



# JOHN THURSTON

ARKANSAS SECRETARY OF STATE

September 9, 2020

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

Re: City of Pea Ridge Annexation Ordinance 675

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 (by petition of all landowners)

Effective Date: 8/20/2020

County: Benton

City Ordinance: 675

County Court Order: CC 2020-07

City: Pea Ridge

Dated: 7/21/2020

Date Filed: 7/6/2020

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. Jackie Crabtree, Mayor of Pea Ridge (w/encl)  
Mr. Nathan See, Pea Ridge Street Superintendent (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: Pea Ridge

City Ordinance/Resolution No: 675 Date approved: 7-21-2020

County Court Case No: CC 2020-07 Date Order Filed: 6/8/2020 *7/16/20 sm*

Type: Annexation by Petition of all Landowners A.C.A. 14-40-609 *8/27/20*

Date Change Effective: 08/30/2020 *9/14/20 sm* 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: Nathan See Title: Street Superintendent

Street Address: 975 Weston St

City: Pea Ridge St: AR Zip code: 72751

*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 County Clerk

Date: 8-5-20

*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*

**FILED**

Office of the Arkansas Secretary of State use only

SEP 09 2020

Received by: *[Signature]*

Arkansas Secretary of State Rev. 2/2019

FILED

2020 JUL 29 PM 3:08

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

**ORDINANCE NO. 675**

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; AND ASSIGNING SUCH TO WARDS

WHEREAS, a petition was filed, pursuant to A.C.A. 14-40-609, for the annexation of certain territory into the City of Pea Ridge, Arkansas; and

WHEREAS, the Benton County Assessor and the Benton County Clerk have verified that the petition: (A) is in writing; (B) contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed; (C) contains an accurate description of the relevant property; (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioner is the owner of record of the relevant property; (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city and that no enclaves will be created if the property or properties are accepted by the city; and (F) includes a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and presented the petition and records of the matter to the Benton County Judge; and

WHEREAS, the County Judge has: (A) reviewed the petition and records for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the petition contains a schedule of services; and (D) issued an order articulating these findings, and forwarded the petition and an Order authorizing the annexation to the contiguous City of Pea Ridge for consideration; and

WHEREAS, it is the desire of the Mayor and City Council of Pea Ridge that said territory be annexed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS:

SECTION 1. That the following described territory, in Benton County, Arkansas, contiguous to the City of Pea Ridge, be and the same is hereby accepted as part of, and annexed to and made a part of the City of Pea Ridge, Arkansas to wit:

Being more particularly described as follows:

All of the E/2 of the SW/4 of the SW/4 of Section 6, Township 20 N, Range 29 West;  
Less and Except: All of parcels 18-07938-000 and 18-07938-006,  
Part of the SE/4 of the SE/4 of Section 26, Township 21 N, Range 30 W, Benton County, Arkansas, Being more particularly described as follows: Beginning at a railroad spike at the SW Corner of said SE/4 of the SE/4 thence N 02°35'11" E 661.23', thence S

2020 3246

2020 JUL 29 PM 3: 08

87°11'18" E 327.15', thence S°87°11'18" E 329.65', thence S 2°34'20" W 660.71' along the city limits line, continuing along the city limits line, thence N 87°14'07" W 329.65', thence N 87°14'07" W 327.32' to the point of beginning.

DETSY HARRELL  
PROBATE CLERK  
BENTON COUNTY, AR

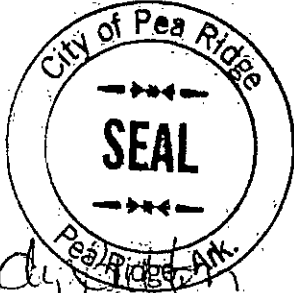
SECTION 2. That the following schedule of services shall be extended to the area by the City of Pea Ridge within the statutorily required three (3) years after the date the annexation becomes final, as follows: police and fire protection – immediately; public street maintenance – immediately; and solid waste collection and disposal – immediately.

SECTION 3. That the above described territory shall be annexed to and made a part of Ward 2 of the City of Pea Ridge, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

SECTION 4. That this annexation shall be effective and final thirty (30) days after passage of this ordinance.

SECTION 5. That the City Clerk shall certify and send one (1) copy of the map of the annexed property and one (1) copy of this ordinance to the County Clerk for County Judge confirmation consideration.

PASSED AND APPROVED THIS 21<sup>st</sup> DAY OF JULY, 2020.



Attest:

Sandy Button  
Sandy Button, City Clerk

Jackie Crabtree  
Jackie Crabtree, Mayor

H

2020 JUL -6 PM 2: 36

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE  
CITY OF PEA RIDGE, ARKANSAS  
CERTAIN TERRITORY CONTIGUOUS TO SAID  
CITY OF PEA RIDGE, ARKANSAS

CC 2020-07

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 PEA RIDGE, 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 PEA RIDGE, Benton County, Arkansas, is hereby confirmed and that the same is and shall hence forth comprise a part of the City of PEA  
RIDGE, Benton County, Arkansas.

**Barry  
Moehring**

Digitally signed by Barry Moehring  
DN: cn=Barry Moehring, o=Benton  
County, ou,  
email=Barry.Moehring@bentonco  
untyar.gov, c=US  
Date: 2020.07.06 12:18:40 -05'00'

HON. BARRY MOEHRING, County Judge

Date

2020 3042

FILED

2020 JUN -8 PM 2: 12

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE  
CITY OF PEA RIDGE, ARKANSAS  
CERTAIN TERRITORY CONTIGUOUS TO SAID  
CITY OF PEA RIDGE, ARKANSAS

COUNTY COURT CASE NO. CC 2020-07

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 PEA RIDGE.



HON. BARRY MOEHRING, County Judge

Digitally signed by Barry Moehring  
DN: cn=Barry Moehring, o=Benton  
County, ou,  
email=Barry.Moehring@bentonco  
untryar.gov, c=US  
Date: 2020.06.08.13:34:30 -05'00'

June 8, 2020

Date

2020 JUL -2 AM 8: 47

ORDINANCE NO. 670

2020 JUN 32 AM 8: 46

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE; ASSIGNING SUCH TO WARD #2, SAID TERRITORY

WHEREAS, a petition was filed with the County Court of Benton County by the majority of the real estate owners of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Pea Ridge, Arkansas; and

WHEREAS, in an Order Approving Annexation filed in CC Case No. 2020-02, the County Court of Benton County, Arkansas, found that the petition was signed by a majority of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Pea Ridge; that an accurate plat or map of said territory had been filed with and made a part of said petition; that proper notice had been given for in the time and in the manner prescribed by law; that all things pertaining thereto had been done in the manner prescribed by law; and that the prayer of the Petitioners is found to be "right and proper;" and did Order said territory annexed to the City of Pea Ridge, Arkansas, subject only to a timely challenge to the annexation filed in Circuit Court; and

WHEREAS, the time fixed by law for appealing from said order of annexation made by the County Court has expired, and no appeal has been taken from said order; as such, the City Council of said City may thereafter proceed with acceptance of same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS:

All of parcels 18-07938-000 and 18-07938-006, Part of the SE/4 of the SE/4 of Section 26, Township 21 N, Range 30 W, Benton County, Arkansas, Being more particularly described as follows: Beginning at a railroad spike at the SW Corner of said SE/4 of the SE/4, thence N 02°35'11" E 661.23', thence S 87°11'18" E 327.15', thence S°87°11'18" E 329.65', thence S 2°34'20" W 660.71', thence N 87°94'07" W 329.65', thence N 87°14'07" W 327.13' to the point of beginning.

SECTION 1. That the following described lands and territory contiguous and adjoining the City of Pea Ridge, Arkansas, and as shown on attached Exhibit A map, be and the same is hereby accepted as part of, and annexed to and made a part of the City of Pea Ridge, to wit:

SECTION 2. That the above described territory shall be annexed to and made a part of Ward #2 of the City of Pea Ridge, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

SECTION 3. That initial zoning district assignments of said annexed territory, as shown on attached Exhibit B map, are hereby approved.

2020 JUL -2 AM 8:47

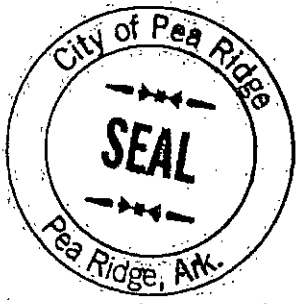
PASSED AND APPROVED THIS 16 DAY OF June

2020  
CITY CLERK  
PEA RIDGE, ARK.

[Signature]  
Mayor

Attest:

[Signature]  
City Clerk



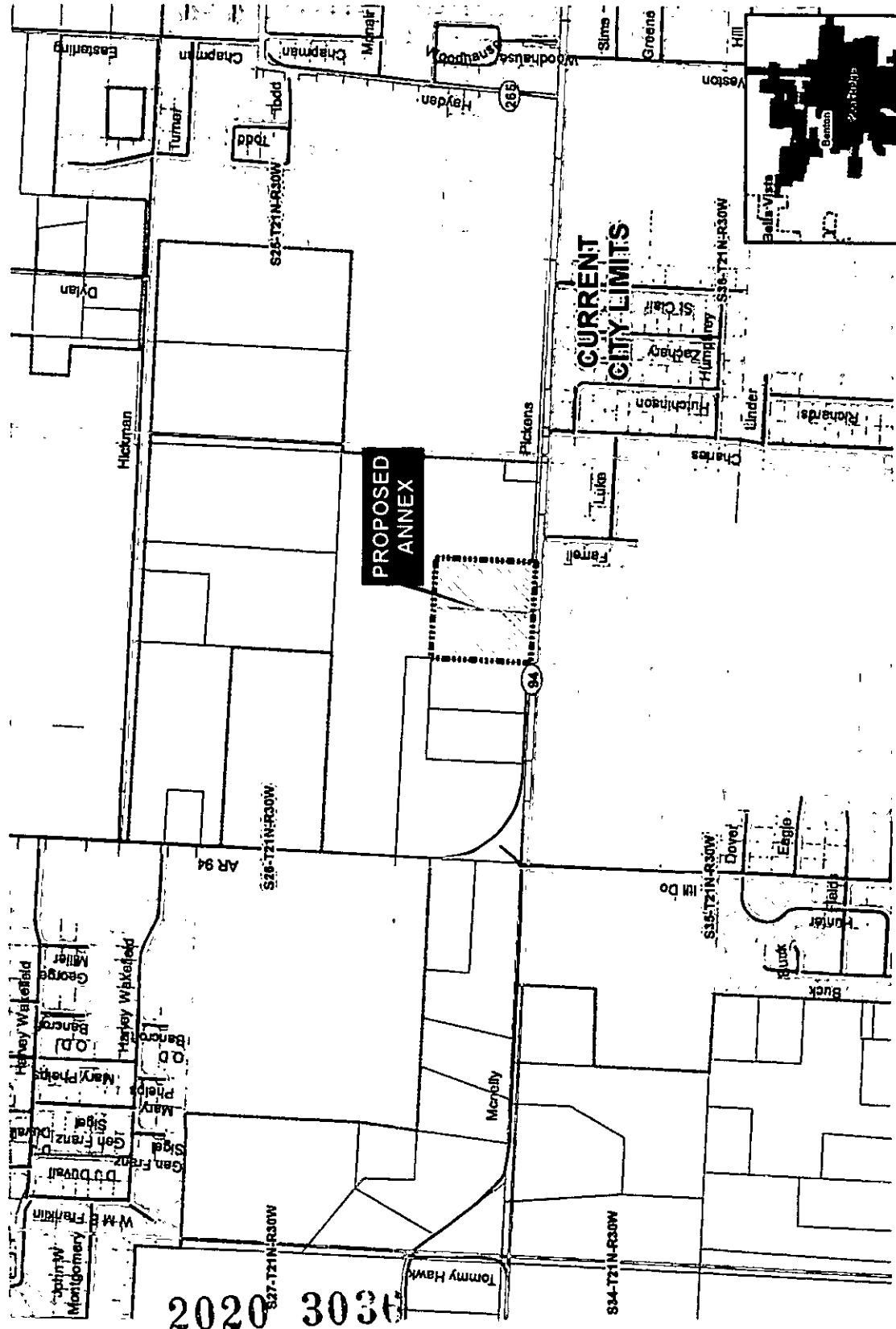
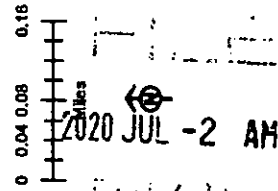


Proposed Annex "W Pickens Dye Annexation": City of Pea Ridge  
 May 2020

City: Pea Ridge  
 Mayor: Jackie Crabtree

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, is evidence, the entity has met requirements of Act 914 of 2015



2020 3030

FILED

2020 JUN -8 AM 9: 02

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE  
CITY OF PEA RIDGE, ARKANSAS  
CERTAIN TERRITORY CONTIGUOUS TO SAID  
CITY OF PEA RIDGE, ARKANSAS

CC 2020-07

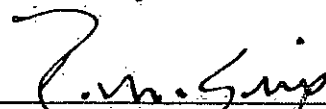
VERIFICATION OF PETITION FOR ANNEXATION PURSUANT TO ACA § 14-40-609

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

2020 JUN -8 AM 9:02

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR



Date: June 5, 2020  
Subject: Proposed Annexation Checklist  
CC 2020-07 Pea Ridge, 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

PETITION FOR ANNEXATION

FILED

2020 JUN -4 AM 11: 28

2020 MAY 35 AM 11: 2

IN THE MATTER OF ANNEXING TO  
THE CITY OF PEA RIDGE, ARKANSAS  
CERTAIN TERRITORY CONTIGUOUS TO  
SAID CITY OF PEA RIDGE, ARKANSAS

DATE: 5-18-2020  
PETS HARRELL  
CORPORATE CLERK  
BENTON COUNTY, AR

CC 2020-07

Comes now the undersigned petitioners, and state as follows:

That we, owning 100% of the property in the following described territory, in Benton County, Arkansas, do hereby petition, pursuant to A.C.A. 14-40-609, the City Council of Pea Ridge, Arkansas, to annex the following lands to the City of Pea Ridge, Arkansas:

All of the following described area in Benton County, Arkansas:

Part of the SE/4 of the SE/4 of Section 26, Township 21 N, Range 30 W, Benton County, Arkansas, Being more particularly described as follows: Beginning at a railroad spike at the SW Corner of said SE/4 of the SE/4, thence N 02°35'11" E 661.23', thence S 87°11'18" E 327.15', thence S 87°11'18" E 329.65', thence S 2°34'20" W 660.71', thence N 87°14'07" W 329.65', thence N 87°14'07" W 327.13' to the point of beginning.

1. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area
2. That said property described herein is contiguous to and adjoining the present Pea Ridge city limits, as shown on the map attached hereto as Exhibit A.
3. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Pea Ridge.
4. That the following schedule of services shall be extended to the area by the City of Pea Ridge within three (3) years after the date the annexation becomes final: police and fire protection – immediately; public street maintenance – immediately; and solid waste collection and disposal – immediately.
5. That a letter or title opinion from a certified abstractor or title company verifying the petitioner is the owner of record of the relevant property is attached hereto as Exhibit B and is made part of this petition.
6. That a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the city limits of Pea Ridge and that no enclaves will be created if the property is accepted for annexation into the City of Pea Ridge is attached hereto as Exhibit C and is made part of this petition.



FILED

FILED

W Pickens Dye Annexation Legal Description (Revised) 2020 JUN 11 AM 11: 28

2020 MAY 35 AM 11

All of parcels 18-07938-000 and 18-07938-006,

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

Part of the SE/4 of the SE/4 of Section 26, Township 21 N, Range 30 W, Benton County, Arkansas, Being more particularly described as follows: Beginning at a railroad spike at the SW Corner of said SE/4 of the SE/4 thence N 02°35'11" E 661.23', thence S 87°11'18" E 327.15', thence S 87°11'18" E 329.65', thence S 2°34'20" W 660.71', along the city limits line, continuing along the city limits line, thence N 87°14'07" W 329.65', thence N 87°14'07" W 327.32' to the point of beginning.

FILED  
2020 MAY 35 2:11:25  
2020 JUN -4 AM 11:28  
BETSY WARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR & PROBATE CLERK  
BENTON COUNTY, AR

May 26, 2020

Greetings:

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Pea Ridge, Arkansas. I am a Licensed Professional Surveyor in the State of Arkansas. Based on my review, I verify that the real property described on the following pages of this letter is contiguous with the City of Pea Ridge, Arkansas and that no enclaves will be created if the described property is accepted by the City of Pea Ridge.

Sincerely,



Justin Taffner, AR P.L.S. #1816

FILED

FILED

2020 JUN -4 AM 11: 28

2020 MAY 35 2:11:11

**May 26, 2020 Pea Ridge Voluntary Annexation Parcel Summary**

DETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

DETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, A

Parcel #18-07938-000

Dye Investments, LLC  
17252 N. Highway 94  
Pea Ridge, AR 72751  
Physical Address: W. Pickens Rd.  
WD L2019-03097, ~5 Acres

Parcel #18-07938-006

Dye Investments, LLC  
17252 N. Highway 94  
Pea Ridge AR 72751  
Physical Address: W. Pickens Rd.  
WD L2018-35158, ~5 Acres



FILED

FILED

2020 JUN -4 11:28

2020 MAY 35 11:25



& Closing Services LLC

BE (SY HARRELL CO & PROBATE CLERK  
BENTON COUNTY, AR

3866 W. Sunset

Springdale, AR 72762

479-582-9383

www.realtytitleinc.com

File No.: 20-58237W

**Legal Description:**

All of parcels 18-07938-000 and 18-07938-006,

Part of the SE/4 of the SE/4 of Section 26, Township 21 N, Range 30 W, Benton County, Arkansas, Being more particularly described as follows: Beginning at a railroad spike at the SW Corner of said SE/4 of the SE/4, thence N 02°35'11" E 661.23', thence S 87°11'18" E 327.15', thence S°87°11'18" E 329.65', thence S 2°34'20" W 660.71', thence N 87°94'07" W 329.65', thence N 87°14'07" W 327.13' to the point of beginning.

Parcel ID	Owner Name	Mailing Address
18-07938-000	DYE INVESTMENTS LLC	17252 N HIGHWAY 94 PEA RIDGE AR 72751
18-07938-006	DYE INVESTMENTS LLC	17252 N HIGHWAY 94 PEA RIDGE AR 72751

This list is compiled mainly from the Benton County Assessor's Office and is further certified through May 21, 2020.

Issued Through the Office of  
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

Brittainy N. Fagan

FILED

2020 JUN -4 11:27

FILED

2020 MAY 35 11:11

**Municipal Annexation, Detachment, and Incorporation Reference**

NETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

NETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

Annexation of Territories Contiguous to County Seat A.C.A. §14-40-201

Annexation of Territories in another Judicial District (multiple county seats) A.C.A. §14-40-202

Annexation of City Park or Airport (automatic) A.C.A. §14-40-204

Annexation of building on boundary of two municipalities (written notice) A.C.A. §14-40-207

Annexation by Election (contiguous land) A.C.A. §14-40-302

Annexation of land in adjoining County A.C.A. §14-40-401

Annexation of surrounded unincorporated area (island/doughnut holes) by ordinance A.C.A. §14-40-501

Annexation by Petition of majority of Landowners A.C.A. §14-40-602

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

Consolidation of two municipalities by Election A.C.A. §14-40-1201

Annexation with Detachment from another municipality at landowner request A.C.A. §14-40-2001

Annexation with Detachment from adjoining city at city request A.C.A. §14-40-2101

Detachment of Land annexed by petition under §14-40-601 A.C.A. §14-40-608

Detachment of municipal lands back to County by election A.C.A. §14-40-1801

Detachment of unsuitable land by municipal resolution A.C.A. §14-40-1901

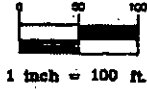
Incorporation by direct petition of landowners A.C.A. §14-38-101

Incorporation by petition for special election A.C.A. §14-38-115

Surrender of Charter (Disincorporation) by second class city A.C.A. §14-39-101

BASIS OF BEARINGS: ARKANSAS-NORTH STATE PLANE GRID

L201835261 7/10/2018 10:37:05 AM  
Brenda DeShields, Circuit Clerk  
BENTON CO Circuit Clerk & Recorder



FILED

FILED

2020 JUN -4 11:27

2020 MAY 35 11:25

BEISY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

BEISY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

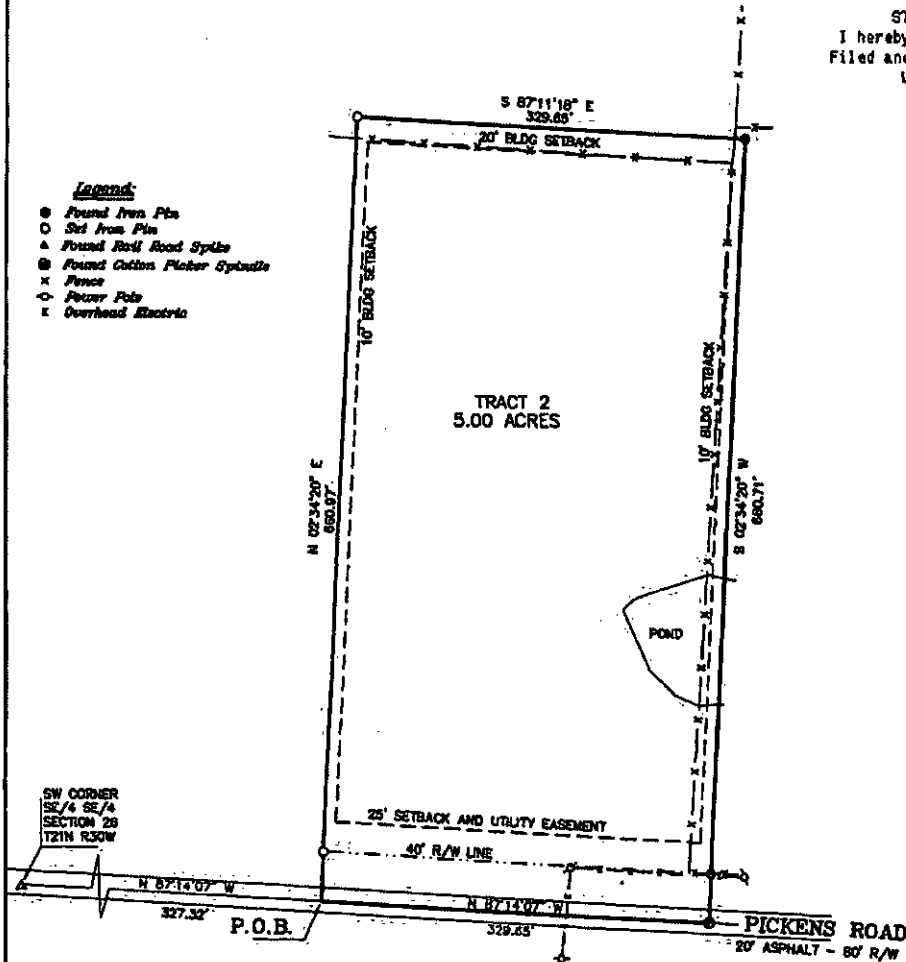


**SURVEY DESCRIPTION**

PART OF THE SE/4 OF THE SE/4 OF SECTION 26, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A RAILROAD SPIKE AT THE SW CORNER OF SAID SE/4 OF THE SE/4, THENCE S 87°14'07" E 327.32 FEET TO THE POINT OF BEGINNING, THENCE N 2°34'20" E 690.97 FEET TO A SET IRON PIN, THENCE S 87°11'18" E 329.65 FEET TO A FOUND IRON PIN, THENCE S 2°34'20" W 690.71 FEET TO A FOUND COTTON PICKER SPINDLE, THENCE N 87°14'07" W 329.65 FEET ALONG THE CENTER OF PICKENS ROAD TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF PICKENS ROAD AND ANY OTHER EASEMENTS THAT MAY BE OF RECORD.

User Name: LAURA  
CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF BENTON  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
L201835261 7/10/2018 10:37:05 AM  
Brenda DeShields, Circuit Clerk  
BENTON CO, AR FEE \$15.00

- Legend:**
- Found Iron Pins
  - Set Iron Pin
  - ▲ Found Rail Road Spike
  - ⊙ Found Cotton Picker Spindle
  - x Fence
  - Power Pole
  - x Overhead Electric



SW CORNER  
SE/4 SE/4  
SECTION 26  
T21N R30W

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD  
ZONE ACCORDING TO F.E.M.A. MAP 05007C0085A,  
DATED SEPTEMBER 28, 2007.

THIS SURVEY WAS COMPLETED JUNE 25, 2018 AND IS  
FOR THE SOLE USE OF THE PARTY STATED HEREON.



SURVEY FOR:

DYE INVESTMENTS, LLC

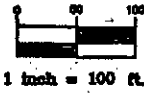
*SURVEY 1, INC.*

2620 Melody Lane, Springdale, Arkansas 72762  
TEL 479-750-1608 EMAIL gene.survey1@att.net  
Gene E. Buescher R.L.S. #1181

W.O. 1812SA

DRAWN BY: GEB

DATE: JUNE 28, 2018



SYSTEM OF BEARINGS: ARKANSAS-NORTH STATE PLANE GRID

FILED

FILED



- Legend:**
- Found Iron Pin
  - Set Iron Pin
  - ▲ Found Nail Road Spike
  - Found Cotton Plaster Spindle
  - x Fence
  - Power Pole
  - Overhead Electric

2020 JUN -4 11:27

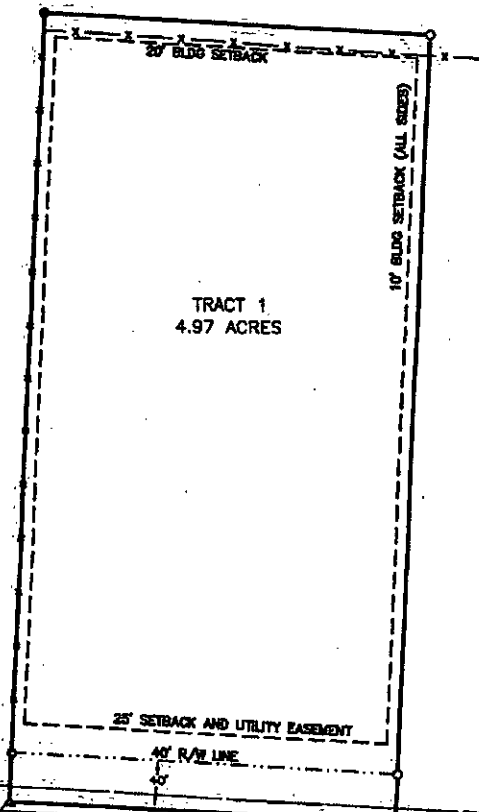
2020 MAY 35 11:25

BETSY WARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

BETSY WARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

**SURVEY DESCRIPTION - TRACT 1**

PART OF THE SE/4 OF THE SE/4 OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A RAILROAD SPIKE AT THE SW CORNER OF SAID SE/4 OF THE SE/4, THENCE N 2°35'11" E 681.23 FEET TO A FOUND IRON PIN, THENCE S 87°11'16" E 327.15 FEET TO A SET IRON PIN, THENCE S 2°34'20" W 680.97 FEET, THENCE N 87°14'07" W 327.32 FEET ALONG THE CENTER OF PICKENS ROAD TO THE POINT OF BEGINNING, CONTAINING 4.97 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF PICKENS ROAD AND ANY OTHER EASEMENTS THAT MAY BE OF RECORD.



SW CORNER  
SE/4 SE/4  
SECTION 28  
T21N R30W  
P.O.B.

User Mandi JILL  
CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF BENTON  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
L201903312 1/23/2019 2:47:33 PM  
Brenda DeShields, Circuit Clerk  
BENTON CO, AR FEE \$15.00

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD  
ZONE ACCORDING TO F.E.M.A. MAP 05007C00854,  
DATED SEPTEMBER 29, 2007.

THIS SURVEY WAS COMPLETED JUNE 25, 2018 AND IS  
FOR THE SOLE USE OF THE PARTY STATED HEREON.



500-21N-30W-0-28-220-04-1181

SURVEY FOR:

**DYE INVESTMENTS, LLC**

**SURVEY 1, INC.**

2620 Melody Lane, Springdale, Arkansas 72762  
TEL 479-750-1608 EMAIL gene.survey1@att.net  
Gene E. Buescher R.L.S. #1181

W.O. 181288 DRAWN BY: GEB DATE: AUG. 28, 2018

FILED

FILED

2020 JUN -4 11:27

2020 MAY 35 11:26

BEISY MARRELL

CLERK OF COURSE  
PICKENS COUNTY, AR

ELL ST

S.C. 11-18  
e329.649459383948  
587-11-18

708676898194  
5-2-34-20

S.C. 11-18  
e329.649459383948

6660.968444676571  
n 2-34-20

26-21-30

W PICKENS RD W327.2428414J08613 W329.634720893013  
n 87-1-07 n 87-94-07

e661.231387080685  
n 02-35-11

NE NE

35 21-30

NE



**ARKANSAS  
GIS OFFICE**

FILED

2020 JUN -4 AM 11:28

2020 MAY 35 AM 11:06

Department of Transformation  
and Shared Services

Governor Asa Hutchinson  
Secretary Amy Fecher  
Director Shelby Johnson

BEISY HARKEL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

May 26, 2020

Mr. Nathan See  
Street Superintendent - City of Pea Ridge  
PO Box 10  
Pea Ridge, AR 72751

RE: City of Pea Ridge Annexation Coordination Requirement

Mr. See,

Thank you for coordinating with our office as you seek to annex property into the City of Pea Ridge, AR located in Section 26, Township 21 North, Range 30 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\Pea\_Ridge\20200518\Doc\20200518\_Pea Ridge\_Annexation\_Coordination\_Letter.docx



City: Pea Ridge  
Mayor: Jackie Crabtree

Proposed Annex "W Pickens Dye Annexation": City of Pea Ridge  
May 2020

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 Ac. 814 of 2015.



FILED  
2020 MAY 30 AM 10:25  
BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

FILED  
2020 JUN 01 AM 11:28  
BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

