



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

August 25, 2020

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

Re: City of Springdale Annexation Ordinance 5448

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/Detachment pursuant to A.C.A §14-40-2101 (annexation with detachment from another municipality at a landowner request)

Effective Date: 4/23/20

County: Benton

City: Springdale

City Ordinance: 5448 & 2020-11

Dated: 1/14/20 & 3/23/20

County Court Order: N/A

Date Filed: N/A

A file marked copy of the ordinances 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. Doug Sprouse, Mayor of Springdale (w/encl)
Hon. Denise Pearce, Springdale City Clerk (w/encl)
The Hon. Randy Noblett, Mayor of Cave Springs (w/encl)

The

FILED



Arkansas Secretary of State

2020 JUL 14 AM 8:56

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

BENTON COUNTY CLERK
BENTON COUNTY CLERK

Municipal Boundary Change Checklist

Act 655 of 2017 and A.C.A. §14-40-103

County: Benton County City/Town: Springdale
City Ordinance/Resolution No: ORD. 5448 + 2020-11 Date approved: 1/14/20 & 3/23/20
County Court Case No: N/A Date Order Filed: N/A
Type: 14-40-2101 Simultaneous ANNEXATION/DEANNEXATION
Date Change Effective: 4/23/20 Set by: Municipal Ordinance
For Circuit Court Challenge: Date Order Filed: N/A
Please indicate which ward(s) the territory will be assigned to: WARD 1

Initiating party:

All Landowners Major 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: DENISE PEARCE Title: City Clerk
Street Address: 201 Spring St
City: Springdale St: AR Zip code: 72762

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: Tiffay Underwood Title: Deputy County Clerk
Date: 7/14/20

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:

[Handwritten signature]

FILED

AUG 25 2020

Arkansas Secretary of State

Rev. 2/2019

**AN ORDINANCE CALLING FOR THE SIMULTANEOUS
DETACHMENT AND ANNEXATION OF LAND CURRENTLY
LOCATED IN CAVE SPRINGS, BENTON COUNTY, ARKANSAS,
PURSUANT TO ARK. CODE ANN. §14-40-2101.**

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

WHEREAS, Ark. Code Ann. §14-40-2101 provides a procedure by which property may be simultaneously detached from one municipality and annexed into an adjoining municipality; and

WHEREAS, the City of Springdale, Arkansas, desires to detach and annex the following described 3 tracts of property ("the Property") currently located in the City of Cave Springs, Benton County, Arkansas:

Tract 1: Benton County Tax Parcel No. 05-10221-000 (legal description also includes Benton County Tax Parcel No. 18-08358-000, which is already in the City of Springdale):

A part of the SW 1/4 of Section 12, and a part of the NW 1/4 of sections 13, all in the Township 18 North Range 31 West, Benton County, Arkansas, described as follows: Beginning at the N 1/4 Corner of said section 13; thence N 0° 00' E, 1198.8 feet to a point in the middle of Spring Creek; thence along the approximate centerline of said stream by the following courses; N 80° 30' W, 440 feet; thence S 67° 30' W 440 feet; thence S 59° 10' W, 310 feet; thence S 57° 10' W, 200 feet; thence S 57° 30' W, 145.5 feet to the point of intersection with Highway 112 bridge; thence by the following courses along the centerline of said highway; Southerly with centerline of said bridge, (by LONG CHORD) S 4° 31' E 146.8 feet; thence S 8° 21' E, 561.1 feet; thence South-easterly along a curve with the average radius of approx. 1637 feet, and a Long Chord of S 24° 05' 40" E 881.44 feet thence S 42° 13' E 193.6 feet; thence along the centerline of a County Road by the following courses, N 62° 44', E 100.2 feet; thence N 78° 34' 30" E, 81.0 feet; thence N 83° 54' E 649.7 feet; thence leaving said centerline, N 0° 00' E, 761.0 feet of the POINT OF BEGINNING.

Subject to ROW for County Road, Highway 112 and a Water Distribution Line.

LESS AND EXCEPT: All lands south of the Section 12 Section 13 Section line.

Tract 2: Benton County Tax Parcel No. 05-10234-000 (legal description may also include Benton County Tax Parcel No. 18-08354-000, which is already in the City of Springdale):

Part of the Southwest Quarter of the Southeast Quarter of Section (12) and part of the Northwest Quarter of the Northeast Quarter of Section 13 all in Township Eighteen (18) North of the Range Thirty-One (31) West, being more particularly described as follows;

Beginning at the Southeast corner of the West Half of the Northwest Quarter of the Northeast Quarter of said Section 13, thence East, 80 feet; thence North - 141 feet to the spring; thence following the spring branch North 37 1/2 degrees West - 158 feet; thence North 6 1/2 degrees West - 187 feet; thence North 7 1/4 degree West - 185 feet; then thence North 6 degrees West - 155 feet to an elm tree in ditch; thence North - 1,225 feet; thence West - 565 feet to the West line of the Southwest Quarter of the Southeast Quarter of said Section 12; thence South - 1,965 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 13; thence in East - 660 feet to the point of beginning; Containing 27.3 acres more or less in Benton County, Arkansas.

Also subject to a 25 foot easement of equal and uniform width, the centerline of said access easement being described as beginning a point South - 2055 feet, and East - 20 feet, of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, said point being in the center of Wagon Wheel Road, thence along said access centerline North - 1380 feet to the North line of the above described 27.3 acre tract, and at the end of said access easement.

LESS AND EXCEPT: All such lands South of the Section 12/ Section 13 Section line.

Tract 3: Benton County Tax Parcel No. 05-10234-001:

FILED

2020 JUL 14 AM 8:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Part of the West Half of the Southeast Quarter of Section Twelve (12) in Township Eighteen (18) North of the Range Thirty-one (31) West, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 12, thence North, 165 feet; thence East - 330 feet; thence South 165 feet to South line of the Northwest Quarter of the Southeast Quarter of said Section 12; thence East - 235 feet; thence South - 675 feet; thence West - 565 feet to the West line of the Southwest Quarter, of the Southeast Quarter of said Section 12; thence North - 675 feet to the point of beginning. Containing 10.0 acres more or less in Benton County, Arkansas.

Also subject to a 25 foot easement of equal and uniform width, the centerline of said access easement being described as beginning a point South - 2055 feet, and East - 220 feet, of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, said point being in the center of Wagon Wheel Road, thence along said access centerline North - 1380 feet to the North line of the above described 10 acre tract, and at the end of said access easement.

WHEREAS, a map showing the location of the Property is attached hereto as Exhibit "A"; and

WHEREAS, the City of Springdale proposes this action at the request of the owners of the Property, and the City of Springdale stands ready to provide all municipal services to the Property; and

WHEREAS, the City of Springdale, Arkansas, wishes to comply with the provisions of Ark. Code Ann. §14-40-2101;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: That the Property described herein and in the attached Exhibit "A" be simultaneously de-annexed from the City of Cave Springs, Arkansas, and annexed into the City of Springdale, Arkansas, pursuant to Ark. Code Ann. §14-40-2101;

Section 2: That the City Clerk is hereby directed to send a copy of this ordinance to the governing body of the City of Cave Springs, Arkansas, pursuant to Ark. Code Ann. §14-40-2101(a);

Section 3: Pursuant to Ark. Code Ann. §14-40-2101(b)(2), the City of Cave Springs, Arkansas, shall conduct a public hearing within sixty (60) days of the date of passage of this ordinance;

Section 4: Pursuant to Ark. Code Ann. §14-40-2101(b)(3), the City Clerk of the City of Springdale, Arkansas, is directed to publish a legal notice of the public hearing at least fifteen (15) days prior to the public hearing, and such notice shall set out the legal description of the property proposed to be detached and annexed;

Section 5: If the City Council for the City of Cave Springs, Arkansas, approves the proposed detachment and annexation ordinance, the City of Springdale shall proceed to render services to the newly annexed area, pursuant to Ark. Code Ann. §14-40-2101(c)(2);

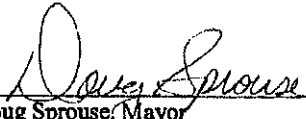
Section 6: If the City Council for the City of Cave Springs, Arkansas, approves the proposed detachment and annexation ordinance, and if no suit is brought within thirty (30) days to review the mutual actions of the City of Springdale and the City of Cave Springs, then the detachment and annexation of the land shall be final, pursuant to Ark. Code Ann. §14-40-2101(d), and the City Clerk of the City of Springdale, Arkansas, shall at that time certify a copy of the plat of the annexed property and a copy of the ordinances passed to the County Clerk of Benton County, Arkansas, pursuant to Ark. Code Ann. §14-40-2101(e)(2), who shall forward a copy of each document to the Secretary of State for the State of Arkansas, who shall file and preserve them.

FILED

2020 JUL 14 AM 8:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

PASSED AND APPROVED this 14TH day of January, 2020.




Doug Sprouse, Mayor

ATTEST:



Denise Pearce, City Clerk

APPROVED AS TO FORM:



Ernest Cate, City Attorney

FILED

2020 JUL 14 AM 8:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY AR



1010027587 5/15/2020 8:02:27 PM
Recorded - Benton County, AR
Erendo BeShelton, Circuit Clerk

ORDINANCE NO. 2020- 11

CITY OF CAVE SPRINGS, BENTON COUNTY, ARKANSAS

AN ORDINANCE APPROVING ORDINANCE NO. 5448 OF THE CITY OF SPRINGDALE, ARKANSAS FOR THE DETACHMENT OF CERTAIN TERRITORY FROM THE CITY OF CAVE SPRINGS, ARKANSAS AND THE ANNEXATION THEREOF INTO THE CITY OF SPRINGDALE, ARKANSAS, PROVIDING FOR THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES.

WHEREAS, Ark. Code Ann. § 14-40-2101 provides a procedure by which, by mutual agreement of the municipalities, property may be simultaneously detached from one municipality and annexed into an adjoining municipality; and

WHEREAS, the City of Springdale, Arkansas passed Ordinance No. 5448 on the 14th day of January, 2020 approving the detachment of certain contiguous territory located within the City of Cave Springs as more particularly described below (the "Proposed Detached Territory") from the City of Cave Springs, Arkansas and the annexation thereof into the City of Springdale, Arkansas, making the same a part of the City of Springdale in accordance with Ark. Code Ann. § 14-40-2101; and

WHEREAS, the City of Cave Springs, Arkansas is in receipt of said Ordinance from the City of Springdale, Arkansas, approving the simultaneous detachment of the Proposed Detached Territory located in the City of Cave Springs and the annexation thereof into the jurisdiction of the City of Springdale; and

WHEREAS, after due notice as required by law, the City of Cave Springs has, at the time and place mentioned in the published notice thereof, held the public hearing required pursuant to Ark. Code Ann. § 14-40-2101, and has heard all persons desiring to be heard on the question and has ascertained that the simultaneous detachment of the Proposed Detached Territory from the City of Cave Springs and the annexation thereof into the City of Springdale should be approved; and

WHEREAS, the Cave Springs City Council has determined that the public interest and welfare will not be adversely affected by the proposed simultaneous detachment and annexation and, further, that the Proposed Detached Territory can be joined with other property held by the same owners that is already within the City of Springdale and that said Proposed Detached Territory more feasibly receive water and sewer services from the Springdale water utilities and that such services to the Proposed Detached Territory cannot easily be provided by the City of Cave Springs.

NOW THEREFORE, BE IT ENACTED, by the City Council of the City of Cave Springs, as follows:

2020 JUL 14 AM 8:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Section 1. The City Council of the City of Cave Springs, Arkansas approves City of Springdale Ordinance No. 5448 of January 14, 2020, and the simultaneous detachment of the following described lands and territory which are contiguous and adjoining the City of Springdale, being the Proposed Detached Territory, from the City of Cave Springs and the annexation thereof into the City of Springdale:

A part of the SW 1/4 of Section 12, and a part of the NW 1/4 of Section 13, all in Township 18 North, Range 31 West, Benton County, Arkansas, described as follows: Beginning at the N 1/4 Corner of said Section 13; thence N 0°00' E, 1198.8 feet to a point in the middle of Spring Creek; thence along the approximate centerline of said stream by the following courses; N 80°30' W, 440 feet; thence S 67°30' W 440 feet; thence S 59°10' W, 310 feet; thence S 57°10' W, 200 feet; thence S 57°30' W, 145.5 feet to the point of intersection with Highway 112 bridge; thence by the following courses, along the centerline of said Highway; Southerly with centerline of said bridge, (by Long Chord) S 4°31' E, 146.8 feet; thence S 8°21' E, 561.1 feet; thence South-easterly along a curve with average radius of approx. 1637 feet, and a Long Chord of S 24°05'40" E, 881.4 feet; thence S 42°13' E, 193.6 feet; thence along the centerline of a County Road by the following courses, N 62°44' E, 100.2 feet; thence N 78°34'30" E, 81.0 feet; thence N 83°54' E 649.7 feet; thence leaving said centerline, N 0° 00' E, 761.0 feet to the POINT OF BEGINNING.

Subject to ROW for County Road, Highway 112 and a Water Distribution Line.

LESS AND EXCEPT: All such lands South of the Section 12/ Section 13 Section line.

Part of the Southwest Quarter of the Southeast Quarter of Section (12) and part of the Northwest Quarter of the Northeast Quarter of Section 13 all in Township Eighteen (18) North of the Range Thirty-One (31) West, being more particularly described as follows;

Beginning at the Southeast corner of the West Half of the Northwest Quarter of the Northeast Quarter of said Section 13, thence East, 86 feet; thence North - 141 feet to the spring; thence following the spring branch North 37 1/2 degrees West -158 feet; thence North 6 1/2 degrees West — 187 feet; thence North 17 1/4 degree West— 185 feet; thence North 6 degrees West —155 feet to an elm tree in ditch; thence North -1,225 feet; thence West — 565 feet to the West line of the Southwest Quarter of the Southeast Quarter of said Section 12; thence South - 1,965 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 13; thence in East - 660 feet to the point of beginning & Containing 27.3 acres more or less in Benton County, Arkansas.

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BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Also subject to a 25 foot easement of equal and uniform width, the centerline of said access easement being described as beginning a point South- 2055 feet, and East - 220 feet, of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, said point being in the center of Wagon Wheel Road, thence along said access centerline North - 1380 feet to the North line of the above described 27.3 acre tract, and at the end of said access easement.

LESS AND EXCEPT: All such lands South the Section 12/Section 13 Section line.

Part of the West Half of the Southeast Quarter of Section (12) In Township Eighteen (18) North of the Range Thirty-One (31) West, being more particularly described as follows;

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 12, thence North, 165 feet; thence East-330 feet; thence South 165 feet to South line of the Northwest Quarter of the Southeast Quarter of said Section 12; thence East - 235 feet; thence South - 675 feet; thence West - 565 feet to the West line of the Southwest Quarter, of the Southeast Quarter of said Section 12; thence North - 675 feet to the point of beginning. Containing 10.0 acres more or less in Benton County Arkansas.

Also subject to a 25 foot easement of equal and uniform width, the centerline of said access easement being described as beginning a point South - 2055 feet, and East - 220 feet, of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, said point being in the center of Wagon Wheel Road, thence along said access centerline North - 1380 feet to the South line of the above described 10 acre tract, and at the end of said access easement.

Section 2. The official city map of the City of Cave Springs is hereby amended to exclude the Proposed Detached Territory as described above from the city limits of the City of Cave Springs, Arkansas.

Section 3. Any ordinances in conflict herewith are hereby repealed to the extent of that conflict.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distant and independent provision and such holdings shall not affect the validity of the remaining portions thereof.

2020 JUL 14 AM 8:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Section 5. Emergency clause. That because the City is herein detaching property which is subject to a present use and said use should be brought into conformity with the laws of the City of Springdale, Arkansas, and because provision of water and sewer services to the detaching property is critically necessary, an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

PASSED AND APPROVED this 23 day of March, 2020.

APPROVED:

Randall J. Noblett
Randall Noblett, Mayor

ATTEST:

Kimberly Hutcheon
Kimberly Hutcheon, City Recorder/Treasurer



FILED FOR RECORD
AT 2:15 O'CLOCK PM.

MAR 24 2020

CITY OF CAVE SPRINGS, AR
CITY CLERK

User Name: BHS44
CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
filed and Recorded in the Official Records
BOOK 07587 - 5-15-2020 1:02:07 PM
Brenda Westphal, Probate Clerk
BENTON CO, AR FEE \$30.00

FILED

2020 JUL 14 AM 8:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

FILED

2019 MAR -5 AM 9:21

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

EXHIBIT "B"

Parcel No. 18-08358-000

A part of the SW 1/4 of Section 12, and a part of the NW 1/4 of Section 13, all in Township 18 North, Range 31 West, Benton County, Arkansas, described as follows: Beginning at the N 1/4 Corner of said Section 13; thence N 0°00' E, 1198.8 feet to a point in the middle of Spring Creek; thence along the approximate centerline of said stream by the following courses; N 80°30' W, 440 feet; thence S 67°30' W 440 feet; thence S 59°10' W, 310 feet; thence S 57°10' W, 200 feet; thence S 57°30' W, 145.5 feet to the point of intersection with Highway 112 bridge; thence by the following courses, along the centerline of said Highway; Southerly with centerline of said bridge, (by Long Chord) S 4°31' E, 146.8 feet; thence S 8°21' E, 561.1 feet; thence South-easterly along a curve with average radius of approx. 1637 feet, and a Long Chord of S 24°05'40" E, 881.4 feet; thence S 42°13' E, 193.6 feet; thence along the centerline of a County Road by the following courses, N 62°44' E, 100.2 feet; thence N 78°34'30" E, 81.0 feet; thence N 83°54' E 649.7 feet; thence leaving said centerline, N 0°00' E, 761.0 feet to the POINT OF BEGINNING.

Subject to ROW for County Road, Highway 112 and a Water Distribution Line.

LESS AND EXCEPT: All such lands South of the Section 12/
Section 13 Section line.

FILED

2020 JUL 14 AM 8:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

FILED

2019 MAR -5 AM 9:21

EXHIBIT "C"
Parcel No. 18-08354-000

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Part of the Southwest Quarter of the Southeast Quarter of Section (12) and part of the Northwest Quarter of the Northeast Quarter of Section 13 all in Township Eighteen (18) North of the Range Thirty-One (31) West, being more particularly described as follows;

Beginning at the Southeast corner of the West Half of the Northwest Quarter of the Northeast Quarter of said Section 13, thence East, 80 feet; thence North - 141 feet to the spring; thence following the spring branch North 37 1/2 degrees West - 158 feet; thence North 6 1/2 degrees West - 187 feet; thence North 17 1/2 degrees West - 185 feet; thence North 6 degrees West - 155 feet to an elm tree in ditch; thence North - 1,225 feet; thence West - 565 feet to the West line of the Southwest Quarter of the Southeast Quarter of said Section 12; thence South - 1,965 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 13; thence in East - 600 feet to the point of beginning; Containing 27.3 acres more or less in Benton County, Arkansas

Also subject to a 25 foot easement of equal and uniform width, the centerline of said access easement being described as beginning a point South - 2055 feet, and East - 220 feet, of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, said point being in the center of Wagon Wheel Road, thence along said access centerline North - 1380 feet to the North line of the above described 27.3 acre tract, and at the end of said access easement

LESS AND EXCEPT: All such lands South of the Section 12/
Section 13 Section line.

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2006 SEP 14 AM 8:56

PAGE 03/04

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

2006 10019
Recorded in the Above
Deed Book & Page
02-23-2006 02:30:30 PM
Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2006/10019
Term/Cashier: CIRCLK04 / white
Tran: 3899.116613.325034
Recorded: 02-23-2006 14:30:42
DFE Deed
REC Recordins Fee
Total Fees: \$ 11.00

11.00
0.00

when recorded, please return this deed and tax
statements to:

Lawrence V Tomlinson
69 Gilford Road
Hingham MA 02043

For recorder's use only

(Corrective*) QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on January, 2006, between Maxie W Tomlinson ("Grantor") whose address is 9115 West Wagon Wheel Road and Lawrence V. Tomlinson ("Grantee") whose address is 69 Gilford Road Hingham Massachusetts 02043.

FOR A VALUABLE CONSIDERATION, in the amount of One DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in County of Benton, State of Arkansas described as follows:

Part of the West Half of the Southeast Quarter of Section (12) In Township Eighteen (18) North of the Range Thirty-One (31) West, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 12, thence North, 165 feet; thence East - 330 feet; thence South 165 feet to South line of the Northwest Quarter of the Southeast Quarter of said Section 12; thence East - 235 feet; thence South - 675 feet; thence West - 565 feet to the West line of the Southwest Quarter, of the Southeast Quarter of said Section 12; thence North - 675 feet to the point of beginning. Containing 10.0 acres more or less in Benton County Arkansas

Also subject to a 25 foot easement of equal and uniform width, the centerline of said access easement being described as beginning a point South - 2055 feet, and East - 220 feet, of the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 12, said point being in the center of Wagon Wheel Road, thence along said access centerline North - 1380 feet to the South line of the above described 10 acre tract, and at the end of said access easement

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MACOMBER 2006 JUL 14 AM 8:56 10020 PAGE 04/04

BETSY HARRIS
CO & PROBATE CLERK
BENTON COUNTY
Recorded in the Above
Deed Book & Page
02-23-2006 02:30:30 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

Being part of said premises conveyed by Daniel W Tomlinson to Grantor and Grantee by
Warranty Deed dated June 21, 1971 in Book 428 page 491

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions,
reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above
described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so
that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or
demand any right or title to the property described above, or any of the buildings,
appurtenances and improvements thereon.

*This Deed has been modified to reflect correct legal description per Deed filed on
12/28/05 Book/Pg. 2005/71265
IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on January , 2006.

Maxie W. Tomlinson
Maxie W Tomlinson

Signed in my presence:

Melinda Baker
(Witness Signature)

Print Name: MELINDA BAKER

Signed in my presence:

Henry A. Taylor
(Witness Signature)

Print Name: HENRY A. TAYLOR

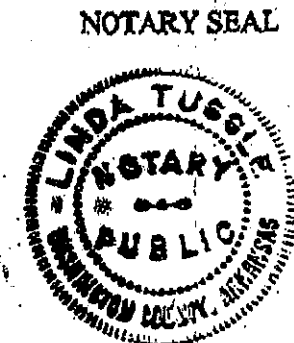
State of Arkansas }
County of Benton } ss.

On January 6th, 2006 before me, Linda Tuggle
personally appeared MAXIE W. Tomlinson personally known to me (or proved to me on
the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or
the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

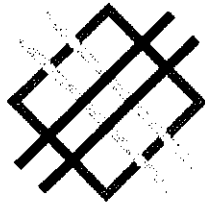
Linda Tuggle
Signature of Notary Public

Linda Tuggle
Printed Name of Notary

My commission expires
7-16-2015



Benton County, AR
I certify this instrument was filed on
02-23-2006 02:30:30 PM
and recorded in Deed Book
2006 at pages 10019 - 10020
Brenda DeShields-Circuit Clerk



SPRINGDALE™
WATER. PLANTS. PEOPLE. PROGRESS.

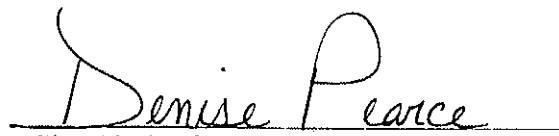
2020 JUL 14 AM 8:53

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

CERTIFICATE

I, Denise Pearce, City Clerk of the City of Springdale, County of Washington and Benton, State of Arkansas, hereby certify that the attached and foregoing is a true copy of documents pertaining to the detachment and annexation of land in Cave Springs, Arkansas, into the City of Springdale, Arkansas, pursuant to Ark. Code Ann. §14-40-2101, the original of which is now on file in the Office of the City Clerk in the City of Springdale, Arkansas.

In witness whereof, I have hereunto set my hand and affixed the official Seal of the City of Springdale, Washington County, Arkansas, this the 14th day of July, 2020.


City Clerk of the City of Springdale
Washington County, Arkansas



**ARKANSAS
GIS OFFICE**

FILED

2020 JUL 14 AM 8:56

Department of Transformation
and Shared Services
Governor Asa Hutchinson
Secretary Amy Fecher
Director Shelby Johnson

January 3, 2020

Mr. Bill Watkins
Attorney at Law
Watkins, Boyer, Gray & Curry, PLLC
1106 W. Poplar
Rogers, AR 72756

RE: Detach from Cave Springs with Annex into Springdale

Mr. Watkins,

Thank you for coordinating with our office as you seek to detach property in Cave Springs and annex said property into the City of Springdale, AR located in Section 12, Township 18 North, Range 31 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 90th General Assembly.

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\Springdale\20200103\Doc\20200103_Springdale_Annexation_Coordination_Letter.docx



**Proposed Annex - Detach from Cave Springs w/annex into Springdale: City of Springdale
January 2020**

City: Springdale
Mayor: Doug Sprouse

Arkansas Code 14-40-101.

Before an entity undertakes an annexation, consolidation, or attachment proceeding under this chapter, the entity shall cooperate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.

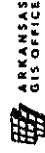
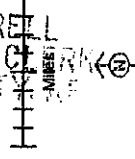
The map contained herein, is evidence, the entity has met requirements of Act 914 of 2015

- Parcel
- Proposed Annex
- Section
- Highway
- Minor Road
- Emerging City
- Neighboring City
- County Boundary

2020 JUL 14 AM 8:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY

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