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF SILOAM SPRINGS, ARKANSAS AND ASSIGNING SAME TO A WARD.**

BETSY A. ARELL  
 CLERK  
 BENTON COUNTY, AR

**WHEREAS**, a petition was filed with the County Clerk of Benton County, Arkansas, by the owner of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Siloam Springs, Arkansas; and,

**WHEREAS**, on November 15, 2019, the County Court of Benton County, Arkansas, found that the petition was signed by 100% of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Siloam Springs, Arkansas; that an accurate plat or map of said territory had been filed with and made a part of said petition, that the petition contained a schedule of services and that no enclaves will be created if the petition is accepted by the City of Siloam Springs; and,

**WHEREAS**, the annexed parcel of real property is contiguous and adjacent to the other lands in Siloam Springs, Arkansas, which is located in Ward 3.

**NOW, THEREFORE, BE IT ORDAINED BY THE** City Board of Directors of the City of Siloam Springs, Arkansas:

**Section 1.** That the following described lands and contiguous territory adjoining the City of Siloam Springs, Arkansas, (and as shown on Attachment 1), be and the same is hereby accepted as part of and annexed to and made a part of the City of Siloam Springs, Arkansas:

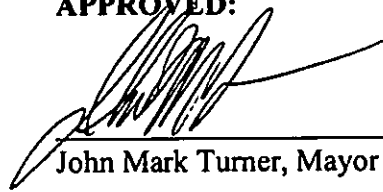
A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 4,  
 TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY,  
 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS  
 FOLLOWS: COMMENCING AT THE NW CORNER OF THE SAID  
 NE1/4 OF THE SW1/4; THENCE SOUTH 02°39'04" WEST 70.00  
 FEET; THENCE SOUTH 87°00'12" EAST 165.01 FEET; THENCE  
 SOUTH 02°38'37" WEST 470.05 FEET TO THE POINT OF  
 BEGINNING; THENCE SOUTH 86°57'19" EAST 329.91 FEET;  
 THENCE SOUTH 02°38'12" WEST 777.76 FEET TO A FOUND  
 IRON PIN; THENCE NORTH 87°02'55" WEST 330.03 FEET;  
 THENCE NORTH 02°38'37" EAST 778.30 FEET TO THE POINT OF  
 BEGINNING AND CONTAINING 5.893 ACRES, MORE OR LESS,  
 AND SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS,  
 COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

**Section 2.** That the above-described territory shall be annexed to and made a part of Ward 3 of the City of Siloam Springs, Arkansas, and the same shall be a part of said ward as fully as existing parts of said ward.

**Section 3.** That the zoning map of the City (Municipal Code Section 102-21) is hereby amended to include within the R-4 zoning district the above described territory.

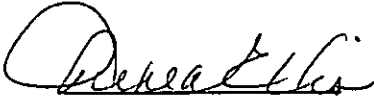
**ORDAINED AND ENACTED** this 4<sup>th</sup> day of February 2020.

**APPROVED:**

  
John Mark Turner, Mayor



**ATTEST:**

  
Renea Ellis, City Clerk

(SEAL)



2020 MAR -4 PM 4: 08  
BETSI MARRELL  
CO. & PROBATE CLERK  
BENTON COUNTY, AR

FILED

2020 1567A  
2020 0204

FILED

2019 NOV 15 PM 2:06

DETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE  
CITY OF SILOAM SPRINGS, ARKANSAS  
CERTAIN TERRITORY CONTIGUOUS TO SAID  
CITY OF SILOAM SPRINGS, ARKANSAS

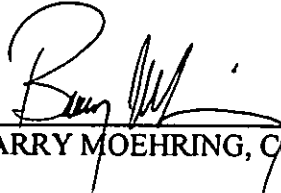
COUNTY COURT ORDER NO. CC 2019-21

ORDER AUTHORIZING ANNEXATION PURSUANT TO ACA § 14-40-609

I, Barry Moehring, County Judge of Benton County, having reviewed the attached petition for annexation and verification of petition, hereby find that the petition:

- 1) is in writing;
- 2) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming their desire to be annexed;
- 3) contains an accurate description of the relevant property or properties;
- 4) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- 5) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town – additionally a copy of the letter from the State of Arkansas GIS office approving the legal description for the annexation was provided; and
- 6) includes a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

The County Clerk is directed to forward a copy of this order and the related Petition to the Mayor of the City of SILOAM SPRINGS.

  
\_\_\_\_\_  
HON. BARRY MOEHRING, County Judge

\_\_\_\_\_  
Date 11/15/19

2019 3683

FILED

2020 MAY -5 PM 2: 26

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE  
CITY OF SILOAM SPRINGS, ARKANSAS  
CERTAIN TERRITORY CONTIGUOUS TO SAID  
CITY OF SILOAM SPRINGS, ARKANSAS

CC 2019-21

ORDER CONFIRMING ANNEXATION

Now on this day is presented to the Court the complete file for the annexation of certain land to the City of SILOAM SPRINGS, Benton County, Arkansas, under this file number, including specifically a copy of the plat of the annexed property and a copy of the resolution or ordinance of the governing body of the city or town accepting the property for annexation, and having reviewed the file and all things considered, the Court finds that all the requirements of § 14-40-609 of the Arkansas Code have been complied with and further that the annexation is in all respects proper, including if applicable, that the annexing city or town has included in the legal description included with its resolution or ordinance accepting the property for annexation certain dedicated public roads and rights of way abutting or traversing the property to be annexed if required by the Court's previous order entered in this file.

IT IS THEREFORE CONSIDERED AND ORDERED that the annexation of the above described lands to the City of SILOAM SPRINGS, Benton County, Arkansas, is hereby confirmed and that the same is and shall hence forth comprise a part of the City of SILOAM SPRINGS, Benton County, Arkansas.

  
\_\_\_\_\_  
HON. BARRY MOEHRING, County Judge

5.5.2020  
\_\_\_\_\_  
Date

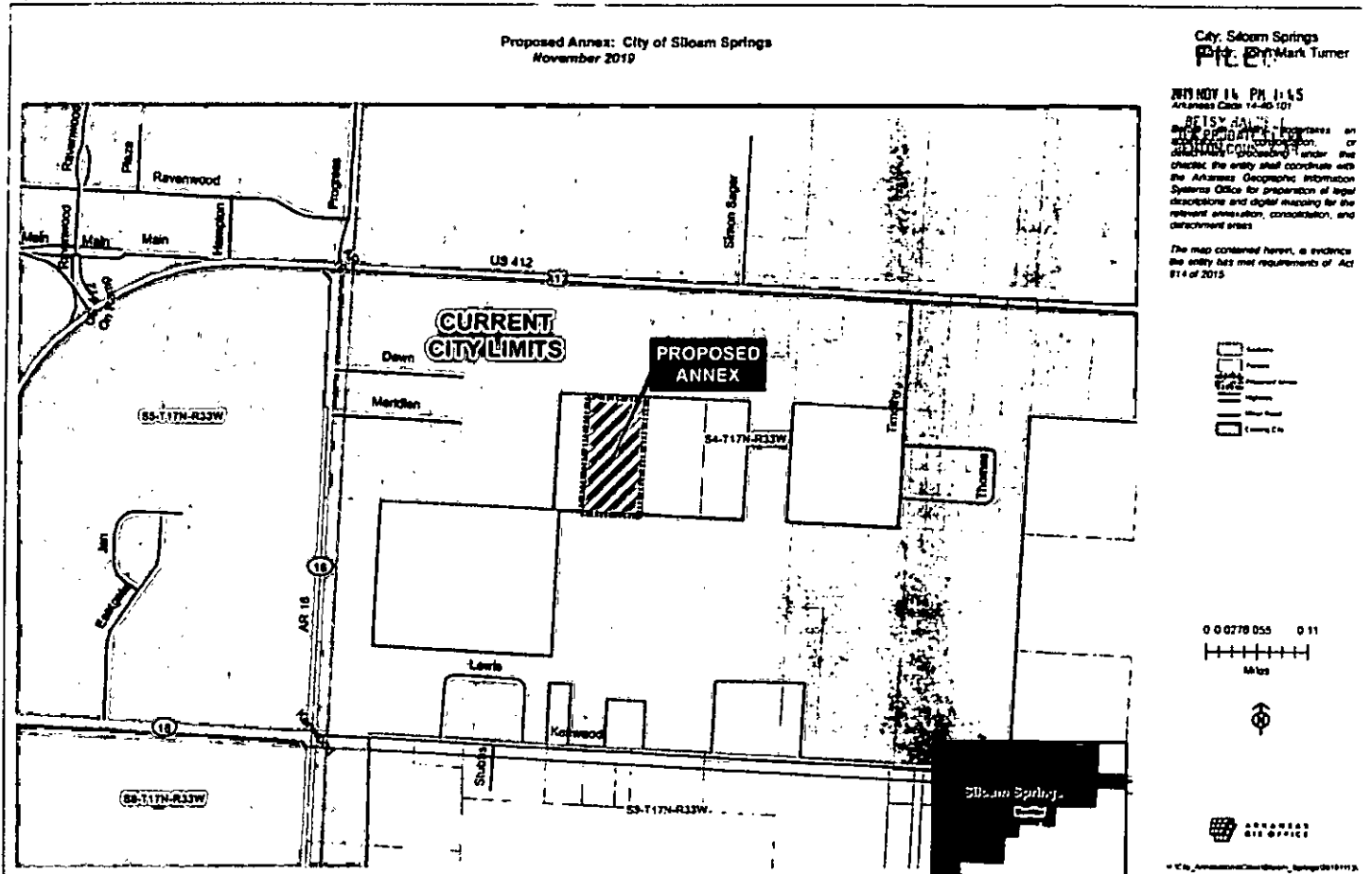
2020 1946

FILED

2020 MAR -4 PM 4: 08

RECEIVED  
CO & PROBATE CLERK  
BENTON COUNTY, AR

ORDINANCE 20-01  
ATTACHMENT 1



FILED

2020 MAR -4 PM 4: 08



BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

March 4, 2020

Benton County Court Clerk  
Attn: Annexation  
215 E. Central, Suite 217  
Bentonville, AR 72761

Re: Siloam Springs –Annexation

Dear Ms. Harrell:

Enclosed please find the required documentation for annexation. It's my understanding that none of the documentation requires certification. Please forward the same to the Secretary of State.

If you have any questions, or need anything further, please do not hesitate to contact the undersigned.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Renea Ellis'. The signature is fluid and cursive.

Renea Ellis  
City Clerk

Attachments



FILED

2019 NOV 15 AM 9:55

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR  
CC 2019-21

IN THE MATTER OF ANNEXING TO THE  
CITY OF SILOAM SPRINGS, ARKANSAS  
CERTAIN TERRITORY CONTIGUOUS TO SAID  
CITY OF SILOAM SPRINGS, ARKANSAS

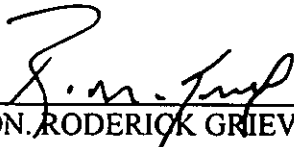
VERIFICATION OF PETITION FOR ANNEXATION PURSUANT TO ACA § 14-40-609

We, Betsy Harrell, County Clerk of Benton County, and Roderick Grieve, County Assessor of Benton County, attest as follows:

Our offices have received the attached petition seeking annexation. The petition has been reviewed and we hereby verify that the petition:

- (A) is in writing;
- (B) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming the desire to be annexed;
- (C) contains an accurate description of the relevant property or properties;
- (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town; and
- (F) include a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

  
\_\_\_\_\_  
HON. BETSY HARRELL, County Clerk

  
\_\_\_\_\_  
HON. RODERICK GRIEVE, County Assessor



FILED

2019 NOV 15 AM 9: 55

BETSY HARRRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

Date: November 15, 2019  
Subject: Proposed Annexation Checklist  
CC 2019-21 Siloam Springs, AR

(A) is in writing;

(B) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming the desire to be annexed;

(C) contains an accurate description of the relevant property or properties;

(D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;

(E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town; and

(F) include a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

*N/A* [Additionally, we note that the legal description in (B) does not include in its description certain dedicated public roads and rights of way abutting or traversing the property to be annexed, the legal descriptions for which are included on the attached Exhibit "A"]

Please contact me if you have any questions.

Michael D. Million  
Manager – GIS-Mapping Dept.  
Benton County Assessor's Office  
Phone: 479-271-1037, ext. 7004  
Email: michael.million@bentoncountyar.gov

FILED

THE COUNTY COURT OF BENTON COUNTY, ARKANSAS

2019 NOV 14 PM 1:45

CASE NO. 2019- 21

PETITION FOR ANNEXATION

BETSY HARRILL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO  
THE CITY OF SILOAM SPRINGS, ARKANSAS  
CERTAIN TERRITORY CONTIGUOUS TO  
SAID CITY OF SILOAM SPRINGS, ARKANSAS

DATE: 11-14-19


Come now the undersigned petitioners, and state as follows:

1. That we, owning 100% of the property in the following described area, do hereby petition, pursuant to A.C.A. 14-40-609, the City Council of Siloam Springs, Arkansas, to annex the following lands to the City of Siloam Springs, Arkansas:

**SURVEY DESCRIPTION:**

Part of the NE/4 of the SW/4 of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, Being More Particularly Described as Follows:  
COMMENCING at an iron pin at the SW Corner of the Said NE/4 of the SW/4, Thence S87°02'55"E 135.18 feet to an Iron Pin, being the POINT OF BEGINNING, Thence N02°38'37"E 659.18 feet to the existing City of Siloam Springs Corporate limits, Thence along said Corporate Limits S87°02'55"E 329.95 feet to a point in the East boundary of the herein describe tract, Thence along Said East Boundary S02°38'12"W 659.18 feet to and Iron Pin, Thence N87°02'55"W 330.03 feet the POINT OF BEGINNING, Containing 4.99 acres more or less, and subject to all Easements of Record.

2. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area.
3. That said property described herein is contiguous to and adjoining the present Siloam Springs city limits, as shown on the map attached hereto as Exhibit A.
4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Siloam Springs.
5. That the following schedule of services shall be extended to the area by the City of Siloam Springs within three (3) years after the date the annexation becomes final: Fire Protection – Immediately; Police Protection – Immediately; Sanitation (Solid Waste) Service – Immediately; Potable Water and Wastewater – Immediately; and Zoning and Code Enforcement – Immediately.

  
Signature of Property Owner  
Doug Allen  
Cale Properties, LLLP

P.O. Box 9330  
Address  
Fayetteville, AR 72703

FILED

2019 NOV 14 PM 1:45

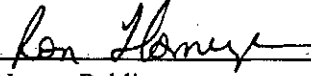
BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

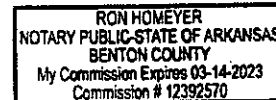
State of Arkansas

County of Benton

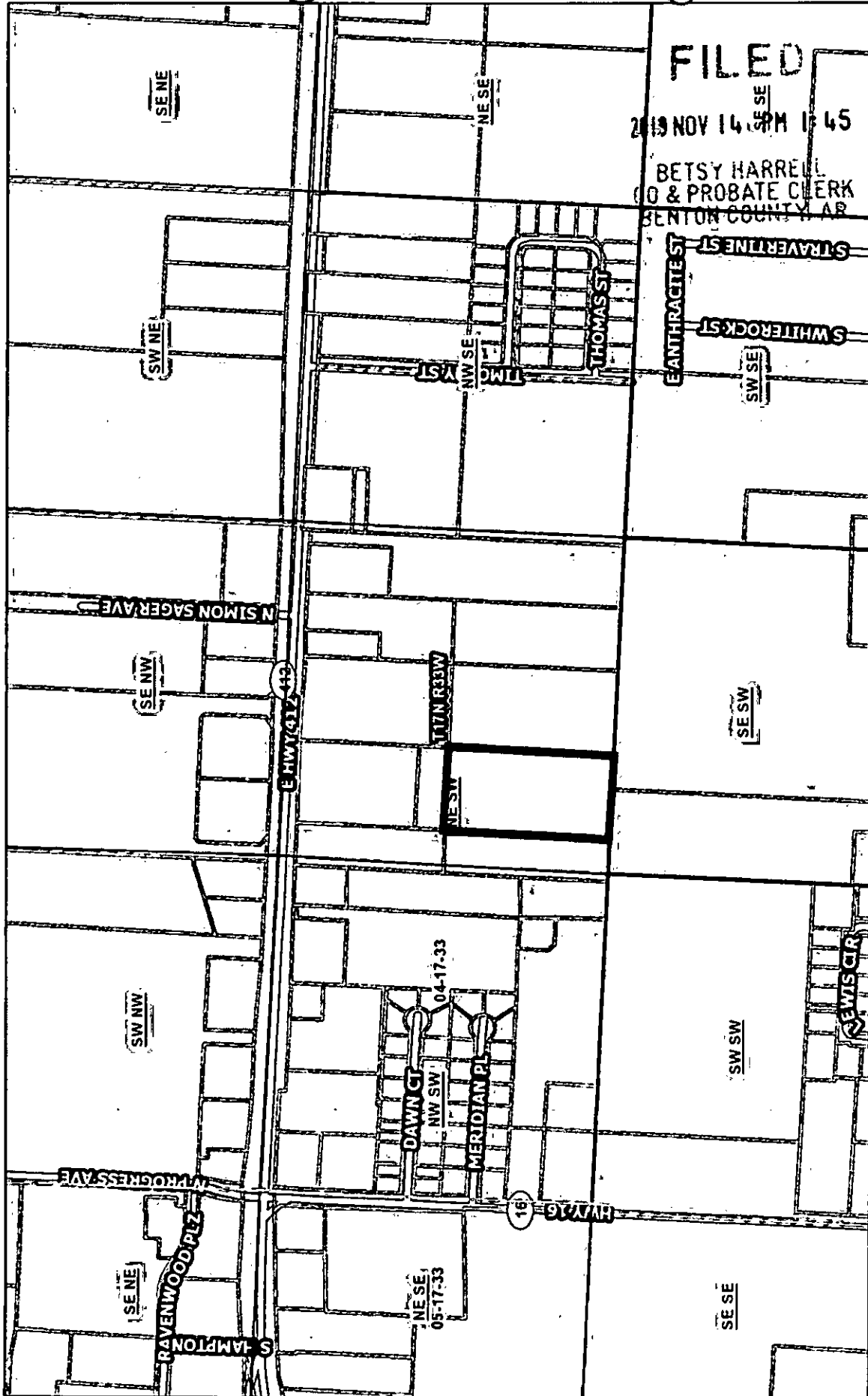
On this the 7<sup>th</sup> day of October 2019, before me, Ron Homeyer, the undersigned notary, personally appeared Doug Allen, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

  
Notary Public



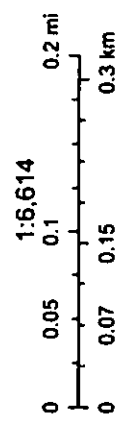
My Commission expires: 3/14/23



November 13, 2019

- graphicsLayer0
- Townships/Range
- Sections
- Major Roads
- Major Roads
- Major Roads
- Major Roads
- Major Roads
- Major Roads
- Major Roads
- Major Roads
- Major Roads

- BENTONVILLE
- BETHEL HEIGHTS
- CAVE SPRINGS
- AVOCA
- BELLA VISTA



**FILED**  
2019 NOV 14 3 PM 11 45  
BETSY HARRELL  
COUNTY & PROBATE CLERK  
BENTON COUNTY, AR

701 South Mount Olive Street  
P.O. Box 12  
Siloam Springs, AR 72761



**FILED**  
Voice (479) 524-9956  
fax (479) 524-4747  
2019 NOV 16 AM 11:15  
mailto:civilengineeringss.com

BETSY HARRILL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

October 7, 2019

To Whom It May Concern:

RE: Benton County Tax Parcel 18-12693-000  
Part of NE/4 of SW/4, Section 4, T-17-N, R-33-W  
Total Acres: 5.893  
Owner: Cale Properties, LLLP

Dear Sirs:

I, Ron Homeyer, Arkansas Professional Engineer Number 7731, do hereby certify and confirm that the above referenced 5.893-acre tract, located in the NE/4 of SW/4 of Section 4, Township 17 North, Range 33 West, identified as Benton County Tax Parcel number 18-12693-000, owned by Cale Properties, LLLP, is contiguous to the City Limits of the City of Siloam Springs. I also certify and confirm that the said 5.893-acre tract is currently located within an existing enclave and the annexation of the said 5.893-acre tract will split that existing enclave into two enclaves. However, the splitting of the existing enclave into two enclaves will not have any impact on the surrounding properties.

Sincerely,

Ron Homeyer, P.E.  
President



FILED

3866 W. Sunset  
2019 NOV 11 PM 11:02  
Springdale, AR 72762  
Tele: 479-582-9383  
BETS F 479-582-2925  
CO & PROP realtytitle.com  
BENTON COUNTY, AR

### Ownership Certification Report

File No: 19-53188WA

**Legal:**

A PART OF THE NE¼ OF THE SW¼ OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE SAID NE¼ OF THE SW¼, THENCE SOUTH 02°39'04" WEST 70.00 FEET; THENCE SOUTH 87°00'12" EAST 165.01 FEET; THENCE SOUTH 02°38'37" WEST 470.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86°57'19" EAST 329.91 FEET; THENCE SOUTH 02°38'12" WEST 777.76 FEET TO A FOUND IRON PIN; THENCE NORTH 87°02'55" WEST 330.03 FEET; THENCE NORTH 02°38'37" EAST 778.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.893 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

**Title is vested in:**

*Cale Properties, LLLP*

**Filing Information for Vesting:**

*Parcel #18-12693-000*

*The current vesting deed for the above described land is as follows:*

*Warranty Deed executed by Cale II, LLC, an Arkansas Limited Liability Company, as Grantor, to Cale Properties, LLLP, a Delaware Limited Liability Limited Partnership registered to do business in Arkansas, as Grantee, filed May 9, 2011 in deed record 2011 at page 23191, records of Benton County, Arkansas.*

This search is extended from *December 23, 1975 to August 11, 2019 at 7:00 a.m.*

**Note: This is a Limited Search of the records and is not to be construed as a Title Insurance Policy, a legal opinion or a commitment to insure. Liability is limited to the amount charged for this service.**

Dated: August 20, 2019

Realty Title & Closing Services, LLC  
Arkansas Title Agency License No.: 100102353  
3866 W. Sunset  
Springdale, AR 72762  
479-582-9383 fax 479-582-2925

By:

*Authorized Signatory*

Bradley B. Groe

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

**Cale II, LLC, an Arkansas Limited Liability Company, GRANTOR, for good and valuable consideration paid by Cale Properties, LLLP, a Delaware Limited Liability Limited Partnership registered to do business in Arkansas, GRANTEE, the receipt of which is acknowledged, grants, bargains, sells and conveys to GRANTEE and GRANTEE'S heirs and assigns forever, the following real property in Benton County, Arkansas:**

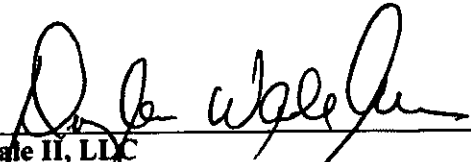
RESERVED FOR RECORDER  
Brenda DeShields - Circuit Clerk  
Benton County, AR, U.S.  
Book/Pg: 2011/23191  
Term/Cashier: CASH4/Mistie Hance  
05/09/2011 12:14 PM 1:46  
Tran: 152230  
Total Fees: \$20.00  
BETSY RAHALL  
Book: 2011 Page: 23191  
Recorded on the Above AR  
DEED Book & Page  
05/09/2011

**A part of the NE1/4 of the SW1/4 of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, being more particularly described as follows:  
Commencing at the NW corner of the said NE1/4 of the SW1/4; thence South 02 degrees 39 minutes 04 seconds West 70.00 feet; thence South 87 degrees 00 minutes 12 seconds East 165.01 feet; thence South 02 degrees 38 minutes 37 seconds West 470.05 feet to the point of beginning; thence South 86 degrees 57 minutes 19 seconds East 329.91 feet; thence South 02 degrees 38 minutes 12 seconds West 777.76 feet to a found iron pin; thence North 87 degrees 02 minutes 55 seconds West 330.03 feet; thence North 02 degrees 38 minutes 37 seconds East 778.30 feet to the point of beginning and containing 5.893 acres, more or less, and subject to any rights-of-way, easements, covenants, or restrictions of record or fact.**

**TO HAVE AND TO HOLD the same unto GRANTEE and GRANTEE'S heirs and assigns forever with all appurtenances.**

**GRANTOR covenants with GRANTEE to forever warrant and defend the title to the property against all claims (except easements, covenants, reservations or restrictions appearing of record).**

DATED: May 9, 2011.

  
Cale II, LLC  
Douglas Wade Allen, Manager of  
Pinehurst Enterprises, LLC, General  
Partner of Cale Properties, LLLP,  
sole Member of Cale II, LLC

Prepared by:  
Reece Moore Pendergraft LLP  
P. O. Box 1788  
Fayetteville, Arkansas 72702

Warranty Deed  
Benton County, Arkansas Page 1



Book 2011 Page 23192  
Recorded in the Above  
DEED Book & Page  
05/09/2011

**ACKNOWLEDGMENT**

**STATE OF ARKANSAS**

**COUNTY OF WASHINGTON**

2011 NOV 14 PM 1:46  
Benton County, AR  
I certify this instrument was filed on  
05/09/2011 12:12 PM  
and recorded in DEED Book  
2011 Page 23192  
Brenda DeShields-Circuit Clerk

On May 9, 2011, Douglas Wade Allen, Manager of Pinehurst Enterprises, LLC, General Partner of Cale Properties, LLLP, sole Member of Cale II, LLC, known (or proved) to me (a duly qualified notary public for this county and state) to be the person whose name is subscribed to this Warranty Deed, personally appeared before me and acknowledged (or otherwise satisfactorily made it known to me) that he had executed and delivered this Warranty Deed for the consideration stated.

Dated: May 9, 2011.

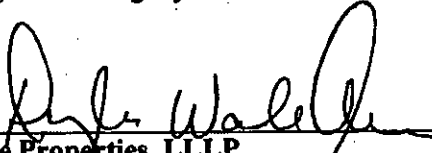
  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:

12-19-2015

Notary Public  
Crystal Ryan  
Washington County, AR  
My Commission Expires Dec. 19, 2015

Grantee certifies under penalty of false swearing that the legally correct amount of documentary stamps has been placed on this Warranty Deed.

  
\_\_\_\_\_  
Cale Properties, LLLP  
Douglas Wade Allen, Manager of Pinehurst  
Enterprises, LLC, General Partner  
P. O. Box 1250, Prairie Grove, Arkansas 72753

Prepared by:  
Reece Moore Pendergraft LLP  
P. O. Box 1788  
Fayetteville, Arkansas 72702

Warranty Deed  
Benton County, Arkansas Page 2

# BENTON COUNTY

STATE OF ARKANSAS

**BETSY HARRELL**

**COUNTY CLERK & VOTER REGISTRAR**

215 EAST CENTRAL, SUITE 217  
BENTONVILLE, AR 72712-5373  
479-271-1013  
Fax: 479-271-1019

May 7, 2020

**PROBATE COURT CLERK**

COURTHOUSE, 102 N.E. "A" STREET  
BENTONVILLE, AR 72712-5350  
479-271-5727  
FAX: 479-271-1712

Honorable John Thurston  
Secretary of State  
Room 256 State Capitol  
Little Rock, AR 72201-1094

RE: The City of Siloam Springs  
Doug Allen Cale Properties, LLLP  
Benton County Court Case No. CC# 2019-21

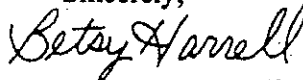
Dear Secretary Thurston:

In accordance with the law, I am enclosing a certified copy of each of the following:

1. Map (survey and vicinity map) of the affected area
2. Order Authorizing Annexation entered on November 15, 2019
3. Ordinance 2020-01 adopted on February 4, 2020, by the City of Siloam Springs.

If you have any questions regarding this matter, please do not hesitate to call my office.

Sincerely,



Betsy Harrell By T. Underwood

BH/tku  
Enclosures

cc: Roderick Grieve  
Benton County Assessor

NW Arkansas Regional Planning Commission  
1311 Clayton Street  
Springdale, AR 72765

Benton County 9-1-1 Administration

ROGERS OFFICE  
2111 W. WALNUT  
(479) 636-3727  
FAX (479) 636-4922

ROGERS ARCHIVES  
2111 W. WALNUT  
(479) 636-1037  
FAX (479) 636-1053

SILOAM SPRINGS OFFICE  
707 S. LINCOLN  
479-271-1013  
FAX (479) 524-8534



**ARKANSAS  
GIS OFFICE**

**Department of Transformation  
and Shared Services**

Governor Asa Hutchinson

2019 NOV 14 9 41 AM  
Secretary Amy Fecher  
Director Shelby Johnson

RETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

November 13, 2019

Mr. Ron Homeyer, P.E.  
Civil Engineering, Inc.  
701 S Mt Olive Street  
Siloam Springs, AR 72761

RE: City of Siloam Springs Annexation Coordination Requirement

Mr. Homeyer,

Thank you for coordinating with our office as you seek to annex property into the City of Siloam Springs, AR located in Section 4, Township 17 North, Range 33 West. This letter represents confirmation that you have properly coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90<sup>th</sup> General Assembly.

Please note it appears this annexation creates an enclave by splitting an existing enclave into two. It is our understanding that you have determined this does not have a negative impact on neighboring properties.

Our office will wait completion of any additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after any appropriate filing by your County Clerk.

Thank you,

Jennifer Wheeler, GIS Analyst

Attachments:  
GIS Office Map of Proposed Annexation  
Legal Description  
Secretary of State Municipal Change Checklist

H:\City\_Annexations\Cities\Siloam\_Springs\20191113\Doc\20191113\_Siloam Springs\_Annexation\_Coordination\_Letter.docx

**ARKANSAS GIS OFFICE**  
1 Capitol Mall, Suite 6D • Little Rock, AR 72201 • 501.682.2767  
gis.arkansas.gov • transform.ar.gov



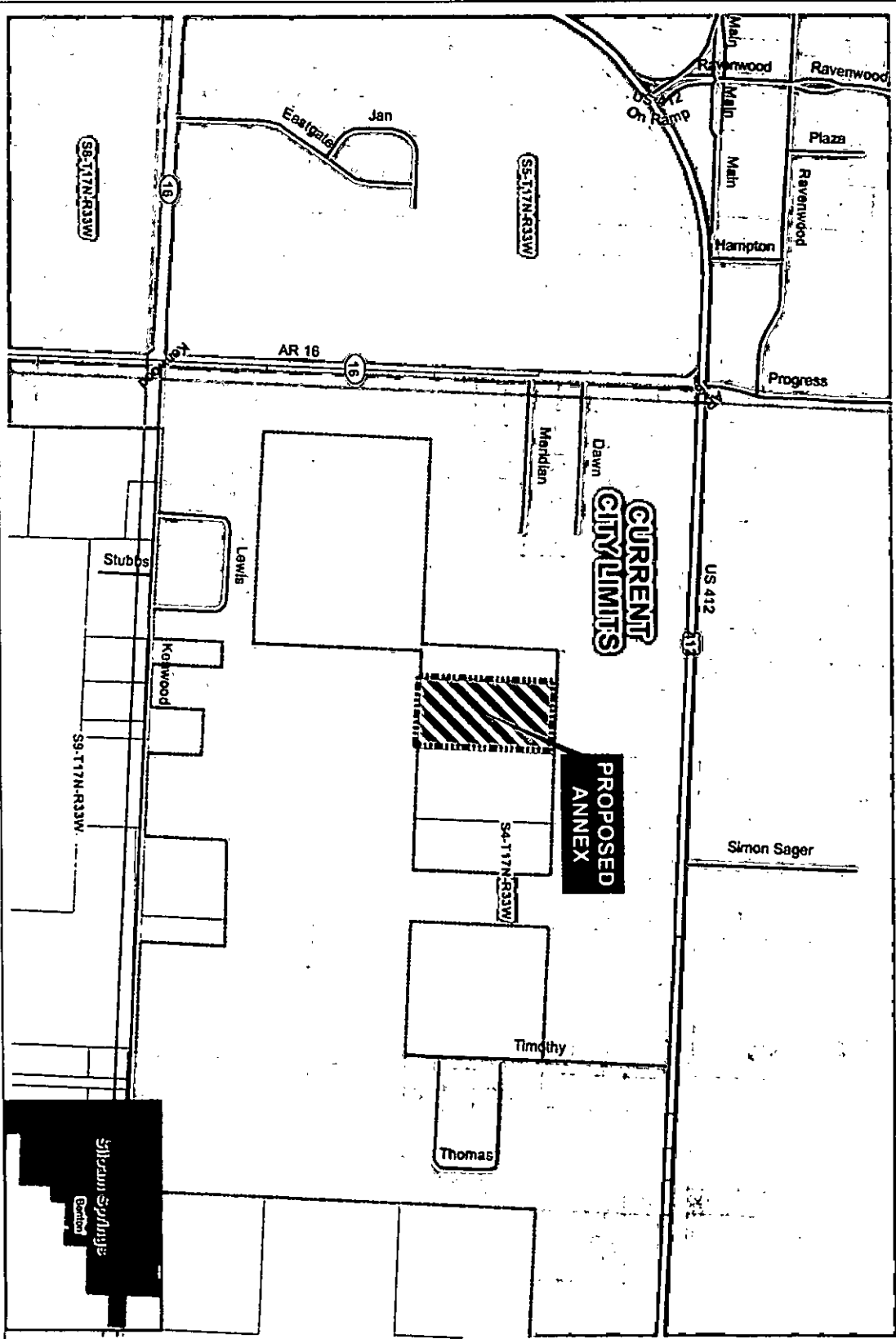
Proposed Annex: City of Siloam Springs  
November 2019

City: Siloam Springs  
Prepared by: Mark Turner

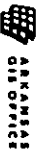
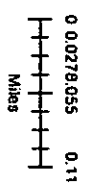
2019 NOV 14 PM 1:45  
Arkansas Code 1-4-10-101

REITSY: Aerial photography is incorporated as a reference for the location of the proposed city limits. The City of Siloam Springs is the only staff coordinator with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.

The map contained herein is evidence; the only has met requirements of Act 914 of 2015



- Section
- Parcel
- Proposed Annex
- Highway
- State Road
- Trunking City



H:\GIS\_Annexations\Case Studies\_Siloam\_Spring\20191111131

FILED

**SURVEY DESCRIPTION:**

2019 NOV 14 PM 1:46

Part of the NE/4 of the SW/4 of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, Being More Particularly Described as Follows:  
COMMENCING at an iron pin at the SW Corner of the Said NE/4 of the SW/4  
Thence S87°02'55"E 135.18 feet to an Iron Pin, being the POINT OF  
BEGINNING, Thence N02°38'37"E 659.18 feet to the existing City of Siloam  
Springs Corporate limits, Thence along said Corporate Limits S87°02'55"E  
329.95 feet to a point in the East boundary of the herein describe tract, Thence  
along Said East Boundary S02°38'12"W 659.18 feet to and Iron Pin, Thence  
N87°02'55"W 330.03 feet the POINT OF BEGINNING, Containing 4.99 acres  
more or less, and subject to all Easements of Record.

BETSY HANRELL  
CLERK OF PROBATE  
BENTON COUNTY, AR