



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

December 29, 2020

The Hon. Canda Reese
Baxter County Clerk
#1 East 7th St., Suite 103
Mountain Home, AR 72653

Re: City of Mountain Home Annexation Ordinance 2020-28

Dear Ms. Reese,

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 by all landowners)

Effective Date: 8/6/2020

County: Baxter

City Ordinance: 2020-28

County Court Order: CO-2020-3

City: Mountain Home

Dated: 7/2/2020

Date Filed: 8/6/2020

A file marked copy of the ordinance 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. Hillrey Adams, Mayor of Mountain Home (w/encl)
The Hon. Brian Plumlee, Mountain Home City Clerk (w/encl)



Arkansas Secretary of State

mailed 11/16/2020

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: BAXTER City/Town: MOUNTAIN HOME

City Ordinance/Resolution No: 2020-28 Date approved: 7-2-2020

County Court Case No: CO-2020-3 Date Order Filed: 8-6-2020

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

Date Change Effective: 8-6-2020 Set by: Municipal Ordinance Emergency Clause Court Default
(Required by Act 655 of 2017)

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

Please indicate which ward(s) the territory will be assigned to: Ward 1 & Ward 2
(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: Brian Plumblee Title: City Clerk

Street Address: 720 South Hickory Street

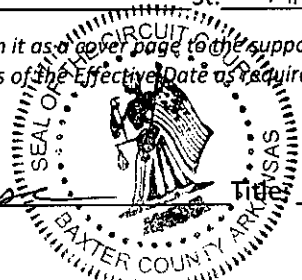
City: Mountain Home St: AR Zip code: 72653

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: Canda J Rees Title: Baxter County's Circuit Clerk

Date: 11/16/2020



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 250, Little Rock, AR 72201-1094

FILED

Office of the Arkansas Secretary of State use only

Received by: Shawna


DEC 29 2020

Arkansas Secretary of State

CO-2020-3

AUG 06 2020

ORDINANCE NO. 2020-28

Candace Rine Clerk
by D.C. 

AN ORDINANCE ANNEXING PROPERTY CONTIGUOUS THEREWITH TO WATER & SEWER IMPROVEMENT DISTRICT NO. 3 OF THE CITY OF MOUNTAIN HOME, ARKANSAS; ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF MOUNTAIN HOME, ARKANSAS; AND TO ANNEX PROPERTY TO THE CITY OF MOUNTAIN HOME, ARKANSAS, AS COMMERCIAL C-2.

WHEREAS, a petition was filed with the County Clerk of Baxter County, Arkansas, by Steven Gorbet and Jennifer Gorbet, D. Scott Smith, Gineco, a Partnership, Pannell Family Living Trust dated October 14, 2006, L & L Oil Co., Inc. and Cash Enterprises, Inc., praying that certain territory be annexed to and made a part of the City of Mountain Home, Arkansas; and

WHEREAS, on the 22nd day of June, 2020, the County Court of Baxter County, Arkansas, entered an order authorizing annexation pursuant to § 14-40-609 of the Arkansas Code, finding that the petition met the requirements for annexation under that provision and directed the Clerk to forward the order to the Mayor of the City of Mountain Home.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN HOME, ARKANSAS:

Section 1. That the land described on the attached Exhibit "A" is territory contiguous to and adjoining the City of Mountain Home, Arkansas, and the petition to annex that property is hereby granted and the property described in Exhibit "A" is hereby accepted as part of and annexed to and made a part of the City of Mountain Home, Arkansas.

Section 2. That the above described territory shall be annexed to and made a part of Ward 1 of the City of Mountain Home, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

Section 3. That the above described territory shall be zoned Commercial C-2, to be used in accordance with city zoning laws and the laws of the State of Arkansas.

Section 4. That billboards are located on various parts of the properties being annexed. The existing billboards are grandfathered in. No additional billboards are permitted unless they comply with the ordinance permitting signs. Should said existing billboards be destroyed or removed, then the sign ordinance of the City of Mountain Home shall apply.

Section 5. That this ordinance shall become effective thirty (30) days from its passage and approval.

PASSED AND APPROVED this 2nd day of July, 2020.

APPROVED:



HILLREY ADAMS, MAYOR

ATTEST:



BRIAN PLUMLEE, CITY CLERK



File Type

C202000103

FILED FOR RECORD
BY: LYNETTE MCALINEY
08-06-2020 04:06:14 PM

ORDER COUNTY

CANDA REESE
BAXTER CO, AR COUNTY AND CIRCUIT CLERK

IN THE MATTER OF ANNEXING TO THE CITY
OF MOUNTAIN HOME, ARKANSAS, CERTAIN
TERRITORY CONTIGUOUS TO SAID CITY

NO. CO-2020-3

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 Mountain Home, Baxter 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 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 Mountain Home, Baxter County, Arkansas, is confirmed and that the same is and shall henceforth comprise a part of the City of Mountain Home, Baxter County, Arkansas.



MICKEY D. PENDERGRASS
COUNTY JUDGE

DATE: August 6, 2020



File Type

C202000092

ORDER COUNTY

FILED FOR RECORD
BY: AMANDA SCHILLING

06-22-2020 04:12:41 PM

CANDA REESE
BAXTER CO, AR COUNTY AND CIRCUIT CLERK

IN THE MATTER OF ANNEXING TO THE
CITY OF MOUNTAIN HOME, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO
SAID CITY OF MOUNTAIN HOME, ARKANSAS

NO. CO-2020- 3

COUNTY COURT ORDER NO. _____

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

I, Mickey D. Pendergrass, County Judge of Baxter 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 notaries by the property owners of the relevant properties confirming the desire to be annexed;
- 3) contains an accurate description of the relevant 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 properties;
- 5) contains a letter or verification from a certified surveyor or engineer verifying that the relevant properties are contiguous with the annexing city or town and that no enclaves will be created if the properties are accepted by the city or town – additionally a copy of the letter from the State of Arkansas GIS Office approving the legal descriptions 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 the City of Mountain Home, Arkansas.



MICKEY D. PENDERGRASS, COUNTY CLERK

6/22/2020

Date

IN THE MATTER OF ANNEXING TO THE
CITY OF MOUNTAIN HOME, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO
SAID CITY OF MOUNTAIN HOME, ARKANSAS

NO. CO-2020- 3

COUNTY COURT ORDER NO. _____

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

I, Mickey D. Pendergrass, County Judge of Baxter 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 notaries by the property owners of the relevant properties confirming the desire to be annexed;
- 3) contains an accurate description of the relevant 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 properties;
- 5) contains a letter or verification from a certified surveyor or engineer verifying that the relevant properties are contiguous with the annexing city or town and that no enclaves will be created if the properties are accepted by the city or town – additionally a copy of the letter from the State of Arkansas GIS Office approving the legal descriptions 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 the City of Mountain Home, Arkansas.

MICKEY D. PENDERGRASS, COUNTY CLERK

Date

JUN 11 2020

Canda Reese Clerk
by D.C. *J. W. Wama*

IN THE MATTER OF ANNEXING TO THE
CITY OF MOUNTAIN HOME, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO
SAID CITY OF MOUNTAIN HOME, ARKANSAS

NO. CO-2020-3

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

We, Canda Reese, County Clerk of Baxter County, and Jayme Nicholson, County Assessor of Baxter 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 notaries by the property owners of the relevant properties confirming the desire to be annexed;
- (C) contains an accurate description of the relevant 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 properties;
- (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant properties are contiguous with the annexing city or town and that no enclaves will be created if the properties are accepted by the city or town; and
- (F) 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.

Canda Reese

CANDA REESE, COUNTY CLERK

Jayme Nicholson

JAYME NICHOLSON, COUNTY ASSESSOR

JUN 11 2020

Candace Clerk
by D.C. *Worman*

IN THE MATTER OF ANNEXING TO THE CITY
OF MOUNTAIN HOME, ARKANSAS, CERTAIN
TERRITORY CONTIGUOUS TO SAID CITY

NO. CO-2020- 3

PETITION TO ANNEXATION – 100% OF OWNERS PETITIONING

DATE: June 9, 2020

Come now the undersigned petitioners and state as follows:

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

SEE ATTACHED EXHIBIT "A"

2. We further state that this petition is signed by one hundred per cent (100%) of the real estate owners owning one hundred per cent (100%) of the acreage in said area and that the area to be annexed does not contain property whose owners do not wish to have their property annexed.

3. That said property description herein is contiguous to and adjoining the present City of Mountain Home city limits as shown on the map attached hereto as Exhibit "B".

4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Mountain Home.

5. That the following schedule of services shall be extended to the area by the City of Mountain Home within three (3) years after the date the annexation becomes final:

All properties annexed into the City of Mountain Home are provided with police, fire and sewer services.

Such services are provided in accordance with existing ordinances and terms of service including, but not limited to, the payment of required fees, the necessary permits, inspections and approvals.

6. That 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 is attached hereto as Exhibit "C" and made a part of this petition as if set out word for word herein.

7. That a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the City of Mountain Home and that no enclaves will be created if the property or properties are accepted by the City of Mountain Home is attached hereto as Exhibit "D" and made a part of this petition as if set out word for word herein.

8. That each of the undersigned persons executing this petition has confirmed by their signature a desire that their property, which is included in the property described above, be annexed into the City of Mountain Home.

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.



Signature of Property Owner or Legal Representative of Property Owner
Petitioner, Steven Gorbet



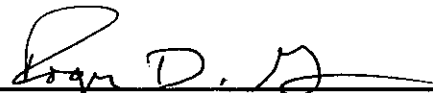
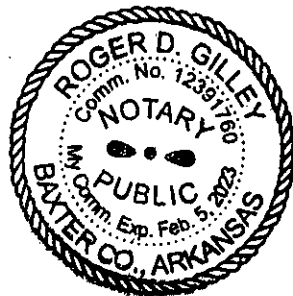
Signature of Property Owner or Legal Representative of Property Owner
Petitioner, Jennifer Gorbet

Parcel number of property to be annexed:
001-07138-003

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS:
COUNTY OF BAXTER)

On this the 22ND day of May, 2020, before me, the undersigned Notary Public, personally appeared Steven Gorbet and Jennifer Gorbet, known to me (or satisfactorily proven) to be the persons whose names are subscribed above and acknowledged and attested that it was executed for the purposes therein contained.



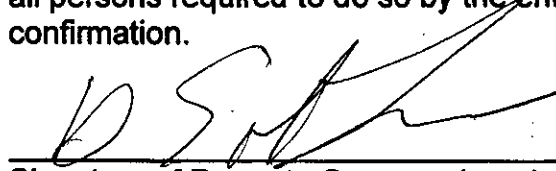
Notary Public

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.



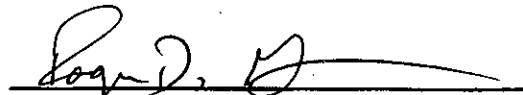
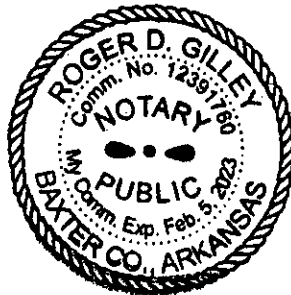
Signature of Property Owner or Legal
Representative of Property Owner
Petitioner, D. Scott Smith

Parcel number of property to be annexed:
001-07138-001

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS:
COUNTY OF BAXTER)

On this the 22nd day of May, 2020, before me, the undersigned Notary Public, personally appeared D. Scott Smith, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein contained.



Notary Public


I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.


If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

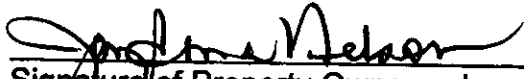
GINECO, A PARTNERSHIP



Signature of Property Owner or Legal
Representative of Property Owner
Petitioner, Roger Gilley, Partner



Signature of Property Owner or Legal
Representative of Property Owner
Petitioner, Kenneth Cotter, Partner



Signature of Property Owner or Legal
Representative of Property Owner
Petitioner, Joy Anna Nelson, Partner


Parcel number of property to be annexed:
001-07140-000

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS:
COUNTY OF BAXTER)

SWANA CHRISTINE NEAL
Notary Public - Arkansas
Baxter County
Commission # 12370205
My Commission Expires Mar 5, 2029

On this the 28th day of May, 2020, before me, the undersigned Notary Public, personally appeared Roger Gilley, Kenneth Cotter and Joy Anna Nelson, known to me (or satisfactorily proven) to be the persons whose names are subscribed above and acknowledged and attested that it was executed for the purposes therein contained.



Notary Public

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

PANNELL FAMILY LIVING TRUST
DATED OCTOBER 14, 2006

Rudell Pannell
Signature of Property Owner or Legal Representative of Property Owner
Petitioner, Rudell Pannell, Co-Trustee

Anna Joyce Pannell
Signature of Property Owner or Legal Representative of Property Owner
Petitioner, Anna Joyce Pannell, Co-Trustee

Parcel number of property to be annexed:
001-07142-000

ACKNOWLEDGMENT

STATE OF ARKANSAS)) SS:
COUNTY OF BAXTER)

On this the 11 day of May, 2020, before me, the undersigned Notary Public, personally appeared Rudell Pannell and Anna Joyce Pannell, known to me (or satisfactorily proven) to be the persona whose names are subscribed above and acknowledged and attested that it was executed for the purposes therein contained.



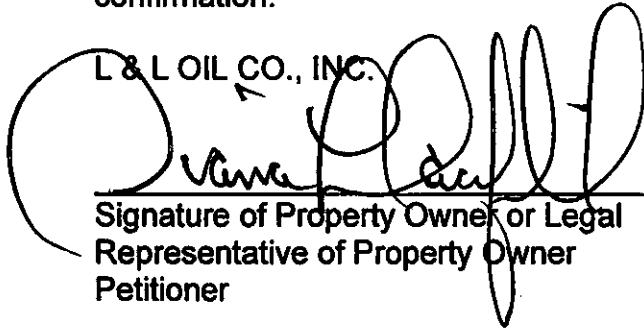
[Signature]
Notary Public

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

L & L OIL CO., INC.

Signature of Property Owner or Legal Representative of Property Owner Petitioner

President
Title, if applicable (i.e. Trustee, Managing Member, President, Secretary)

Parcel number of property to be annexed:
001-07141-000

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS:
COUNTY OF ~~BAXTER~~)
 Marion

On this day before me personally appeared Diana L. Lacefield, to me personally well known, who stated that she was the President of L & L Oil Co., Inc., a corporation, and was fully authorized to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein set forth.

WITNESS my hand and seal this 22 day of May, 2020.

MIKAELA WARD
Notary Public - Arkansas
Marion County
Commission # 12709124
My Commission Expires Oct 30, 2029


Notary Public

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

CASH ENTERPRISES INC.

Connie A. Gray
Signature of Property Owner or Legal Representative of Property Owner Petitioner

President
Title, if applicable (i.e. Trustee, Managing Member, President, Secretary)

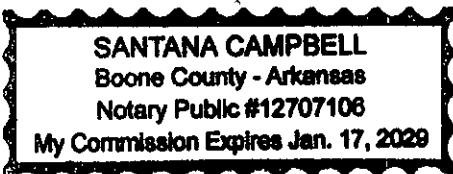
Parcel number of property to be annexed:
007-07142-001

ACKNOWLEDGMENT.

STATE OF ARKANSAS)
Boone) SS:
COUNTY OF BAXTER)

On this day before me personally appeared Connie Gray, to me personally well known, who stated that she was the President of Cash Enterprises, Inc., a corporation, and was fully authorized to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein set forth.

WITNESS my hand and seal this 29th day of May, 2020.



Santana Campbell
Notary Public

EXHIBIT A

Parcel No. 001-07138-003

Steven Gorbet and Jennifer Gorbet

Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: From the Southwest corner of said SW ¼ SW ¼, run South 89° 18' East along the South line of said SW ¼ SW ¼ a distance of 783.30 feet; thence run North 00° 40' East 460.28 feet; thence run South 89° 20' 00" East 130.00 feet; thence run North 00° 40' 00" East 204.92 feet to the Point of Beginning for the tract herein described; from the Point of Beginning continue North 00° 40' 00" East 181.14 feet to a point on the Southeast right of way line of U.S. Highway 62 as it now exists; thence run along said Southeast right of way line of U.S. Highway 62 with the following; North 53° 02' 46" East a distance of 38.10 feet; North 50° 11' 01" East a distance of 89.97 feet; thence leaving the said Southeast right of way line run South 00° 40' 00" West 256.12 feet; thence run North 89° 20' 00" West 100.00 feet to the Point of Beginning.

Parcel No. 001-07138-001

D Scott Smith

Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: From the Southwest corner of said Southwest ¼ Southwest ¼, run South 89 deg. 18' East, along the South line of said Southwest ¼ Southwest ¼, 783.30 feet; thence run North 00 deg. 40' East, 460.28 feet to a point on the East right of way line of County Road and the point of beginning for the tract herein described; from the point of beginning continue North 00 deg. 40' 00" East, along East right of way line of County Road, 287.06 feet to a point on the Southeast right of way line of U.S. Highway 62 as it now exists; thence run along said Southeast right of way line of U.S. Highway 62 with the following; North 50 deg. 11' 01" East, 103.99 feet; thence North 53 deg. 02' 46" East 62.02 feet; thence leaving the said Southeast right of way line run South 00 deg. 40' 00" West, 386.06 feet; thence North 89 deg. 20' 00" West, 130.00 feet to the point of beginning.

Parcel No. 001-07140-000

GINECO

Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: FROM THE SOUTHWEST CORNER OF SAID SW1/4 SW1/4 OF SECTION 35 GO ALONG THE SOUTH BOUNDARY OF SAID SW1/4 SW1/4 SOUTH 89°18'19" EAST 550.00 FEET TO A 1/2 INCH REBAR, THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THEN GO NORTH 00°34'14" EAST 199.30 FEET TO A 3/8 INCH REBAR; THEN GO NORTH 00° 42' 08" EAST 358.58 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF U S HIGHWAY 62 AS IT NOW EXIST; THEN RUN ALONG SAID SOUTHEAST RIGHT OF WAY OF U S HIGHWAY 62 WITH THE FOLLOWING; NORTH 60°07'10"E 4.68 FEET; NORTH 56°21'31" EAST 101.54 FEET; NORTH 50°11'01" EAST 82.08 FEET; SOUTH 73°43'24" EAST 30.12 FEET; THEN LEAVING THE SAID SOUTHEAST RIGHT OF WAY LINE GO SOUTH

00°26'35" WEST 460.26 FEET TO A POINT; THEN GO NORTH 89°22'33" WEST 44.89 FEET TO A 3/8 INCH REBAR; THEN GO SOUTH 00°34'15" WEST 26.59 FEET TO A 1/2 INCH REBAR. THEN GO NORTH 88°31'46" WEST 67.71 FEET TO A NAIL IN PAVEMENT; THEN GO SOUTH 00°34'15" WEST 69.81 FEET TO A NAIL IN PAVEMENT; THEN GO NORTH 83°18'00" EAST 68.26 FEET TO A 1/2 INCH REBAR; THEN GO SOUTH 00°34'15" WEST 112.65 FEET TO A 1/2 INCH REBAR ON THE SAID SOUTH BOUNDARY OF THE SW1/4 SW1/4; THEN GO NORTH 89°18'19" WEST 138.30 FEET TO THE POINT OF BEGINNING.

Parcel No. 001-07142-000
Rudell Pannell and Anna Joyce Pannell Co-Trustees
of the Pannell Family Living Trust

Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: Starting at the SW corner of said forty and run thence East, 360 feet to point of beginning; from the point of beginning continue thence East, along the South line of said forty, 190 feet to a point; run thence N. 0 deg. 40' E., 559.1 feet to South line of Highway, No. 62; run thence in a Southwesterly direction ,along South line of said highway, 218.7 feet to a point; run thence S 0 deg. 40' W., 457 feet to the point of beginning.

EXCEPT that part of the SW 1/4 SW 1/4 of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas, more specifically described as follows: From the SW corner of the SW 1/4 SW 1/4, go S. 89 deg. 18' E., 550 feet; thence go N. 00 deg. 40' E., 559.1 feet to a bolt on the Southerly right of way of U.S. Highway No. 62, the point of beginning of the tract being excepted; then go S. 00 deg. 40' 00"W., 62.77 feet to a 1/2" rebar; then go N. 88 deg. 15' 00" W., 45.19 feet to a chiseled "x" on concrete retaining wall; then go along said retaining wall, N. 40 deg 19' 33" W., 26.45 feet to a railroad spike on the Southerly right of way of U.S. Highway No. 62; then go along said right of way N. 56 deg. 48' 25" E., 75.30 feet to the point of beginning.

Parcel No. 001-07141-000
L & L Oil Company Inc.

Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: Beginning at the SW corner of said forty and run thence East 30 feet to a point for a place of beginning; From the place of beginning continue East along the South line of said forty 330 feet, thence run North 0 deg. 40' East 457 feet to the South line of U.S. Highway 62, thence in a Southwest direction along the South line of said Highway 62, 330.7 feet, thence South 0 deg. 40' West 424.8 feet to the point of beginning.

Parcel No. 007-07142-001

Cash Enterprises, Inc.

Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: From the southwest corner of the SW1/4 SW1/4 go S89°18' E 550 feet; then go N00°40'E 559.1 feet to a bolt on the southerly right of way of US Highway No. 62, the POINT OF BEGINNING of the tract being described; then go S00°40'00"W 62.77 feet to a 1/2" rebar; then go N88°15'00"W 45.19 feet. to a chiseled "x" on concrete retaining wall; then go along said retaining wall N40°19'33"W 26.45 feet to a railroad spike on the southerly right of way of US Highway No. 62; then go along said right of way N56°48'25"E 75.30 feet to the POINT OF BEGINNING.

Streets and Highways

Also included in the annexation are the following streets:

All that part of the South ½ of U.S. Highway 62B lying North of Parcels 001-07141-000, 001-07142-000, 001-07140-000, 001-07138-001 and 001-07138-003.

AND, all that part of Garden Terrace lying East of the Parcel No. 001-07140-000 eastern boundary.

City: Mountain Home
Mayor: Hillrey Adams

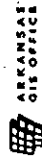
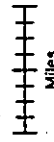
Arkansas Code 14-40-101.

Before an entity undertakes an annexation, consolidation, or attachment 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.

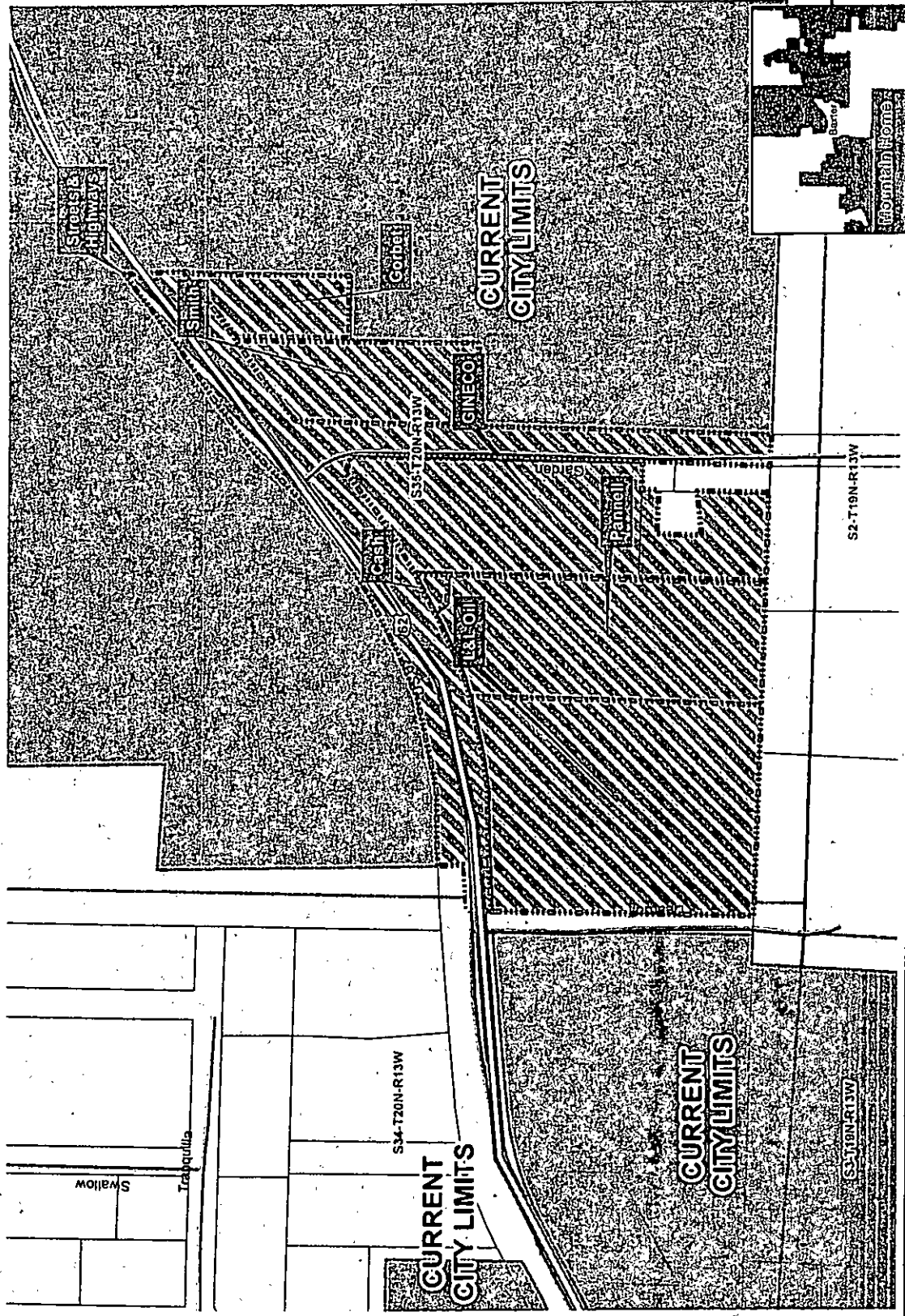
The map contained herein, in evidence, the entity has met requirements of Act 914 of 2015



0.0015 0.03



Proposed Annex: City of Mountain Home
April 2020



"Exhibit C"

Phone (870) 425-8989
Fax (870) 425-9080



**Baxter County Abstract
& Title Insurance Co.**
Est. 1888

AGENTS: OLD REPUBLIC NATIONAL TITLE INSURANCE CO.
AGENTS NATIONAL TITLE INSURANCE CO.

617 South Baker • Mountain Home, Arkansas 72653

June 9, 2020

Greeting:

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Mountain Home. Based upon our review, we verify that the persons listed in Exhibits C-1 through C-6 to this letter are all of the owners of record of the real property described in Exhibits A-1 through A-3.

Sincerely,

BAXTER COUNTY ABSTRACT
& TITLE INSURANCE CO.


Janna Ryan, President


I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.


Signature of Property Owner or Legal Representative of Property Owner
Petitioner, Steven Gorbet

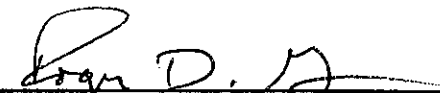

Signature of Property Owner or Legal Representative of Property Owner
Petitioner, Jennifer Gorbet

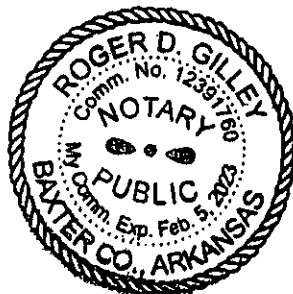
Parcel number of property to be annexed:
001-07138-003

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS:
COUNTY OF BAXTER)

On this the 22nd day of May, 2020, before me, the undersigned Notary Public, personally appeared Steven Gorbet and Jennifer Gorbet, known to me (or satisfactorily proven) to be the persons whose names are subscribed above and acknowledged and attested that it was executed for the purposes therein contained.


Notary Public

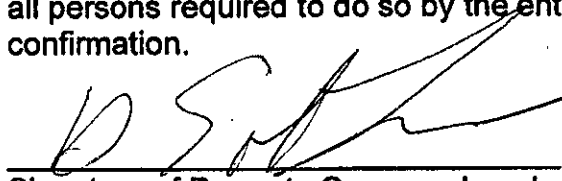


I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.



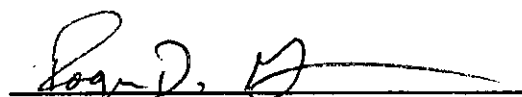
Signature of Property Owner or Legal Representative of Property Owner
Petitioner, D. Scott Smith

Parcel number of property to be annexed:
001-07138-001

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS:
COUNTY OF BAXTER)

On this the 22ND day of May, 2020, before me, the undersigned Notary Public, personally appeared D. Scott Smith, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein contained.


Notary Public

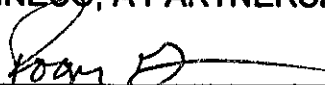
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If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

GINECO, A PARTNERSHIP



Signature of Property Owner or Legal Representative of Property Owner
Petitioner, Roger Gilley, Partner



Signature of Property Owner or Legal Representative of Property Owner
Petitioner, Kenneth Cotter, Partner

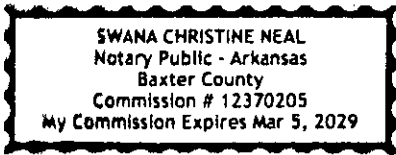


Signature of Property Owner or Legal Representative of Property Owner
Petitioner, Joy Anna Nelson, Partner

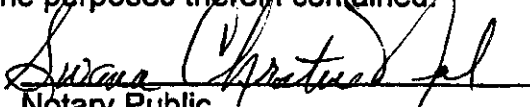
Parcel number of property to be annexed:
001-07140-000

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS:
COUNTY OF BAXTER)



On this the 2nd day of May, 2020, before me, the undersigned Notary Public, personally appeared Roger Gilley, Kenneth Cotter and Joy Anna Nelson, known to me (or satisfactorily proven) to be the persons whose names are subscribed above and acknowledged and attested that it was executed for the purposes therein contained

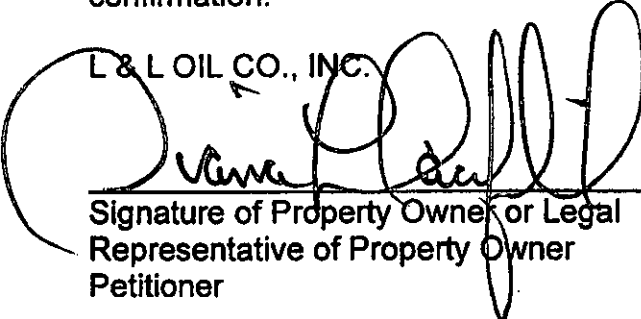

Notary Public

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

L & L OIL CO., INC.

Signature of Property Owner or Legal Representative of Property Owner Petitioner

President
Title, if applicable (i.e. Trustee, Managing Member, President, Secretary)

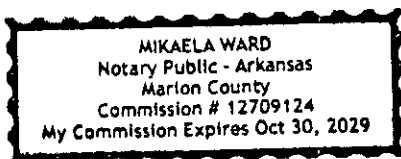
Parcel number of property to be annexed:
001-07141-000


ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS:
COUNTY OF ~~BAXTER~~
 Marion

On this day before me personally appeared Diana L. Lacefield, to me personally well known, who stated that she was the President of L & L Oil Co., Inc., a corporation, and was fully authorized to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein set forth.

WITNESS my hand and seal this 22 day of May, 2020.





Notary Public

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

CASH ENTERPRISES INC.

Connie A. Best Gray
Signature of Property Owner or Legal Representative of Property Owner Petitioner

President
Title, if applicable (i.e. Trustee, Managing Member, President, Secretary)

Parcel number of property to be annexed:
007-07142-001

ACKNOWLEDGMENT.

STATE OF ARKANSAS)
Boone) SS:
COUNTY OF ~~BAXTER~~)

On this day before me personally appeared Connie Gray, to me personally well known, who stated that she was the President of Cash Enterprises, Inc., a corporation, and was fully authorized to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein set forth.

WITNESS my hand and seal this 29th day of May, 2020.



Santana Campbell
Notary Public

EXHIBIT A

Parcel No. 001-07138-003

Steven Gorbet and Jennifer Gorbet

Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: From the Southwest corner of said SW ¼ SW ¼, run South 89° 18' East along the South line of said SW ¼ SW ¼ a distance of 783.30 feet; thence run North 00° 40' East 460.28 feet; thence run South 89° 20' 00" East 130.00 feet; thence run North 00° 40' 00" East 204.92 feet to the Point of Beginning for the tract herein described; from the Point of Beginning continue North 00° 40' 00" East 181.14 feet to a point on the Southeast right of way line of U.S. Highway 62 as it now exists; thence run along said Southeast right of way line of U.S. Highway 62 with the following; North 53° 02' 46" East a distance of 38.10 feet; North 50° 11' 01" East a distance of 89.97 feet; thence leaving the said Southeast right of way line run South 00° 40' 00" West 256.12 feet; thence run North 89° 20' 00" West 100.00 feet to the Point of Beginning.

Parcel No. 001-07138-001

D Scott Smith

Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: From the Southwest corner of said Southwest ¼ Southwest ¼, run South 89 deg. 18' East, along the South line of said Southwest ¼ Southwest ¼, 783.30 feet; thence run North 00 deg. 40' East, 460.28 feet to a point on the East right of way line of County Road and the point of beginning for the tract herein described; from the point of beginning continue North 00 deg. 40' 00" East, along East right of way line of County Road, 287.06 feet to a point on the Southeast right of way line of U.S. Highway 62 as it now exists; thence run along said Southeast right of way line of U.S. Highway 62 with the following; North 50 deg. 11' 01" East, 103.99 feet; thence North 53 deg. 02' 46" East 62.02 feet; thence leaving the said Southeast right of way line run South 00 deg. 40' 00" West, 386.06 feet; thence North 89 deg. 20' 00" West, 130.00 feet to the point of beginning.

Parcel No. 001-07140-000

GINECO

Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: FROM THE SOUTHWEST CORNER OF SAID SW1/4 SW1/4 OF SECTION 35 GO ALONG THE SOUTH BOUNDARY OF SAID SW1/4 SW1/4 SOUTH 89°18'19" EAST 550.00 FEET TO A 1/2 INCH REBAR, THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THEN GO NORTH 00°34'14" EAST 199.30 FEET TO A 3/8 INCH REBAR; THEN GO NORTH 00° 42' 08" EAST 358.58 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF U S HIGHWAY 62 AS IT NOW EXIST; THEN RUN ALONG SAID SOUTHEAST RIGHT OF WAY OF U S HIGHWAY 62 WITH THE FOLLOWING; NORTH 60°07'10"E 4.68 FEET; NORTH 56°21'31" EAST 101.54 FEET; NORTH 50°11'01" EAST 82.08 FEET; SOUTH 73°43'24" EAST 30.12 FEET; THEN LEAVING THE SAID SOUTHEAST RIGHT OF WAY LINE GO SOUTH

00°26'35" WEST 460.26 FEET TO A POINT; THEN GO NORTH 89°22'33" WEST 44.89 FEET TO A 3/8 INCH REBAR; THEN GO SOUTH 00°34'15" WEST 26.59 FEET TO A 1/2 INCH REBAR. THEN GO NORTH 88°31'46" WEST 67.71 FEET TO A NAIL IN PAVEMENT; THEN GO SOUTH 00°34'15" WEST 69.81 FEET TO A NAIL IN PAVEMENT; THEN GO NORTH 83°18'00" EAST 68.26 FEET TO A 1/2 INCH REBAR; THEN GO SOUTH 00°34'15" WEST 112.65 FEET TO A 1/2 INCH REBAR ON THE SAID SOUTH BOUNDARY OF THE SW1/4 SW1/4; THEN GO NORTH 89°18'19" WEST 138.30 FEET TO THE POINT OF BEGINNING.

Parcel No. 001-07142-000
Rudell Pannell and Anna Joyce Pannell Co-Trustees
of the Pannell Family Living Trust

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L & L Oil Company Inc.

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Streets and Highways

Also included in the annexation are the following streets:

All that part of the South ½ of U.S. Highway 62B lying North of Parcels 001-07141-000, 001-07142-000, 001-07140-000, 001-07138-001 and 001-07138-003.

AND, all that part of Garden Terrace lying East of the Parcel No. 001-07140-000 eastern boundary.

CONSOLIDATED LAND SERVICES

INCORPORATED

ENGINEERING, SURVEYING & MATERIALS TESTING

www.clsi-mtnhome.com

2113 HIGHWAY 62 EAST #2
MOUNTAIN HOME, AR 72653



TELEPHONE (870) 425-6161
FAX: (870) 424-3884

To: Whom it Concerns

From: Kenneth W. Cotter

Date: 6/11/2020

Re: Petition to Annexation Dated June 9, 2020
100% of Owners Petitioning
Mountain Home, Arkansas

I, Kenneth W. Cotter, a Professional Surveyor licensed by the State of Arkansas, certify that I have reviewed the 'Exhibit A' of the above Petition, prepared by Sanders, Morgan & Clarke, PLLC. The Exhibit contains six (6) parcels plus two (2) sections of streets/highways. I verify that the within described properties are contiguous with the present City of Mountain Home corporate limits and that no enclaves will be created if the properties are accepted by the City of Mountain Home, to the best of my knowledge and ability.

Kenneth W. Cotter, PS AR 1057



EXHIBIT A

Parcel No. 001-07138-003

Steven Gorbet and Jennifer Gorbet

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Parcel No. 001-07138-001

D Scott Smith

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Parcel No. 001-07140-000

GINECO

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00°26'35" WEST 460.26 FEET TO A POINT; THEN GO NORTH 89°22'33" WEST 44.89 FEET TO A 3/8 INCH REBAR; THEN GO SOUTH 00°34'15" WEST 26.59 FEET TO A 1/2 INCH REBAR. THEN GO NORTH 88°31'46" WEST 67.71 FEET TO A NAIL IN PAVEMENT; THEN GO SOUTH 00°34'15" WEST 69.81 FEET TO A NAIL IN PAVEMENT; THEN GO NORTH 83°18'00" EAST 68.26 FEET TO A 1/2 INCH REBAR; THEN GO SOUTH 00°34'15" WEST 112.65 FEET TO A 1/2 INCH REBAR ON THE SAID SOUTH BOUNDARY OF THE SW1/4 SW1/4; THEN GO NORTH 89°18'19" WEST 138.30 FEET TO THE POINT OF BEGINNING.

Parcel No. 001-07142-000
Rudell Pannell and Anna Joyce Pannell Co-Trustees
of the Pannell Family Living Trust

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Parcel No. 001-07141-000
L & L Oil Company Inc.

Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: Beginning at the SW corner of said forty and run thence East 30 feet to a point for a place of beginning; From the place of beginning continue East along the South line of said forty 330 feet, thence run North 0 deg. 40' East 457 feet to the South line of U.S. Highway 62, thence in a Southwest direction along the South line of said Highway 62, 330.7 feet, thence South 0 deg. 40' West 424.8 feet to the point of beginning.

Parcel No. 007-07142-001

Cash Enterprises, Inc.

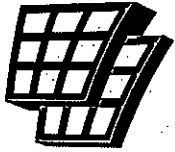
Part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 20 North, Range 13 West, Baxter County, Arkansas described as follows: From the southwest corner of the SW1/4 SW1/4 go S89°18' E 550 feet; then go N00°40'E 559.1 feet to a bolt on the southerly right of way of US Highway No. 62, the POINT OF BEGINNING of the tract being described; then go S00°40'00"W 62.77 feet to a 1/2" rebar; then go N88°15'00"W 45.19 feet. to a chiseled "x" on concrete retaining wall; then go along said retaining wall N40°19'33"W 26.45 feet to a railroad spike on the southerly right of way of US Highway No. 62; then go along said right of way N56°48'25"E 75.30 feet to the POINT OF BEGINNING.

Streets and Highways

Also included in the annexation are the following streets:

All that part of the South ½ of U.S. Highway 62B lying North of Parcels 001-07141-000, 001-07142-000, 001-07140-000, 001-07138-001 and 001-07138-003.

AND, all that part of Garden Terrace lying East of the Parcel No. 001-07140-000 eastern boundary.



**ARKANSAS
GIS OFFICE**

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

April 23, 2020

Atty. Ted Sanders
Sanders, Morgan & Clarke PLLC
701 South Street
Mountain Home, AR 72654

RE: City of Mountain Home Coordination Requirement

Mr. Sanders,

Thank you for coordinating with our office as you seek to annex property into the City of Mountain Home, AR located in Section 35, Township 20 North, Range 13 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

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Home_Annexation_Coordination_Letter.docx

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



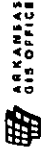
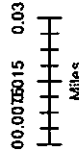
Proposed Annex: City of Mountain Home
 April 2020

City: Mountain Home
 Mayor: Hillrey Adams

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



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