



# JOHN THURSTON

ARKANSAS SECRETARY OF STATE

October 27, 2020

The Hon. Terri Hollingsworth  
Pulaski County Clerk  
401 West Markham, Suite 100  
Little Rock, AR 72201

Re: City of Little Rock Annexation Ordinance 21,872

Dear Ms. Hollingsworth,

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 (petition of all landowners)

Effective Date: 7/16/2020

County: Pulaski

City: Little Rock

City Ordinance: 21,872

Dated: 6/16/2020

County Court Order: 2020-06

Date Filed: 7/16/2020

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 cursive script that reads "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. Frank D. Scott, Jr., Mayor of Little Rock (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: Pulaski City/Town: Little Rock

City Ordinance/Resolution No: 21872 Date approved: 7/16/2020 *SMALISAO*

County Court Case No: 2020-06 Date Order Filed: 7/16/2020

Type: 100% annexation

(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: 7/16/2020 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: \_\_\_\_\_

(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: Frank D. Scott Jr. Title: Mayor

Street Address: 500 W. Markham Room 203

City: Little Rock St: AR Zip code: 72201

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: [Signature] Title: Deputy Clerk

Date: 8/12/2020

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**

OCT 27 2020

Arkansas Secretary of State



**FILED**

JUN 17 2020

**TERRI HOLLINGSWORTH  
CIRCUIT COUNTY CLERK**



2020037632

PRESENTED: 06-17-2020 10:12 PM RECORDED: 06-17-2020 02:01:21 PM

In Official Records of Terri Hollingsworth Circuit/County Clerk

PULASKI CO. AR FEE \$25.00

**AN ORDINANCE TO ACCEPT THE 17201 KANIS ANNEXATION (A-337),  
TO ADD CERTAIN LANDS TO THE CITY OF LITTLE ROCK,  
ARKANSAS; AND FOR OTHER PURPOSES.**

**WHEREAS**, a petition for voluntary annexation (the "Petition") was filed with the County Clerk of Pulaski County, Arkansas, for 100% owner praying that said lands be annexed to and made part of the City of Little Rock, Arkansas; and,

**WHEREAS**, the County Court of Pulaski County, Arkansas found that the Petition was correct as to form as required of Arkansas Code 14-40-609; and,

**WHEREAS**, the Pulaski County Judge has signed an Annexation Order for the site requesting annexation (filed March 2, 2020); and,

**WHEREAS**, an accurate map of said lands has been filed with and made a part of said Petition; and,

**WHEREAS**, all things pertaining thereto have been done in the manner prescribed by law and that said lands should be annexed to and made part of the City of Little Rock.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF LITTLE ROCK, ARKANSAS:**

**Section 1.** The following described territory contiguous and adjoining the City of Little Rock, Arkansas is accepted as annexed to and made a part of the City of Little Rock, Pulaski County, Arkansas, to wit:

**17201 KANIS ANNEXATION (A-337): THE NORTH 300 FEET OF THE W1/2 OF TRACT 40 OF UNIT NO. 1, INDEPENDENCE FARMS, A SUBDIVISION OF PULASKI COUNTY, ARKANSAS, AND ALL ADJACENT, ABUTTING AND TRAVERSING ROADS AND RIGHTS-OF WAY.**

**Section 2.** The City of Little Rock shall provide police and fire protection; and upon approval by the respective utility allow the property owners within the annexation to extend service lines to the Little Rock Water Reclamation System and Central Arkansas Water System from the effective date of the annexation.

**Section 3. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the ordinance which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of the ordinance.

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

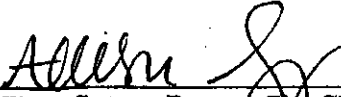
1 PASSED: June 16, 2020

2 ATTEST:

APPROVED:

3

4

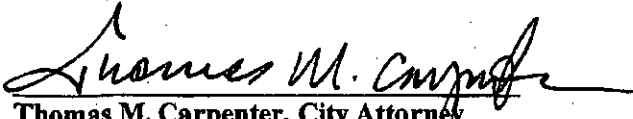


5 Allison Segars, Deputy City Clerk

Frank Scott, Jr., Mayor

6 APPROVED AS TO LEGAL FORM:

7



8 Thomas M. Carpenter, City Attorney

10 //

11 //

12 //

13 //

14 //

15 //

16 //

17 //

18 //

19 //

20 //

21 //

22 //

23 //

24 //

25 //

26 //

27 //

28 //

29 //

30 //

31 //

32 //

33 //

34 //

35 //

JUL 16 2020

TERRI HOLLINGSWORTH  
CIRCUIT COUNTY CLERK

**IN THE COUNTY COURT OF PULASKI COUNTY, ARKANSAS**

**IN THE MATTER OF THE PETITION FOR ANNEXATION OF  
CERTAIN TERRITORY LOCATED WITHIN  
PULASKI COUNTY TO THE CITY OF  
LITTLE ROCK, PULASKI COUNTY, ARKANSAS**

NO. CI-2020-006

2020-0176

**ORDER OF CONFIRMATION OF ANNEXATION**

On this day is presented to the Court a certified copy of the Ordinance duly adopted by the Board of Directors of Little Rock, Arkansas on the 16th day of June, 2020, accepting as a part and parcel of the City of Little Rock, Arkansas, in accordance with the order of annexation made and entered by this Court on March 2, 2020 the following area described in both said order of this Court and said Ordinance of the Board of Directors of the City of Little Rock, Arkansas, lying wholly within Pulaski County, Arkansas, to-wit:

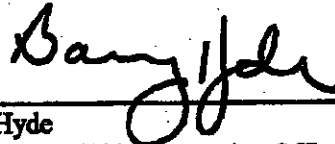
**LEGAL DESCRIPTION**

THE NORTH 300 FEET OF THE W 1/2 OF TRACT 40 OF UNIT NO. 1,  
INDEPENDENCE FARMS, A SUBDIVISION OF PULASKI COUNTY,  
ARKANSAS, AND ALL ADJACENT, ABUTTING AND TRAVERSING  
ROADS AND RIGHTS-OF-WAY.

And it appearing to the Court that the statements in said Ordinance are true and correct and that no person has given any notice or instituted any proceeding to prevent said annexation of said area to the City of Little Rock, Arkansas; it is therefore considered, ordered and adjudged by the Court that the proceeding annexing the area hereinbefore described to and making the same a part and parcel of the City of Little Rock, Arkansas, be and the same is hereby in all things ratified and confirmed.

And the Clerk of this Court is hereby ordered and directed to make and duly certify one copy of the plat of such annexed territory, one copy of the said order of annexation made and entered by this Court on March 2, 2020 and the said Ordinance adopted by the Board of Directors of the City of Little Rock, Arkansas, and forward a copy of each, together with a certified copy of this Order, to the Secretary of State, who shall file and preserve the same; the Clerk of this Court shall forward one copy of the plat of such annexed territory and one copy of said order of annexation made and entered by this Court on March 2, 2020 to the Director of the Tax Division of the Arkansas Public Service Commission so that it may file and preserve the same and so that it may notify all utility companies having property in the City of Little Rock, Arkansas, as provided by law (Ark. Stats. Sec. 19-305 as amended); and, the Clerk of this Court is further ordered and directed to forward a certified copy of said order of annexation made and entered by this Court on March 2, 2020, together with a certified copy of this Order, to the City Clerk of the City of Little Rock, Arkansas.


**IT IS SO ORDERED.**



Barry Hyde  
County Judge/Chief Executive Officer

Date: 7/15/2020

Approved as to Form:

  
Adam Poppleman  
Pulaski Co. Atty

**FILED**

MAR 02 2020

**TERRI HOLLINGSWORTH  
CIRCUIT COUNTY CLERK**

**IN THE COUNTY COURT OF PULASKI COUNTY, ARKANSAS**

IN THE MATTER OF THE PETITION FOR ANNEXATION OF  
CERTAIN TERRITORY LOCATED WITHIN  
PULASKI COUNTY, TO THE CITY OF  
LITTLE ROCK, IN PULASKI COUNTY, ARKANSAS

NO. CI-2020-06

2020-47

**ORDER**

On Wednesday, January 22, 2020, Petitioner filed its Petition for Annexation pursuant to Arkansas Code Annotated § 14-40-609, which provides a process for annexation of property by a petition of 100% of the owners of the subject property. On Tuesday, February 4, 2020 and Friday, February 7, 2020, the county clerk and county assessor, respectively, timely filed verifications recognizing that the petitioners' identities are verified by notarized signature to the Petition; that the Petitioners have attested that the Petitioners own one hundred percent (100%) of the property for which annexation is sought; and that Petitioners attached the letter of Pulaski County Title Company, a qualified title company, to its Petition, finding ownership in Petitioners and no ownership or interest in any person or entity other than Petitioners; and Petitioners attached the certification of White-Daters & Associates, Inc., Civil Engineering Firm, indicating that the property is contiguous to and adjoins an already established boundary of the City of Little Rock and finding that the proposed annexation will not create an enclave if accepted by the City of Little Rock. This Court, having reviewed the Petition, Attachments and Verifications, is satisfied that all are complete and accurate; that no enclaves will be created by the annexation of the property to the City of Little Rock; confirms that the Petition contains a schedule of services; and hereby issues this Order.

As such:

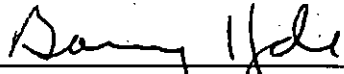
IT IS THEREFORE, CONSIDERED, ORDERED AND ADJUDGED by the Court that the following described area, all lying wholly within Pulaski County, Arkansas, to wit:

**LEGAL DESCRIPTION:**


THE NORTH 300 FEET OF THE W ½ OF TRACT 40 OF UNIT NO. 1,  
INDEPENDENCE FARMS, A SUBDIVISION OF PULASKI COUNTY,  
ARKANSAS.

AND ALL ADJACENT, ABUTTING AND TRAVERSING ROADS AND RIGHTS-  
OF-WAY.

is the subject of this petition and the same may hereby be annexed to and made a part of the City  
of Little Rock, Pulaski County, Arkansas, as authorized and provided by law.

  
\_\_\_\_\_  
PULASKI COUNTY JUDGE

Order approved as to form and provided by:

  
\_\_\_\_\_  
PULASKI COUNTY ATTORNEY





**FILED**

JAN 22 2020

**TERRI HOLLINGSWORTH  
CIRCUIT COUNTY CLERK**

IN THE COUNTY COURT OF PULASKI COUNTY, ARKANSAS

IN THE MATTER OF THE ANNEXATION OF  
CERTAIN TERRITORY LOCATED WITHIN  
PULASKI COUNTY, TO THE CITY OF LITTLE ROCK,  
IN PULASKI COUNTY, ARKANSAS

NO. CI-20-06

PETITION FOR ANNEXATION BY 100% PETITION

Comes now the Petitioner, **Kanis Land, LLC**, and states that it is the sole the owner of land included within the boundaries of the property hereinafter described and proposed to be annexed and respectfully petitions the Court that said lands hereinafter described be annexed to the City of Little Rock, Pulaski County, Arkansas, and in support of said petition state:

Legal Description

THE NORTH 300 FEET OF THE W1/2 OF TRACT 40 OF UNIT NO. 1, INDEPENDENCE FARMS, A SUBDIVISION OF PULASKI COUNTY, ARKANSAS.

2. That attached hereto and made a part hereof is an accurate map, which reflects the bounds of all land sought to be annexed to the City of Little Rock, Pulaski County, Arkansas. (See Attachment 1)

3. That the land described above and sought to be annexed to the City of Little Rock, Pulaski County, Arkansas, is contiguous to and adjoins an already established boundary of the City of Little Rock as is shown on the map above

referred to; that the above property is all urban in nature, and is suitable for use and zoned for residential and other urban usage and purposes. That said area sought to be annexed constitutes a material, logical and reasonable extension to the city limits of the City of Little Rock, Arkansas.

4. Petitioner, as the sole owner of the land to be annexed, constitutes a majority of the total number of real estate owners in the area affected by this petition (the lands described above) and Petitioner owns more than one-half (1/2) of the acreage affected.

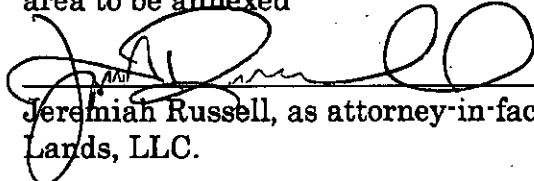
5. This Petition may be circulated in any number of identical counterparts all of which shall be taken and construed as but one Petition. "Petitioners" shall mean the aggregate of all persons signing any of said counterparts.

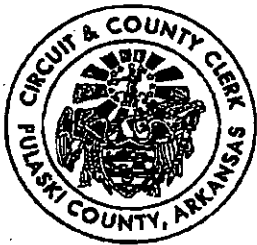
WHEREFORE, Petitioner prays that this Court set a date for the hearing of this Petition so that notice of such hearing may be given as required by law, and that upon such hearing this Court enter its order annexing the area and territory described in this Petition to the incorporated limits of the City of Little Rock, and for all other relief as the Court deems just and proper.

Petitioner names as the person authorized to act in its behalf in connection with said matter: Jeremiah Russell.

Respectfully Submitted

By: Kanis Lands, LLC sole property owner of the area to be annexed

  
Jeremiah Russell, as attorney-in-fact for Kanis Lands, LLC.



2019054297  
PULASKI CO. AR FEE \$25.00  
PRESENTED  
8/28/2019 3:17:25 PM  
RECORDED  
08/29/2019 08:21:58 AM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: MELANIE BOSS  
DEPUTY RECORDER



## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Cynthia K. Clark, a single person, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Kanis Land, LLC, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following lands lying in the County of Pulaski and State of Arkansas, to-wit:

The North 300 feet of the W1/2 of Tract 40 of Unit No. 1, Independence Farms, a Subdivision in Pulaski County, Arkansas

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And I hereby covenant with said Grantee that I will forever warrant and defend the title to the said lands against all claims whatsoever.

Instrument Prepared by:  
Attorney's Title Group, LLC  
4220 N. Rodney Parham, Ste. 102  
Little Rock, AR 72212

WITNESS my hand and seal on this 15th day of July, 2019.

Cynthia K. Clark  
Cynthia K. Clark

ACKNOWLEDGMENT

State of Arkansas  
County of Pulaski

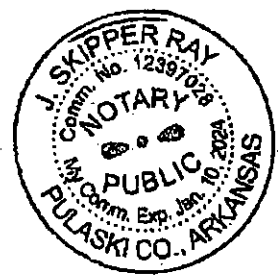
On this 15th day of July, 2019, before me, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments,) appeared the within named Cynthia K. Clark, a single person, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that she has so signed, executed and delivered said 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 on this 15th day of July, 2019.

(SEAL)

J. Skipper Ray  
Notary Public (or Title of Officer)

My Commission Expires: 1/10/24





STATE OF ARKANSAS  
 DEPARTMENT OF FINANCE AND ADMINISTRATION  
 MISCELLANEOUS TAX SECTION  
 P.O. BOX 896, LITTLE ROCK, AR 72203-0896

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 084-01633-C

**Grantee:**  
**Mailing Address:** KANIS LAND, LLC  
 17201 KANIS ROAD  
 LITTLE ROCK AR 722110000

**Grantor:**  
**Mailing Address:** CYNTHIA CLARK  
 17201 KANIS ROAD  
 LITTLE ROCK AR 722110000

**Property Purchase Price:** \$202,000.00  
**Tax Amount:** \$666.60  
**County:** PULASKI  
**Date Issued:** 08/28/2019  
**Stamp ID:** 1969999872

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

**Grantee or Agent Name (printed):** Sheena Lewis  
**Grantee or Agent Name (signature):** [Signature] **Date:** 8-28-2019  
**Address:** Attorney Title Group PLLC.  
4220 N. Rodney Parham, Ste. 102  
**City/State/Zip:** Little Rock, AR 72212



# ROGUE

## architecture

300 S Spring Street, Suite 520  
Little Rock, AR 72201

T 501.412.4525

jeremiah@roguearch.com  
[www.roguearch.com](http://www.roguearch.com)

Pulaski County  
County Assessor's Office  
Attn: Janet Troutman Ward, County Assessor  
201 South Broadway  
Little Rock, Arkansas 72201  
501.340.6170

**RE:**  
**Annexation of Property into City Limits**  
17201 Kanis Road  
Little Rock, Arkansas 72223

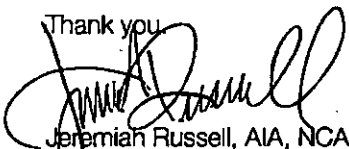
Ms. Ward,

Our client, Mr. Robles, recently engaged our firm to help annex his property into the Little Rock city limits. The property, 17201 Kanis Road, is currently located just outside of the city limits and our planned commercial development will require City Services in order to be successful. Below is a schedule of services of the city of Little Rock to be extended to the area within three years (3) after the date of annexation becomes final.

Police  
Fire  
EMS  
Access to sewer  
No solid waste

If there are any questions or additional clarifications needed for the petition please contact our office anytime.

Thank you



Jeremiah Russell, AIA, NCARB  
Principal Architect  
Rogue Architecture  
[www.roguearch.com](http://www.roguearch.com)



# ROGUE architecture

300 S Spring Street, Suite 520  
Little Rock, AR 72201

T 501.412.4525

jeremiah@roguearch.com  
[www.roguearch.com](http://www.roguearch.com)

Pulaski County  
County Clerk's Office  
Attn: Terri Hollingsworth, Circuit/County Clerk  
401 West Markham Street  
Little Rock, Arkansas 72201  
501.340.8500

RE:  
Annexation of Property into City Limits  
17201 Kanis Road  
Little Rock, Arkansas 72223

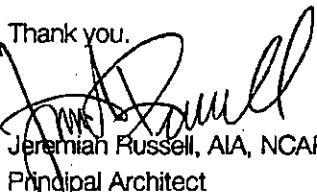
Ms. Hollingsworth,

Our client, Mr. Robles, recently engaged our firm to help annex his property into the Little Rock city limits. The property, 17201 Kanis Road, is currently located just outside of the city limits and our planned commercial development will require City Services in order to be successful. Below is a schedule of services of the city of Little Rock to be extended to the area within three years (3) after the date of annexation becomes final.

Police  
Fire  
EMS  
Access to sewer  
No solid waste

If there are any questions or additional clarifications needed for the petition please contact our office anytime.

Thank you.

  
Jeremiah Russell, AIA, NCARB  
Principal Architect  
Rogue Architecture  
[www.roguearch.com](http://www.roguearch.com)




AFFIDAVIT

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I, Ben Robles, as Member and authorized signer of Kanis Lands, LLC, certify by my signature below that Kanis Lands, LLC authorizes Rogue Architecture, LLC, by and through its Principal, Jeremiah Russell, AIA, NCARB, to act as its agent regarding the Development and Annexation of the property described in the Pulaski County Records as:


THE NORTH 300 FEET OF THE W1/2 OF TRACT 40 OF UNIT NO. 1, INDEPENDENCE FARMS, A SUBDIVISION OF PULASKI COUNTY, ARKANSAS.

Signed this 17 day of January, 2020.

  
Signed by BEN ROBLES, Member  
on behalf of KANIS LANDS, LLC,  
Title Holder

Subscribed and sworn to me a Notary Public on this 17<sup>th</sup> day of January, 2020.

JASON ROBERT DAVIS  
PULASKI COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires December 27, 2029  
Commission No. 12709600

  
Notary Public

My Commission Expires: 12/27/2029



**PULASKI  
COUNTY TITLE**

January 21, 2020

Ms. Christina Base  
Rogue Architecture  
[christina@roguearch.com](mailto:christina@roguearch.com)

Re:

The North 300 feet of the W1/2 of Tract 40 of Unit No. 1, Independence Farms, a subdivision in Pulaski County, Arkansas.

I have examined the real estate records of Pulaski County, Arkansas, from January 10, 1985 @ 10:12 AM to January 6, 2020 @ 7:00 AM in regard to the referenced property and find the following:

Title is vested in Kanis Land, LLC by virtue of a Warranty Deed executed by Cynthia K. Clark, recorded 8/29/2019 as Document No. 2019054297, records of Pulaski County, Arkansas.

Quitclaim Deed executed by Dale A. Walpole and Cynthia K. Walpole, married persons to Cynthia K. Walpole, a married person as to her separate property, recorded 3/22/1999 as Document No. 99-023516, records of Pulaski County, Arkansas.

Easement for Underground Facilities executed by Cynthia Walpole in favor of Southwestern Bell Telephone Company, recorded 5/20/1996 as Document No. 96 36215, records of Pulaski County, Arkansas.

Warranty Deed vesting title in Cynthia K. Clark, recorded 1/10/1985 as Document No. 85 01953, records of Pulaski County, Arkansas.

General taxes for the year 2018 were paid 8/6/2019 in the amount of \$426.72 under Parcel No. 54R0012504500 and \$-00- credit was given per Amendment 79; Special assessments for the year 2019 were paid in the amount of \$262.00.

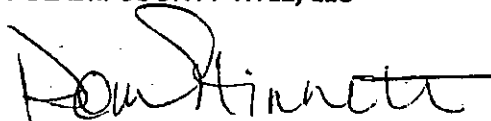
This property lies within the following special improvement districts:

West Pulaski Fire Protection #23

Kanis & Denny Road Suburban Water Improvement District no. 349

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 SEARCH.

PULASKI COUNTY TITLE, LLC

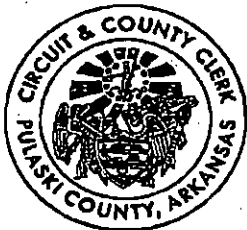
A handwritten signature in black ink, appearing to read "Donna Stinnett". The signature is written in a cursive style with a large initial "D".

Donna Stinnett

Title Examiner

License No. 0010165713

20-0032089



**2019054297**  
**PULASKI CO. AR FEE \$25.00**  
PRESENTED  
8/28/2019 3:17:25 PM  
RECORDED  
08/29/2019 08:21:58 AM  
TERRI HOLLINGSWORTH  
Circuit / County Clerk  
BY: MELANIE BOSS  
DEPUTY RECORDER



### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Cynthia K. Clark, a single person, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Kants Land, LLC, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following lands lying in the County of Pulaski and State of Arkansas, to-wit:

The North 300 feet of the W1/2 of Tract 40 of Unit No. 1, Independence Farms, a Subdivision in Pulaski County, Arkansas

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And I hereby covenant with said Grantee that I will forever warrant and defend the title to the said lands against all claims whatsoever.

WITNESS my hand and seal on this 15th day of July, 2019.

Cynthia K. Clark  
Cynthia K. Clark

ACKNOWLEDGMENT

State of Arkansas

County of Pulaski

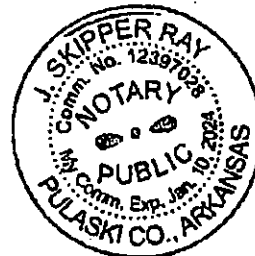
On this 15th day of July, 2019, before me, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments,) appeared the within named Cynthia K. Clark, a single person, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that she has so signed, executed and delivered said 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 on this 15th day of July, 2019.

(SEAL)

J. Skipper Ray  
Notary Public (or Title of Officer)

My Commission Expires: 1/10/24





STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 064-01633-C

Grantee:  
Mailing Address: KANIS LAND, LLC  
17201 KANIS ROAD  
LITTLE ROCK AR 722110000

Grantor:  
Mailing Address: CYNTHIA CLARK  
17201 KANIS ROAD  
LITTLE ROCK AR 722110000

Property Purchase Price: \$202,000.00  
Tax Amount: \$666.60  
County: PULASKI  
Date Issued: 08/28/2019  
Stamp ID: 1969999872

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Sheena Lewis  
Grantee or Agent Name (signature): [Signature] Date: 8-28-2019  
Address: Attorney Title Group PLLC.  
4220 N. Rodney Parham, Ste. 102  
City/State/Zip: Little Rock, AR 72212



99-023516

**QUITCLAIM DEED**

FILED AND RECORDED  
1999 MAR 22 P 4:01  
CATHY STALEY  
CIRCUIT COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS:

THAT Dale A. Walpole and Cynthia K. Walpole, married persons (hereinafter "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Cynthia K. Walpole, a married person as to her separate property (hereinafter "Grantee"), the receipt of which is hereby acknowledged, do hereby grant, sell and quitclaim unto the said Grantee and unto the Grantee's heirs, successors and assigns, as the case may be, forever, all the right, title, interest and claim of Grantor in and to the following described land lying in Pulaski County, Arkansas, to wit:

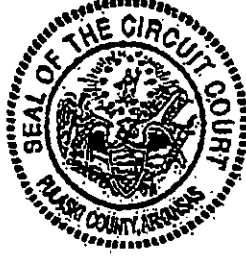
The North 300 feet of the West Half of Tract 40 of Unit No. 1, Independence Farms, a Subdivision in Pulaski County, Arkansas.

and

Tract #1. All that part of the southwest quarter of the northwest quarter of section 21, T-2-N, R-14-W, described as follows: Beginning at a point on the west line of the said SW $\frac{1}{4}$  NW $\frac{1}{4}$  that is 662 feet south of the northwest corner thereof; run thence N 89 degrees 42' east for 338 feet; run thence south, parallel with west line said SW $\frac{1}{4}$  NW $\frac{1}{4}$  for 648 feet, more or less to south line thereof; run thence west, along south line for 338 feet to southwest corner thereof; run thence north, along west line for 652.5 feet to the point of beginning, containing 5 acres, more or less.

TO HAVE AND TO HOLD the same unto Grantee, unto Grantee's heirs, successors and assigns, as the case may be, forever, with all appurtenances thereunto belonging. And we the said Grantors do hereby release and relinquish all our rights of dower and curtesy to the said property.

WITNESS my hand and seal this 22nd day of MARCH, 1999.



Dale Walpole  
Dale A. Walpole

Cynthia K. Walpole  
Cynthia K. Walpole


**ACKNOWLEDGMENT**

F- 999

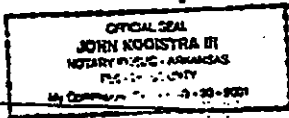
STATE OF ARKANSAS )  
                          ) ss:  
COUNTY OF PULASKI )

On this day before me, a notary public, personally appeared Dale A. Walpole and Cynthia K. Walpole, to me personally well known to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they had executed the same for the consideration and purposes therein contained.

WITNESS my hand and official seal this 22nd day of MARCH, 1999.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



DEED PREPARED BY:

JOHN KOOSTRA, III  
GROIR, GREGORY, HOLMES & HOOVER, P.L.C.  
111 CENTER STREET, SUITE 1900  
LITTLE ROCK, ARKANSAS 72201  
(501) 372-3000

CERTIFICATE OF COMPLIANCE  
with the  
REAL ESTATE TRANSFER TAX LAW

99-023516

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

No tax is due. Family transfer, no consideration

The instrument is exempt as follows: (check one)

"The real property transfer tax imposed by this Act shall not apply to transfer of the following:

(a) Transfers to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions thereof;

(b) any instrument or writing given solely to secure a debt;

(c) any instrument solely for the purpose of correcting or replacing an instrument that has been previously recorded with full payment of tax having been paid at the time of the previous recording;

(d) instrument conveying land sold for delinquent taxes;

(e) instrument conveying a leasehold interest in land only;

(f) instruments, including timber deeds, which convey or grant the right to remove timber from lands if such instruments grant or convey the right to remove such timber for a period of not to exceed twenty-four (24) months.

(g) instruments given by one party in a divorce action to the other party to the divorce action as a division of marital property whether by agreement or order of the court.

(h) instruments given in any judicial proceeding to enforce any security interest in real estate when the instrument transfers the property to the same person who is seeking to enforce the security interest.

(i) instruments given to a secured party in lieu of or to avoid a judicial proceeding to enforce a security interest in real estate.

GRANTOR NAME: Dale A. and Cynthia K. Walpole  
GRANTOR ADDRESS: c/o John Koobstra, III, 117 Center St., Suite 1909, Little Rock, Arkansas 72201

AGENT FOR GRANTEE SIGNATURE: *Cynthia K. Walpole*

GRANTEE NAME: Cynthia K. Walpole  
GRANTEE ADDRESS: c/o John Koobstra, III, 117 Center St., Suite 1909, Little Rock, Arkansas 72201

WR#95129  
Easement #4

Southwestern Bell Telephone

Cynthia Walpole  
14601 Ansata Drive 96 36215  
Alexander, AR 72002

SW-6382-1  
(7-82)

8

COPY OF EASEMENT  
CERTIFIED  
5-14-96

EASEMENT FOR UNDERGROUND FACILITIES

THIS EASEMENT, entered into by the undersigned, herein referred to as GRANTORS, and SOUTHWESTERN BELL TELEPHONE COMPANY, GRANTEE, wherein GRANTORS, in consideration of the sum of two hundred ten and 00/100 Dollars \$ 210.00 and other valuable consideration, receipt of which is hereby acknowledged, do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto GRANTEE, its associated and allied companies, its and their respective successors and assigns a permanent easement to construct, operate, maintain, inspect, replace and remove such underground telecommunication systems and lines, under a strip of land 5 feet in width, across Grantors' land situated in Pulaski County, and described as follows:

A communications easement across a tract of land as recorded as Parcel Number 94-27423, in the office of Pulaski County Circuit Clerk lying in the NW 1/4 of Section 1, T-1-N, R-14-W, W 1/2 Tract 40 of Unit No. 1, Independence Farms Subdivision, being more particularly described as:

The northern 5 feet of the above mentioned tract of land which lies immediately south of and parallel and adjacent to the southern right of way of Kanis Road. Conduit will be placed across easement. Fence will not be disturbed or damaged, and dead pine tree in easement corridor will be removed.

*Grantor gives Grantee permission to bury fiber optic cable in conduit across the front 5' of my property as outlined in paragraph above and no other. Grantee may not construct any type of facility above ground.*

TO HAVE AND TO HOLD same, with all rights and appurtenances to the same belonging, unto Grantee, its successors assigns, until the use of the easement is relinquished or abandoned at the discretion of the Grantee

Grantee, its successors and assigns shall repair and complete the property and pay for damage to cross and enter property following construction and maintenance work. Further, Grantors reserve the right to enter and enjoy their interests in the easement area insofar as the exercise thereof does not endanger or interfere with the construction, operation and maintenance of said systems and lines and included in this reservation is the right of ordinary cultivation of crops.

Grantors warrant that they are the owners of the land here conveyed, they have no knowledge of environmental hazards affecting the land, except those disclosed to Grantee, and they have the right to make this conveyance and receive the payment therefor, and Grantors covenant that Grantee, or successors, assigns, and licensees, may quietly enjoy the premises for the uses herein stated. Grantor agrees to hold Grantee harmless for liability arising from undisclosed environmental hazards.

Signed and executed this 26th day of April, 1996  
Cynthia Walpole  
Cynthia Walpole  
429-33-0070  
Sec. Sec. 9

Robert Clark Sr.

ACKNOWLEDGEMENT

BEFORE ME, the undersigned authority, on this day personally appeared Cynthia Walpole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed.

Given under my hand and seal of office this 26 day of April, A.D. 1996

Shirley J. [Signature]  
Notary Public in and for Pulaski County, State of AR  
My Commission Expires 4-15-2003

FILED AND RECORDED  
96 MAY 20 AM 7:52  
CIRCUIT CLERK  
PULASKI COUNTY, AR

VT  
LITTLE ROCK, AR 72203





55 01953

65

TITLE INSURANCE • ESCRROWS • LOAN CLOSING • ABSTRACTS

300 South Shackelford Road • Little Rock, Arkansas 72211 • Phone: 327-8803

# WARRANTY DEED

UNMARRIED PERSON

Know All Men By These Presents:

THAT I, Cecilia L. Thorpe, unmarried widow of Hans Bergen Thorpe, who died in Little Rock, Arkansas, on December 8, 1981, Grantor,

for and in consideration of the sum of One hundred and no/100 (\$100.00) \_\_\_\_\_ DOLLARS

and other good and valuable consideration in hand

paid by Cynthia K. Clark

\_\_\_\_\_ Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto her heirs and assigns forever, the following lands lying in the County of Pulaski State of Arkansas, to-wit:

The North 300 feet of the W $\frac{1}{2}$  of Tract 40 of Unit No. 1, INDEPENDENCE FARMS, a subdivision in Pulaski County, Arkansas.

FILED & RECORDED  
1985 JAN 10 AM 10:12  
JACQUETTA ALEXANDER  
PULASKI CO. CLERK

Printed and Prepared  
at the Office of  
JAMES JONES  
300 South Shackelford  
Little Rock, Arkansas



To have and to hold the same unto the said Grantee, and unto her heirs and assigns, forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Grantee, that I will forever warrant and defend the title to said lands against all lawful claims whatever.

WITNESS my hand and seal on this 4th day of January, 19 85

*JF*  
American Abstract & Title Company  
300 South Shackelford  
Little Rock, Arkansas 72211

*Cecilia L. Thorpe* (Seal)  
Cecilia L. Thorpe  
\_\_\_\_\_  
(Seal)

ACKNOWLEDGMENT

STATE OF ARKANSAS }  
County of Pulaski }

BE IT REMEMBERED, That on this day came before me, the undersigned, a  
notary public \_\_\_\_\_ within and for the County aforesaid, duly commissioned  
and acting Cecelia L. Thorpe  
to me well known as the grantor \_\_\_\_\_ in the foregoing Deed, and stated that she had executed the same for  
the consideration and purposes therein mentioned and set forth.

(SEAL) WITNESS my hand and seal as such Notary public  
on this 4th day of January 1985  
My commission expires March 21, 1991 Charles Adkins  
Charles Adkins

WARRANTY DEED  
UNMARRIED PERSON

TO

AMERICAN  
ABSTRACT  
& TITLE  
COMPANY

Filed for record on this \_\_\_\_\_  
day of \_\_\_\_\_ 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
Clerk \_\_\_\_\_  
D. C. \_\_\_\_\_

CERTIFICATE OF RECORD

STATE OF ARKANSAS }  
County of \_\_\_\_\_ }

I, \_\_\_\_\_ Circuit Clerk and Ex-Officio  
Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed  
for record in my office on this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and the same is now duly recorded, with the acknowledgments and cer-  
tificate thereon, in "Record Book \_\_\_\_\_" Page \_\_\_\_\_

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court this  
\_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

\_\_\_\_\_  
Circuit Clerk and Ex-Officio Recorder.  
By \_\_\_\_\_ D. C. \_\_\_\_\_

# PAID TAX RECEIPT

Pulaski County

TREASURER

Pay By Phone 1-866-257-2055 (County Code 60)  
 Pay Online [www.pulaskcountytreasurer.net](http://www.pulaskcountytreasurer.net)

**Debra Buckner**  
 Treasurer

201 S. Broadway Suite 150  
 Little Rock, AR 72201  
 Telephone: (501) 340-6040  
 Fax: (501) 340-6077

[treasurer@pulaskcountytreasurer.net](mailto:treasurer@pulaskcountytreasurer.net)

REPRINT

RECEIPT: BLE.19014123  
 DATE: 08/06/2019  
 TIME: 10:56am

PAID BY:  
 ATTORNEY'S TITLE GROUP  
 4220 N RODNEY PARHAM RD STE 10  
 LITTLE ROCK, AR 72212

TAXPAYER:  
 CLARK CYNTHIA K  
 PO BOX 241104  
 LITTLE ROCK, AR 72223

PIN	PARCEL	YEAR	DIST	VALUE	MILLAGE
160858331	54R0012504500	2018	011	8400	0.0508

CLARK CYNTHIA K 17201 KANIS RD ACRES: 0.670 S:1 T:1N R:14W 1N-14-01 L:40 B:0 17201 KANIS RD	REAL ESTATE TAXES PAID \$426.72 2019 IMPR - WEST PULASKI FIRE PROTECTION #23 \$50.00 2019 IMPR - KANIS & DENNY RD SUB WATER IMPROVEMENT DIST #349 \$212.00
--	--

PAYMENT AMOUNT (PAID IN FULL): **\$688.72**

CHECK #14921	\$688.72	TOTAL AMOUNT PAID:	\$688.72
TOTAL	\$688.72		

**ENTITY BREAKDOWN**

Entity	Millage	Tax Amount	Entity	Millage	Tax Amount
CENTRAL ARKANSAS LIBRARY	0.0160	13.44	CHILDRENS HOSPITAL	0.0060	5.04
COUNTY GENERAL FUND	0.0500	42.00	COUNTY ROAD FUND	0.0290	24.36
PUL CO SPCL SCHOOL DIST	0.4070	341.88	OTHER TAXES		262.00

# Pulaski County TREASURER

Pay By Phone 1-866-257-2055 (County Code 60)  
Pay Online [www.pulaskcountytreasurer.net](http://www.pulaskcountytreasurer.net)

**Debra Buckner**  
Treasurer

201 S. Broadway Suite 150  
Little Rock, AR 72201  
Telephone: (501) 340-6040  
Fax: (501) 340-6077

[treasurer@pulaskcountytreasurer.net](mailto:treasurer@pulaskcountytreasurer.net)



## 2018 Bill Summary for 54R0012504500

Description	Tax Type	Original Due	Current Due
County General Fund	Ad Valorem	42.00	0.00
Central Arkansas Library	Ad Valorem	13.44	0.00
Childrens Hospital	Ad Valorem	5.04	0.00
County Road Fund	Ad Valorem	24.36	0.00
Pul Co Spcl School Dist	Ad Valorem	341.88	0.00
West Pulaski Fire Protection #23 (2019)	Special Improvement	50.00	0.00
Kanis & Denny Rd Sub Water Improvement Dist #3	Special Improvement	212.00	0.00
<b>Totals</b>		<b>688.72</b>	<b>0.00</b>

### Transaction Information

Transaction #	Type	Date	Amount
BLE.19014123.1	Payment	08/06/2019	688.72



# Pulaski County TREASURER

Pay By Phone 1-866-257-2055 (County Code 60)  
Pay Online [www.pulaskicountytreasurer.net](http://www.pulaskicountytreasurer.net)

**Debra Buckner**  
Treasurer

201 S. Broadway Suite 150  
Little Rock, AR 72201  
Telephone: (501) 340-6040  
Fax: (501) 340-6077

[treasurer@pulaskicountytreasurer.net](mailto:treasurer@pulaskicountytreasurer.net)



## Parcel / PPAN Summary for 54R0012504500

Parcel / PPAN: 54R0012504500  
Taxpayer ID: 160858331  
Name: CLARK CYNTHIA K  
Mailing Address 1:  
Mailing Address 2: PO BOX 241104  
Mailing City, State, Zip: LITTLE ROCK, AR 72223

Taxable Value: 8,400  
Assessed value: 8,400  
Property Type: REAL ESTATE  
Acreage: 0.670  
Timber Acres: 0.000  
School District: 011 - PULASKI COUNTY  
Millage Rate:  
Mortgage Company: NONE

Homestead Credit: NO  
Disabled American Veteran: NO  
Certified to State: NO  
Exempt: NO  
Bankrupt: NO  
Mobile Home: NO

Property Address: 17201 KANIS RD  
Subdivision: 1N-14-01  
Lot: 40  
Block: 0  
Section: 1  
Township: 1N  
Range: 14W

**Extended Legal:**  
INDEPENDENCE FARMS N300' OF W1/2 40

### Bill Amounts Due

Year	General Taxes	Special Imp.	Total	Comment
2018	0.00	0.00	0.00	
2017	0.00	0.00	0.00	
2016	0.00	0.00	0.00	
2015	0.00	0.00	0.00	
<b>Total's</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

Real Estate Property Tax Statement 2018

**Pulaski County**  
**TREASURER**

**Debra Buckner**

**Treasurer**

201 S. Broadway Suite 150

Little Rock, AR 72201

Telephone: (501) 340-6040

Fax: (501) 340-6077

treasurer@pulaskicountytreasurer.net

Pay By Phone 1-866-257-2055 (County Code 60)

Pay Online [www.pulaskicountytreasurer.net](http://www.pulaskicountytreasurer.net)



**Parcel Number 54R0012504500**

CLARK CYNTHIA K  
PO BOX 241104  
LITTLE ROCK, AR 72223

Date Printed: 01/21/2020

Property Description:

LOT 40 BLOCK 0 1N-14-01 17201 KANIS  
RD INDEPENDENCE FARMS N300' OF W1/2  
40

Millage Rate: 0.0508  
Taxable Value: 8,400 Tax Rate: 1.02%  
Assessed Value: 8,400 Acres: 0.670  
Taxing District: 011 PULASKI COUNTY  
Over 65 / Disabled Value Freeze: NO

**Taxes Due**

Taxing Entity      Mills      Amount

**Total Due**

0.00

To pay by mail, cut and mail this coupon along with your payment (check or money order ONLY) to:

Pulaski County Treasurer  
P.O. Box 430  
Little Rock, AR 72203

01/21/2020

Make Check payable to Pulaski County Treasurer  
and include parcel number 54R0012504500.

Parcel Number 54R0012504500  
CLARK CYNTHIA K  
PO BOX 241104  
LITTLE ROCK, AR 72223

**Total Taxes Due      \$0.00**

**Total Paid      \$ \_\_\_\_\_**

2018 Taxes Are Now Delinquent  
Visit [www.pulaskicountytreasurer.net](http://www.pulaskicountytreasurer.net) for more information.

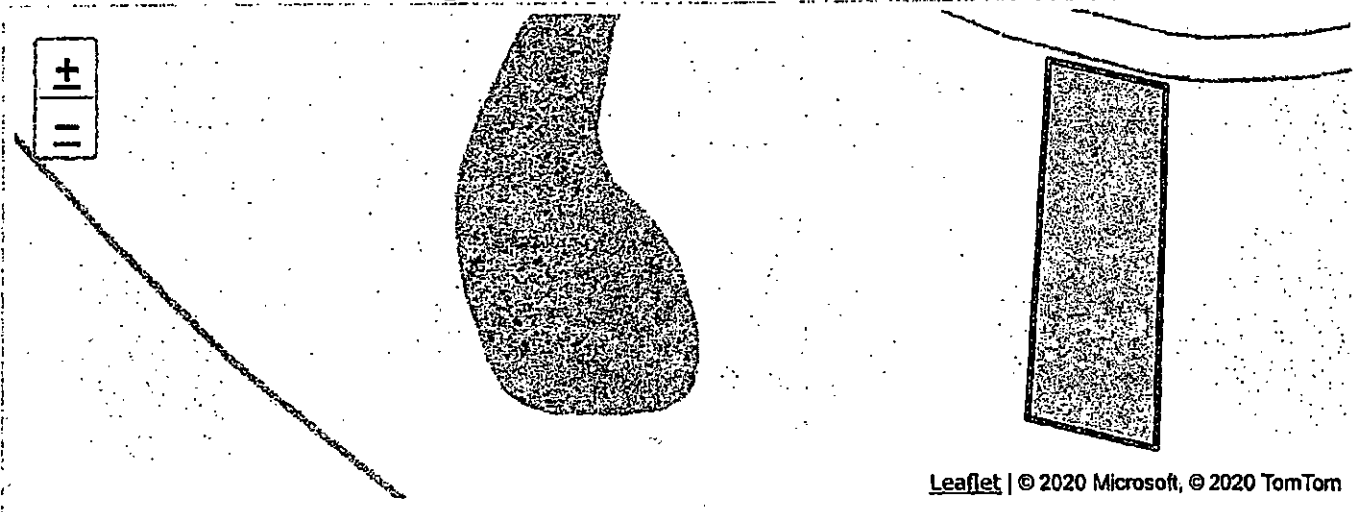
# KANIS LAND LLC

17201 KANIS RD  
LITTLE ROCK, AR 722110000

9

Basic Information	
Parcel Number:	54R0012504500
County Name:	Pulaski County
Property Address:	KANIS LAND LLC 17201 KANIS RD LITTLE ROCK, AR 722110000 <a href="#">Map This Address</a>
Mailing Address:	KANIS LAND LLC  17201 KANS RD LITTLE ROCK AR 72211
Total Acres:	0.67
Timber Acres:	0.00
Sec-Twp-Rng:	01-1N-14W
Lot/Block:	40/0
Subdivision:	1N-14-01
Legal Description:	INDEPENDENCE FARMS N300' OF W1/2 TR 40 OF UNIT NO 1
School District:	011 PCSSD SOUTH OF RIVER
Improvement Districts:	WEST PULASKI FIRE, WEST KANIS/DENNY RD WATER
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No
Parcel Boundary	

220/530



**Land Information**

Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
RA17500	0.67 acres [29,185 sqft]					

**Valuation Information**

[view prior year information](#)

Entry	Appraised	Assessed
Land:	11,700	2,340
Improvements:	30,300	6,060
<b>Total Value:</b>	<b>42,000</b>	<b>8,400</b>
<b>Taxable Value:</b>		<b>8,400</b>
Millage:		0.0508
<b>Estimated Taxes ⓘ:</b>		<b>\$426.72</b>
<b>Assessment Year:</b>		<b>2017</b>

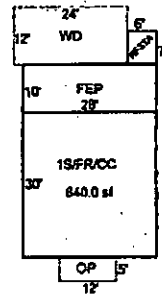
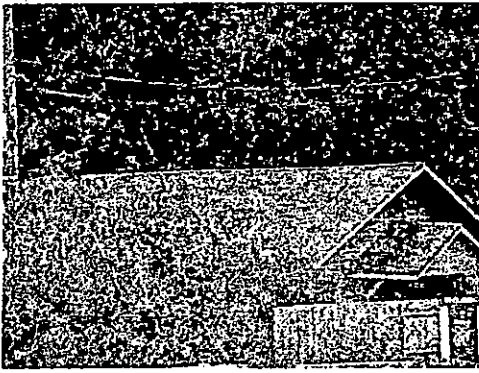
**Sales History ⓘ**

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
8/29/2019	7/15/2019	202,000	CLARK CYNTHIA K	KANIS LAND LLC	2019	054297	WD(Warranty Deed)

**Improvement Information**

**Residential Improvements**

**Residential Improvement #1**



Living Area 1st Floor	840	Basement Unfinished	0
Living Area 2nd Floor	0	Basement Finished w/Partitions	0
		Basement Finished w/o Partitions	0
<b>Living Area Total SF</b>	<b>840</b>	<b>Basement Total SF</b>	<b>0</b>

Occupancy Type:	Single Family
Grade:	D5
Story Height:	1 Story
Year Built:	1948
Effective Age:	
Construction Type:	Log Home
Roof Type:	Asphalt
Heat / AC:	Floor/Wall Furnace
Fireplace:	0
Bathrooms:	1 full
Foundation Type:	Closed Piers
Floor Type:	Wood Subfloor
Floor Covering:	carpet 840 sq ft

Additive Item	Quantity	Size	Description
OP	60		OPEN PORCH
FEP	280		FR ENCL PORCH
RFSTA	42		RES FRAME STORAGE
WD	288		WOOD DECKS

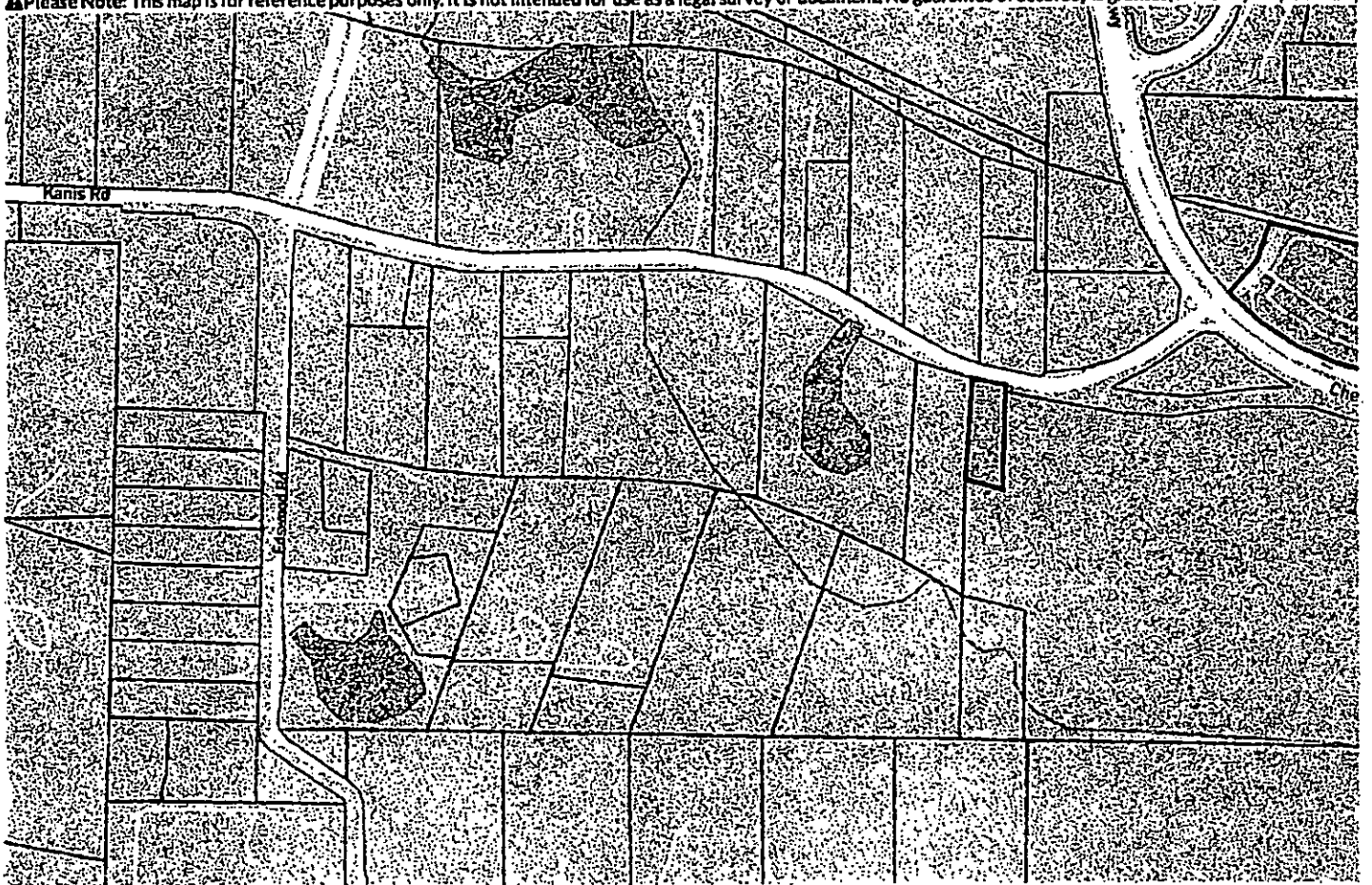
1/17/2020

KANIS LAND LLC-54R-001.25-045.00 - ARCoun...ta.com

Outbuildings / Yard Improvements:

OB/Item	Quantity	Size	Description
CLFX4	90		4' CHAIN LINK
LTNF-NCV	100		
PUMPHOUSE-NCV	28		
UB4-S NCV	180		
WFX6	80		6' WOOD PRIVACY

⚠ Please Note: This map is for reference purposes only. It is not intended for use as a legal survey or document. No guarantee of accuracy is granted, nor is any responsibility





Search Incorporations, Cooperatives, Banks and Insurance Companies

[Printer Friendly Version](#)

LLC Member Information is now confidential per Act 865 of 2007

Use your browser's back button to return to the Search Results

[Begin New Search](#)

For service of process contact the [Secretary of State's office](#).

Corporation Name	KANIS LAND, LLC
Fictitious Names	
Filing #	811204707
Filing Type	Limited Liability Company
Filed under Act	Domestic LLC; 1003 of 1993
Status	Good Standing
Principal Address	
Reg. Agent	MARLENE MURPHY
Agent Address	28119 NICHOLS LOOP ROAD LITTLE ROCK, AR 72223
Date Filed	05/17/2019
Officers	JENNIE C STEWART , Incorporator/Organizer
Foreign Name	N/A
Foreign Address	
State of Origin	N/A

[Purchase a Certificate of Good Standing for this Entity](#)

[Pay Franchise Tax for this corporation](#)



# County Court Cover Sheet

Select the matter type.

- |   |   |
|---|---|
| <input type="checkbox"/> Incorporation into a city or town                            | <input type="checkbox"/> Municipal Annexation 14-40-303   |
| <input type="checkbox"/> Municipal Annexation 14-40-502                               | <input type="checkbox"/> Annexation by adjoining land owners 14-40-602                              |
| <input checked="" type="checkbox"/> Annexation by 100% petition 14-40-609             | <input type="checkbox"/> Petition to consolidate municipalities 14-40-1202                          |
| <input type="checkbox"/> Detachment petition 14-40-1801                               | <input type="checkbox"/> Detachment of unsuitable property by city 14-40-1901                       |
| <input type="checkbox"/> Simultaneous detachment/Annexation 14-40-2101                | <input type="checkbox"/> Annexation by imp district 14-93-133                                       |
| <input type="checkbox"/> Assessor Benefits and Damages Assessment 14-116-601          | <input type="checkbox"/> Drainage and Levee Improvement Districts 14-120-112                        |
| <input type="checkbox"/> Drainage and Improvement Districts 14-121-202                | <input type="checkbox"/> Subdistrict Formation drainage district 14-242-502                         |
| <input type="checkbox"/> Addition of Land to Drainage District 14-121-703             | <input type="checkbox"/> Conservation District- Assessment of Benefits and Damages 14-125-703       |
| <input type="checkbox"/> Industrial Development Bonds 14-164-208                      | <input type="checkbox"/> Annexation by Fire Improvement District 14-284-224                         |
| <input type="checkbox"/> Notice Prerequisite to Petition for County Road 14-298-102   | <input type="checkbox"/> Laying Out, Changing or Vacating Roads by Order of County Court 14-298-120 |
| <input type="checkbox"/> Formation of Imp Dist. for Acquiring Right-of-Way 14-318-103 | <input type="checkbox"/> Award of Contracts 22-9-203  |
| <input type="checkbox"/> Appeal of County BOE to County Court 26-27-318               | <input type="checkbox"/> other list Statute number _____  |

Name(s) of Petitioner(s) Jeremiah Russell

Phone Number 501 412 4525

Email Jeremiah@roquearch.com

Address 300 S Spring St Suite 520  
Little Rock, Arkansas 72201

Name of Attorney Jason Davis

Phone Number 501 580 3308

Email jason@davisfirmpllc.com

Address \_\_\_\_\_

Name of Contact Person \_\_\_\_\_

Phone Number \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_



**ARKANSAS  
GIS OFFICE**

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

January 7, 2020

Ms. Christina Base  
Intern Architect - Rogue Architecture  
300 S Spring Street Ste 520  
Little Rock, AR 72201

RE: City of Little Rock Annexation Coordination Requirement

Ms. Base,

Thank you for coordinating with our office as you seek to annex property into the City of Little Rock, AR located in Section 1, Township 1 North, Range 14 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.

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

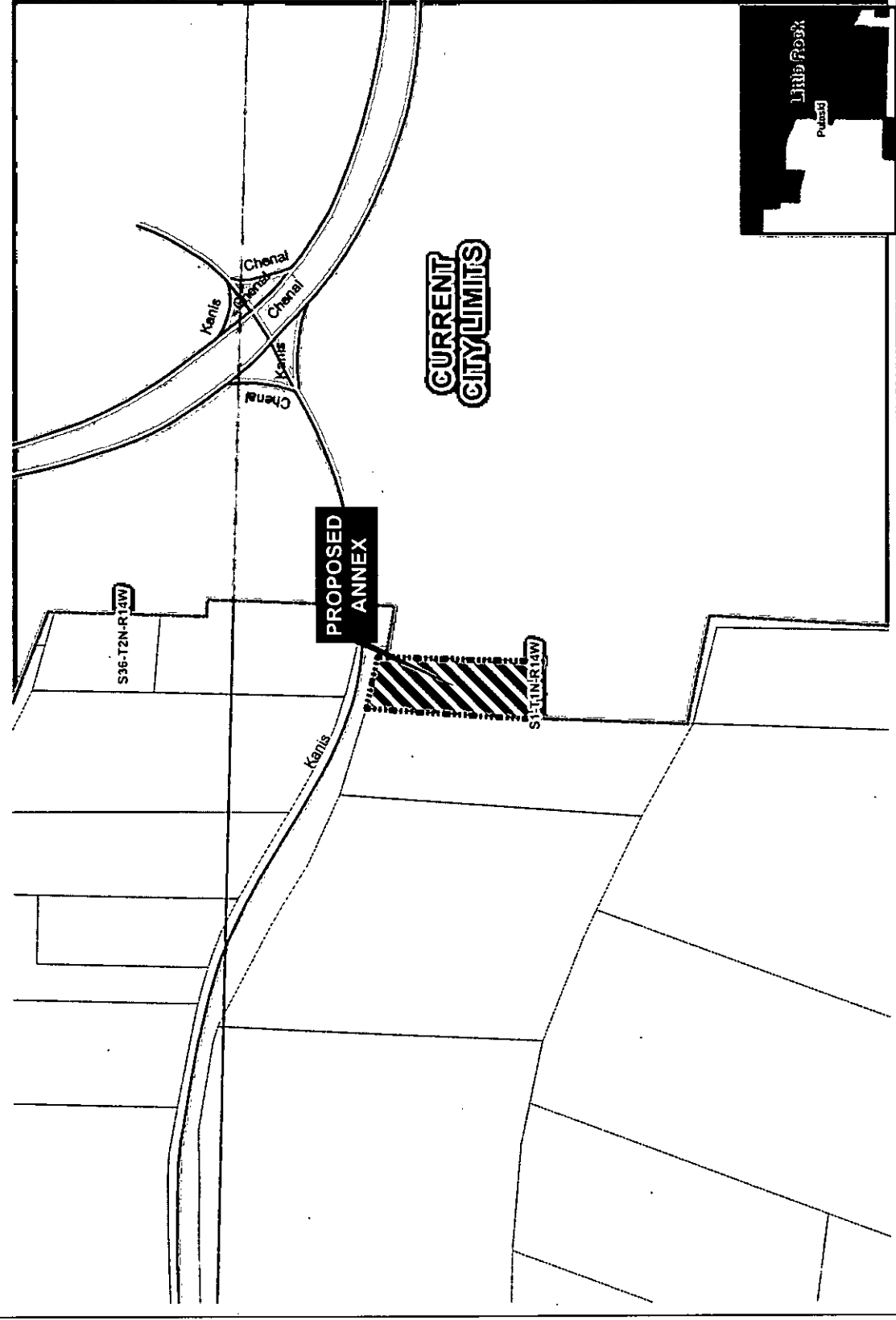
H:\City\_Annexations\Cities\Little\_Rock\20200107\Doc\20200107\_Little Rock\_Annexation\_Coordination\_Letter.docx

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



**Proposed Annex "17201 Kanis Road": City of Little Rock  
January 2020**

City: Little Rock  
Mayor: Frank D. Scott, Jr.



Arkansas Code 14-40-101.  
Before an entity undertakes an annexation, consolidation, or detachment, proceeding under this chapter, the entity shall coordinate 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, in evidence, the entity has met requirements of Act 914 of 2015

**Legend**

- Proposed Annex
- Parcels
- Freeway
- Highway
- Major Road
- Existing City



LEGAL DESCRIPTION (SPECIAL WARRANTY DEED INST. NO. 2011018163)

THE NORTH 300 FEET OF THE W1/2 OF TRACT 40, UNIT NO. 1, INDEPENDENCE FARMS, A SUBDIVISION IN PULASKI COUNTY, ARKANSAS.