

BAS Correction Historic Annex Ord 2015-05: City of Waldron
 *for Census only - was already in state map

City: Waldron
 Mayor: Neil Cherry

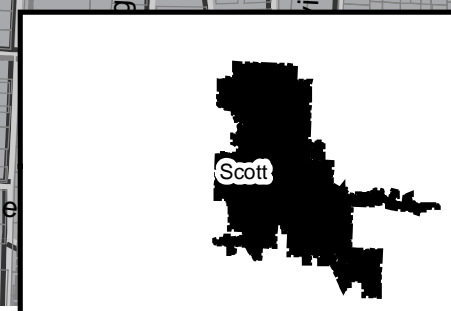
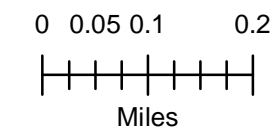
Arkansas Code 14-40-101.

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



- Proposed Annex
- Sections
- Parcels
- Minor Road
- Existing City
- Neighboring City





ARKANSAS SECRETARY OF STATE

MARK MARTIN

April 24, 2015

The Honorable Barbara Whiteley
Scott County Clerk
190 W. First St., Box 10
P.O. Box 2165
Waldron, AR 72958

RE: Annexation

Dear Mrs. Whiteley,

The following information was received and pertains to an annexation that has already been filed in the office of the Secretary of State. It has been filed accordingly:

County: Scott City: Waldron

Annexation: Ordinance No. 2015-05 – Dated April 16, 2015
County Court Order. CO-2015-6 – Dated March 30, 2015
Plat of area to be annexed

By copy of this letter, I am sending file marked copies of all of the information to the UALR Institute for Economic Advancement, Arkansas Highway Mapping Department, TomTom, and the State Geographic Information Office. All others listed will only receive notification of the annexation by copy of this letter.

If you have any questions please do not hesitate to contact me at 1-800-482-1127 or 501-682-5070.

Sincerely,

Ashley Trout
Elections Services Representative
Arkansas Secretary of State

cc: UALR Institute for Economic Advancement (w/encl)
Arkansas Highway Mapping Department (w/encl)
TomTom (w/encl)
Shelby Johnson, State Geographic Information Officer GIS (w/encl)
Arkansas Municipal League (w/o encl)
Scott City Clerk (w/o encl)



IN THE COUNTY COURT OF SCOTT COUNTY, ARKANSAS

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

Book 2015
Page 677
Deed
04/07/2015 08:44 AM
Scott County, Ar
Barbara Whiteley, Circuit Clerk

CASE NUMBER - 2015-1

COUNTY Court Order # 2015-6 ORDER OF ANNEXATION

Now on this 30th day of March, 2015 comes on for consideration the Petition for Annexation of Certain Territory Contiguous to the said City of Waldron, Arkansas. Petitioners praying for an Order annexing said property into the City of Waldron, Scott County, Arkansas, which real property is contiguous to and adjoins the City of Waldron, Scott County, Arkansas and which is described as Exhibits "A", "B", and "C" of the petition.

That said Petition was filed pursuant to legislation codified in A.C.A. 14-40-601, et seq. Venue is in the County Court of Scott County, Arkansas, pursuant to A.C.A. 14-40-601(a).

WHEREUPON, the matter proceed to a hearing, and the Court, after considering the said Petition and being fully advised in the premises, finds:

1. The Notice of the filing of said Petition and the date and time of this hearing have been properly given by publication in a newspaper having a general circulation within Scott County, Arkansas, once a week for three consecutive weeks in accordance with A.C.A. 14-40-602. The Court has jurisdiction, venue is properly in Scott County where the property is situated, and this Court has authority to act on the Petition for Annexing to the City of Waldron, Arkansas, a certain territory contiguous to the said City of Waldron, Arkansas without further notice to anyone.
2. The Petitioners are the legal owners of the real estate in the area to be annexed;
3. The real estate to be annexed is contiguous to the City of Waldron, Scott County, Arkansas;
4. The limits of the territory to be annexed have been accurately described; and,
5. The prayer of the Petitioners is in all things right and proper and should in all respects be granted and approved.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED, that said Petition be, and it hereby granted and approved in all respects on this the 30th day of March, 2015 at 9:00 a.m. and it is furthered ordered that the above described real property and that section of Sweet Gum Lane a county road that lies within those properties being annexed shall now be part of and maintained by the City of Waldron, and it is hereby ordered annexed into the City of Waldron, Scott County, Arkansas.

James Forbes
County Judge of Scott County

Exhibit "A"

Legal Descriptions for Property to be Annexed

Alliance Propane, Inc.

656 Hwy 71 North and 703 Hwy 71 North, Parcel No. 080-00894-145

A part of the SW ¼ of the SW ¼ of Section 17, and a part of the NW ¼ of the NW ¼ of Section 20 all in T3N R29W of the fifth P.M. Scott County, Arkansas and more definitely described as follows: Beginning at the southwest corner of the SW ¼ of the SW ¼ of section 17 and run N00°00'00"W along forty line 330.00 ft., Thence 889°19'00"E 330.00 Ft., Thence N40°00'00"E 529.46 Ft. to the centerline of Poteau River, Thence along said centerline the following courses: S64°28'20"E 158.55 Ft., N83°17'42"E 245.64 Ft., S74°37'29"E 127.92 Ft., to the west right of way of US 71 bypass, Thence along said right of way the following courses: S00°11'24"E 477.83 Ft., S01°35'39"E 453.32 Ft., S03°40'36"E 461.61 Ft., S04°37'37"E 160.61 ft. Thence leaving right of way N89°06'15"W 202.47 Ft., Thence S01°14'40"E 126.73 Ft. to the north right of way of Sweetgum Lane. Thence along the north right of way of Sweetgum Lane the following courses: N70°22'55"W 185.51 Ft., N 61°55'06"W 125.03 Ft., N49°56'20"W 130.58 Ft., N48°40'44"W 454.71 Ft., N50°02'50"W 112.62 Ft., N59°55'00"W 51.43 Ft., N65°26'43"W 198.20 Ft. to the west forty line, Thence N00°06'30"E along forty line 330.54 Ft. to point of beginning containing 33.46 acres more or less subject to any easements or right of ways of record, also LESS AND EXCEPT 1.0 acre for the sonic tract. ALSO LESS AND EXCEPT THE FOLLOWING TRACT:

A part of the NW ¼ of the NW ¼ of section 20 T3N R29W of the fifth P.M. Scott County, Arkansas and more definitely described as follows: Begin at the northwest corner of said forty and run S00°06'30"W along forty line 148.47 Ft., Thence N89°40'03"E 708.51 to point of beginning of excepted tract, Thence S00°19'55"E 402.00 Ft., Thence N89°40'03"E 295.52 Ft., Thence N00°19'55"W 101.00 Ft., Thence N17°33'49"E 137.86 Ft., Thence N00°22'50"E 36.17 Ft., Thence N00°19'55"W 234.64 Ft., Thence S89°40'03"W 338.33 Ft. to point of beginning containing 3.01 acres more or less.

Rory Wadkins and Sharon Wadkins

1472 Sweet Gum Lane, Parcel No. 001-04216-000

Part of the NW ¼ NW ¼ Section 20, Township 3 North, Range 29 West, described as follows: Beginning at the southeast corner of said forty and run thence north 175 feet, thence west 113 feet for a place of beginning; run thence north 3 degrees east 256 feet, thence west 200 feet, thence south 166 feet to a point on the north right of way of a public road, thence south 63 degrees east along and with said north right of way a distance of 206.5 feet to the place of

AA-84

beginning, LESS AND EXCEPT a tract described as beginning at the southeast corner of the above described tract and run thence in a northwesterly direction along and with the center line of the county road a distance of 206.8 feet, thence north 2 degrees 24 minutes east a distance of 56.5 feet, thence south 65 degrees 13 minutes east a distance of 127.9 feet, thence north 76 degrees 58 minutes east a distance of 76.7 feet, thence south 5 degrees 54 minutes west a distance of 121.2 feet to the place of beginning.

SUBJECT HOWEVER to a reservation by Donald Poe and Florence H. Poe, husband and wife, their heirs and assigns, of an undivided on-half interest in and to all of the royalties and under any oil and gas lease more fully described in Deed Record Book 88 at page 353.

Amerigas Propane LP, Rick Poindexter
1473 Sweet Gum Lane, Parcel No. 001-4318-000

Part of the NW ¼ NW ¼ Section 20, Township 3 North, Range 29 West, described as follows: Beginning at the southeast corner of the said forty and run thence west on the south line of said forty a distance of 107.5 feet, to a point on the west right of way line of Highway Number 71, Waldron By-Pass, for a place of beginning run thence along said right of way north 16 degrees 32 minutes west 113.2 feet, thence along said right of way north 56 degrees 10 minutes west 301.0 feet, thence along said right of way north 48 degrees 58 minutes west 89.2 feet, thence along said right of way north 29 degrees 04 minutes east 25.0 feet to a point in the center of a public road, thence along said road north 60 degrees 56 minutes west 150.0 feet, thence along said road north 53 degrees 51 minutes west 154.63 feet, thence south 371.0 feet, thence west 150.0 feet, thence south 150.0 feet to a point on the south line of the said forty, thence south 86 degrees 36 minutes east 710.69 feet to the place of beginning, containing 4.1 acres, more or less, LESS AND EXCEPT the right of way for public roads.

Gary Ashford and Joan Ashford
128 Hwy 71 North, Parcel No. 001-04226-000

A part of the Southwest ¼ of the Northwest ¼ of Section 20, Township 3 North, Range 29 West, Scott County, Arkansas, described as follows: Beginning at the Northwest corner of the Southwest ¼ of the Northwest ¼ ; thence South 3° 04' West, a distance of 185.90 feet along the section line; thence South 57° 18" East, a distance of 1249.11 feet along the railroad right-of-way; thence North 9° 00' East a distance of 40.36 feet; thence North 15° 45' West, a distance of 127.30 feet; thence south 86° 37' East, a distance of 200.60 feet to the west right-of-way of U. S. Highway 71; thence North 2° 45' East, a distance of 450.0 feet; thence North 8° 34" West, a distance of 191.11 feet; thence leaving the right-of-way, North 86° 37' West, a distance of 1208.43 feet along the forty line to the Place of Beginning and containing 14.50 acres.

(Revised as per survey dated 3/29/00)

E & N Hale, LLC
176 Hwy 71 North, Parcel No. 001-04227-000

Being a part of the SW ¼ of the NW ¼ Sec. 20, Twp. 3 N, Rng. 29 W of the 5th Principal Meridian, more particularly described as follows, to wit:

Starting at the SE corner of the SW ¼ of the NW ¼ Sec. 20; THENCE N 2° 45' E along the East line of said SW ¼ of the NW ¼ for 688.0 feet; THENCE West for 67.9 feet to the West Boundary Line of the right-of-way of U. S. Highway No. 71, THE POINT OF BEGINNING;

THENCE along said right-of-way as follows: S 2° 45' W for 150.0 feet, S 8° 30' W for 99.0 feet to the North Boundary Line of the right-of-way of the Arkansas Western Railroad;

THENCE N 57° 15' W for 178.5 feet along said Railroad right-of-way to the center of a ditch;

THENCE along the center of said ditch as follows: N 9° 00' E for 41.0 feet, N 15° 45' W for 127.3 feet to the South line of a private road;

THENCE S 86° 37' E along said South line for 200.6 feet to The Point of Beginning.

Waldron School District
736 W Hwy 80, Parcel No. 001-04202-000

A part of the SE ¼ SE ¼ Section 19, Township 3 North, Range 29 West, Scott County, Arkansas, more particularly described as follows: Beginning at the Southeast corner of said forty and run thence N 89 degrees 27 minutes 17 seconds W 1313.84 feet, thence N 0 degrees 23 minutes 20 seconds West 461.48 feet for a place of beginning, run thence N 9 degrees 23 minutes 20 seconds West 187.5 feet, thence S 89 degrees 29 minutes 30 seconds E 658.13 feet, thence South 0 degrees 19 minutes 06 seconds E 187.5 feet, thence N 89 degrees 29 minutes 30 seconds W 658.13 feet, more or less, to the point of beginning.



Scott County, Ar
I certify this instrument was filed
on 04/07/2015 08:45 AM
and recorded in the
Book 2015 Page 677 - 682
Bergrae Whiteley, Circuit Clerk
By Julie Ziggy D.C.



EXHIBIT B
PROPOSED ANNEXATION
Waldron, AR

Western Arkansas Planning & Development District, Inc.
1109 S 16th ST ~ PO Box 2067
Fort Smith, AR 72902 ~ 479-785-2651 ~ Fax 479-785-1964

1 inch = 250 feet
0 125 250 Feet



AA87



EXHIBIT C - School Property
PROPOSED ANNEXATION
Madison, Ark

Western Arkansas Planning & Development District, Inc.
1300 S 16th ST ~ PO Box 2067
Fort Smith, AR 72903 ~ 479-785-2881 ~ Fax 479-785-3364

1 inch = 250 feet
0 100 200



AA-88

ORDINANCE NO. 2015 - 05

Book 2015
Page 774
Deed
04/17/2015 01:00 PM
Scott County, Ar
Barbara Whitesley, Circuit Clerk

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF WALDRON, ARKANSAS, AND MAKING
SAME A PART OF THE CITY OF WALDRON, ASSIGNING SAME TO WARDS;
AND FOR OTHER PURPOSES**

WHEREAS, petition was filed with the County Clerk of Scott County, Arkansas, 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 Waldron, Arkansas; and

WHEREAS, on March 30, 2015, the County Court of Scott County, Arkansas, found that the petition was signed by a majority of real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Waldron, Arkansas; and

WHEREAS, an accurate plat or map of said territory had been filed with and made a part of said petition and property notice had been given for the time and in the manner prescribed by law, and that all things pertaining thereto had been done in the manner prescribed by law, and that said lands and territory should be annexed to and made a part of the City of Waldron, Arkansas, subject to the acceptance of same by the City Council of said City at the proper time, as provided by law; 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.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Waldron, Arkansas:

SECTION I

That the following described lands and territory contiguous and adjoining the City of Waldron, Arkansas, be and the same is hereby accepted as part of and annexed to and made a part of the

City of Waldron. The property is located along U. S. Highway 71 Bypass North of Waldron and on Ark. Highway 80 West. Those signing the petition were: Angela Hunsucker, Rory Wadkins, Rick Poindexter, Joan Ashford, Nadine Hale, and Gary Wayman. The description and map are attached:

Legal Descriptions Attached as Exhibit "A"

Map for Properties along U. S. Highway 71 Bypass North as Exhibit "B"

Map for Property on Ark. Highway 80 West as Exhibit "C"

SECTION II

That the above described territory shall be annexed to and made a part of Ward I of the City of Waldron, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

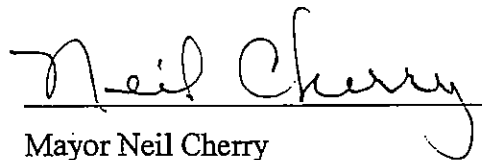
SECTION III

Any and all ordinances in conflict or inconsistent herewith are hereby repealed. If any section, clause, provision or part of this Ordinance shall be held invalid such section, clause, provision or part shall be deemed severable and separable, and the remainder of this Ordinance shall be and remain in full force and effect.

PASSED AND APPROVED by a majority vote by the City Council of the City of Waldron, Arkansas this the 16th day of April 2015.

APPROVED:

ATTEST:



Mayor Neil Cherry

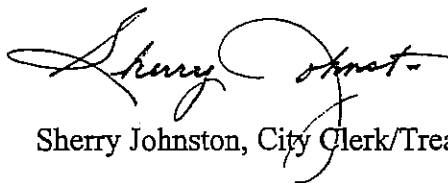

Sherry Johnston, City Clerk/Treasurer

Exhibit "A"

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Alliance Propane, Inc.

656 Hwy 71 North and 703 Hwy 71 North, Parcel No. 080-00894-145

A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, and a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20 all in T3N R29W of the fifth P.M. Scott County, Arkansas and more definitely described as follows: Beginning at the southwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of section 17 and run N00°00'00"W along forty line 330.00 ft., Thence 889°19'00"E 330.00 Ft., Thence N40°00'00"E 529.46 Ft. to the centerline of Poteau River, Thence along said centerline the following courses: S64°28'20"E 158.55 Ft., N83°17'42"E 245.64 Ft., S74°37'29"E 127.92 Ft., to the west right of way of US 71 bypass, Thence along said right of way the following courses: S00°11'24"E 477.83 Ft., S01°35'39"E 453.32 Ft., S03°40'36"E 461.61 Ft., S04°37'37"E 160.61 ft. Thence leaving right of way N89°06'15"W 202.47 Ft., Thence S01°14'40"E 126.73 Ft. to the north right of way of Sweetgum Lane. Thence along the north right of way of Sweetgum Lane the following courses: N70°22'55"W 185.51 Ft., N 61°55'06"W 125.03 Ft., N49°56'20"W130.58 Ft., N48°40'44"W 454.71 Ft., N50°02'50"W 112.62 Ft., N59°55'00"W 51.43 Ft., N65°26'43"W 198.20 Ft. to the west forty line, Thence N00°06'30"E along forty line 330.54 Ft. to point of beginning containing 33.46 acres more or less subject to any easements or right of ways of record, also LESS AND EXCEPT 1.0 acre for the sonic tract. ALSO LESS AND EXCEPT THE FOLLOWING TRACT:

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Rory Wadkins and Sharon Wadkins

1472 Sweet Gum Lane, Parcel No. 001-04216-000

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Gary Ashford and Joan Ashford
128 Hwy 71 North, Parcel No. 001-04226-000

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(Revised as per survey dated 3/29/00)

E & N Hale, LLC
176 Hwy 71 North, Parcel No. 001-04227-000

Being a part of the SW ¼ of the NW ¼ Sec. 20, Twp. 3 N, Rng. 29 W of the 5th Principal Meridian, more particularly described as follows, to wit:

Starting at the SE corner of the SW ¼ of the NW ¼ Sec. 20; THENCE N 2° 45' E along the East line of said SW ¼ of the NW ¼ for 688.0 feet; THENCE West for 67.9 feet to the West Boundary Line of the right-of-way of U. S. Highway No. 71, THE POINT OF BEGINNING;

THENCE along said right-of-way as follows: S 2° 45' W for 150.0 feet, S 8° 30' W for 99.0 feet to the North Boundary Line of the right-of-way of the Arkansas Western Railroad;

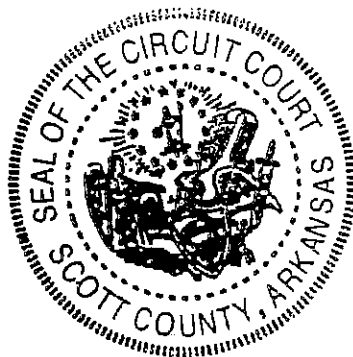
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THENCE along the center of said ditch as follows: N 9° 00' E for 41.0 feet, N 15° 45' W for 127.3 feet to the South line of a private road;

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Waldron School District
736 W Hwy 80, Parcel No. 001-04202-000

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Scott County, Ar
I certify this instrument was filed
on 04/17/2015 01:02 PM
and recorded in the
Book 2015 Page 774 - 780
Bernara Whiteley, Circuit Clerk
Bernara Whiteley, D.C.

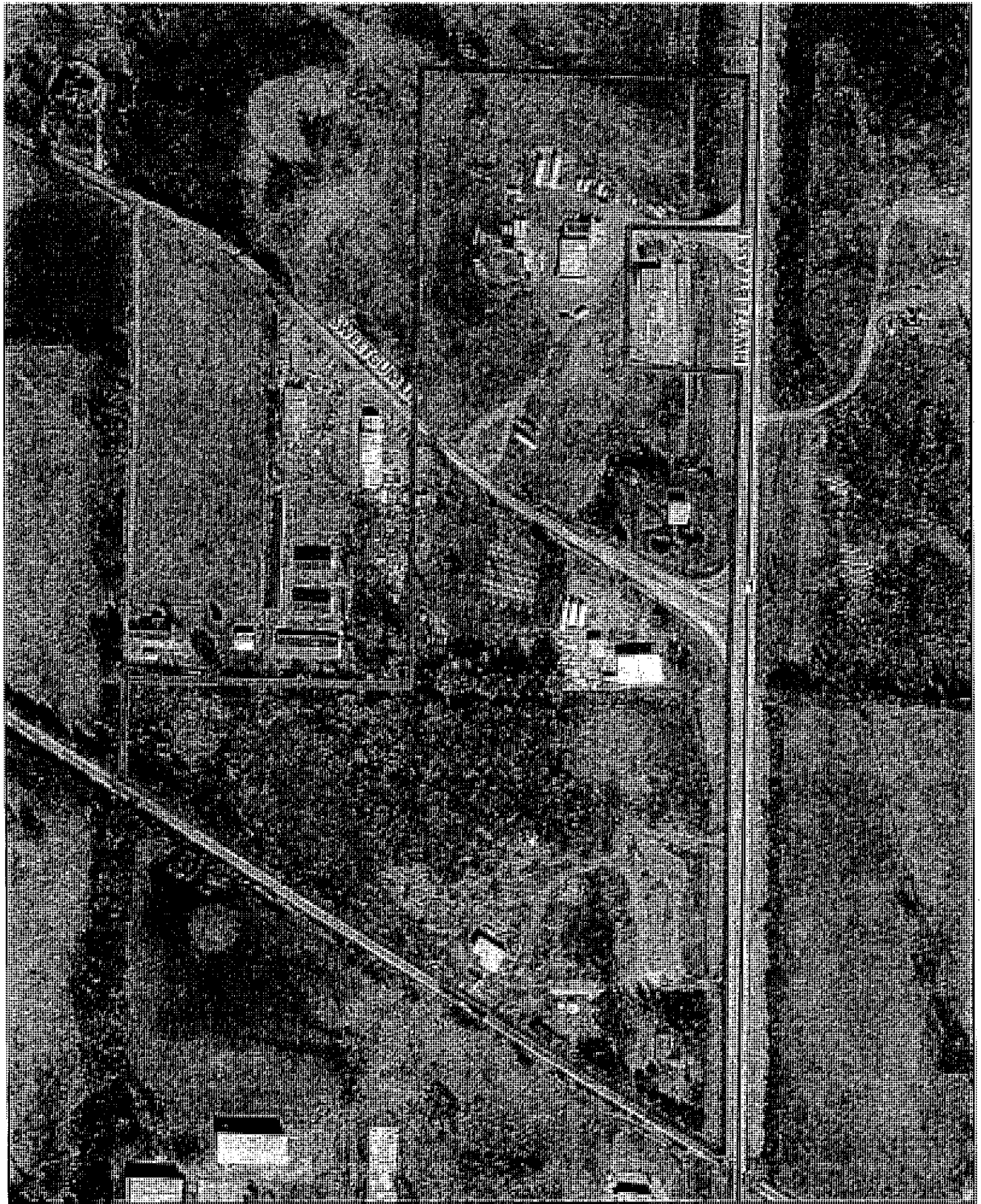


EXHIBIT B
PROPOSED ANNEXATION
Walden, AR

Western Arkansas Planning & Development District, Inc.
1109 S. 16th ST - PO Box 2057
Fort Smith, AR 72302 • 479-795-3851 • Fax 479-725-0364

1 inch = 250 feet



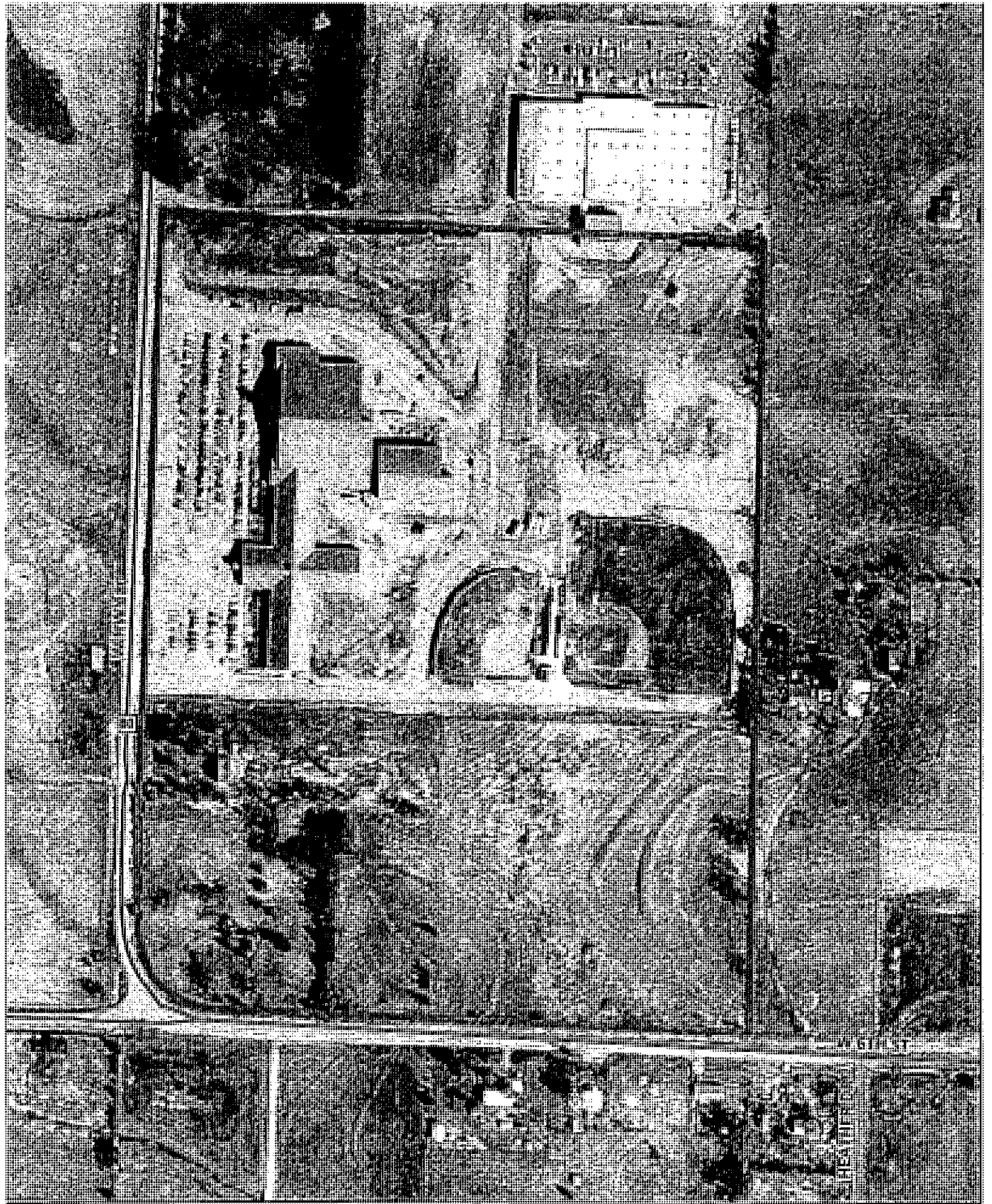


EXHIBIT C - School Property
PROPOSED ANNEXATION
Walden, AR

Western Arkansas Planning & Development District, Inc.
1109 S 15th St ~ PO Box 2067
Fort Smith, AR 72902 ~ 479-785-2051 ~ Fax 479-785-1954

1 inch = 250 feet

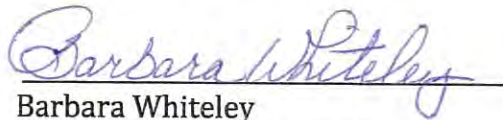


CERTIFICATE

STATE OF ARKANSAS
COUNTY OF SCOTT

I, Barbara Whiteley, Clerk within and for the County and State aforesaid hereby certify that the annexed and foregoing instrument of writing is a true, and correct copy of the Order of Annexation and Ordinance No. 2015-05 of the City of Waldron filed in the Scott County Court Case Number 2015-1 which is now on file and matter of record in my office in Waldron, Arkansas.

In TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of the County and Circuit Court, this 17th day of April, 2015.



Barbara Whiteley
Scott County and Circuit Clerk

