



ARKANSAS SECRETARY OF STATE

MARK MARTIN

October 2, 2015

The Honorable Doug Curtis
Saline County Clerk
215 N Main Suite 9
Benton AR 72015

RE: Annexation

Dear Mr. Curtis,

The following information was received and has been recorded and filed in the office of the Secretary of State:

County: Saline

City: Benton

Annexation:

City Ordinance No.48-2015 – Dated September 14, 2015
Decree of Annexation No. CC2015-1 – Dated March 16, 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,


Jacqueline Cowan
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)
Benton City Clerk (w/o encl)



IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS

NO. CC 2015-0

FILED
SALINE COUNTY
PROBATE & COUNTY CLERK
03/16/15 15:53:27
BY AB

IN THE MATTER OF ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF BENTON, ARKANSAS

DECREE OF ANNEXATION

Comes for hearing the Petition of CCV Development, LLC, who is the property owner of portions of Township 1 South, Range 14 West, asking that the following territory be annexed to the City of Benton, Saline County, Arkansas, to-wit:

LEGAL DESCRIPTION.
SEE ATTACHED EXHIBIT "A"

The area to be annexed is to include all adjacent and abutting public streets and rights of way. After hearing the evidence, the Court finds:

1. That the petition was filed not less than thirty (30) days prior to this date.
2. That a majority of the total number of real estate owners in the area affected who own more than one half (1/2) of the acreage affected in the territory proposed to be annexed to the City of Benton, Saline County, Arkansas, have signed the Petition.
3. That the boundaries of said territory have been accurately described and an accurate map thereof made and filed with the Petition.
4. That said land is adjacent and contiguous to the City of Benton, Saline County, Arkansas and provides for contiguity for access.
5. That notice of the hearing was published in the form and manner prescribed by law, a Proof of Publication having been filed with the County Court.
6. That the prayer of the Petition is right and proper.
7. That said Petition should be granted and the territory as above described should be annexed to the City of Benton, Saline County, Arkansas, and become a part of said City.

Therefore the Court doth hereby ORDER, JUDGE, and DECREE that the lands described above are hereby annexed to and made a part of the City of Benton, Arkansas. The Court hereby orders that the original papers in this cause be delivered to the Clerk of Saline County, Arkansas, and the Clerk, after properly recording and filing the original papers, prepare transcripts of same; that one of the certified transcripts be delivered to the City of Benton, Arkansas, one copy to the

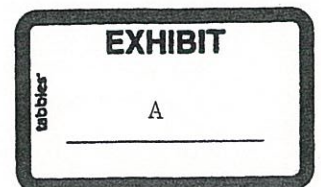
Arkansas Secretary of State and one copy to the Director of the Tax Division of the Arkansas
Public Service Commission.



Jeff Ardy, Saline County Judge

3-16-15
Date

That part of the W 3/4 of the N 1/2 of the NW 1/4 SE 1/4 SW 1/4 of Section 17, Township 1 South, Range 14 West described as follows: Beginning at the Northeast corner of the W 3/4 of the N 1/2 of the NW 1/4 SE 1/4 SW 1/4 and run thence South 330 feet; thence West 240 feet; thence Northeasterly to a point on the North line of said land to a point that is 160 feet West of the point of beginning; thence East 160 feet to the point of beginning.



CLERK'S CERTIFICATE

FILED
SALINE COUNTY
PROBATE & COUNTY CLERK

2015 SEP 18 PM 1:09

STATE OF ARKANSAS)
) ss
COUNTY OF SALINE)

BY LB

I, Cindy Stracener, City Clerk of the City of Benton, hereby certify that the attached and foregoing is a true, full and correct copy of Ordinance 48 of 2015, adopted by the Benton City Council at a regular scheduled meeting held at the Benton Municipal Complex according to law in Benton, Arkansas, on September 14, 2015 at 7:00 p.m., as the same appears on file, and of record, in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the corporation seal of said City, this 18th day of September 2015.

Cindy Stracener
Cindy Stracener, City Clerk

Seal



FILED
SALINE COUNTY
CLERK & COUNTY CLERK

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS

2015 JAN 20 PM 3:24

IN THE MATTER OF ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF BENTON, ARKANSAS

BY AB

No. CC-2015- 1

PETITION

Comes now the undersigned CCV Development, LLC, by its attorney Perry Y. Young, and for its Petition to annex certain real property to the City of Benton, Saline County, Arkansas pursuant to Chapter 40 of Title 14 of the Arkansas Code, respectfully states as follows:

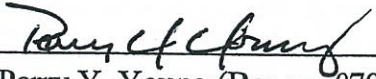
1. Petitioner is the sole owner of certain real property located in Saline County, Arkansas, as more specifically described in Exhibit "A" hereto and depicted in Exhibit "B" hereto, both of which are incorporated by reference herein.
2. The area to be annexed is to include all adjacent and abutting public and private streets and rights-of-way.
3. Said lands are adjacent and contiguous to the City of Benton, Saline County, Arkansas, as depicted in Exhibit "B".
4. Petitioner respectfully requests this Court to fix a date for hearing the Petition, and upon due proof of publication in the manner required by law, thereat enter an Order annexing the real property described in Exhibit "A" to the City of Benton, Saline County, Arkansas.



WHEREFORE, Petitioner prays that after due deliberation and publication this Court grant this Petition, and annex the above-described lands to the City of Benton, Saline County, Arkansas, and for all other relief as to which Petitioner is entitled.

Respectfully submitted,

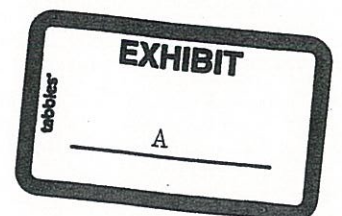
Jensen Young & Houston, PLLC

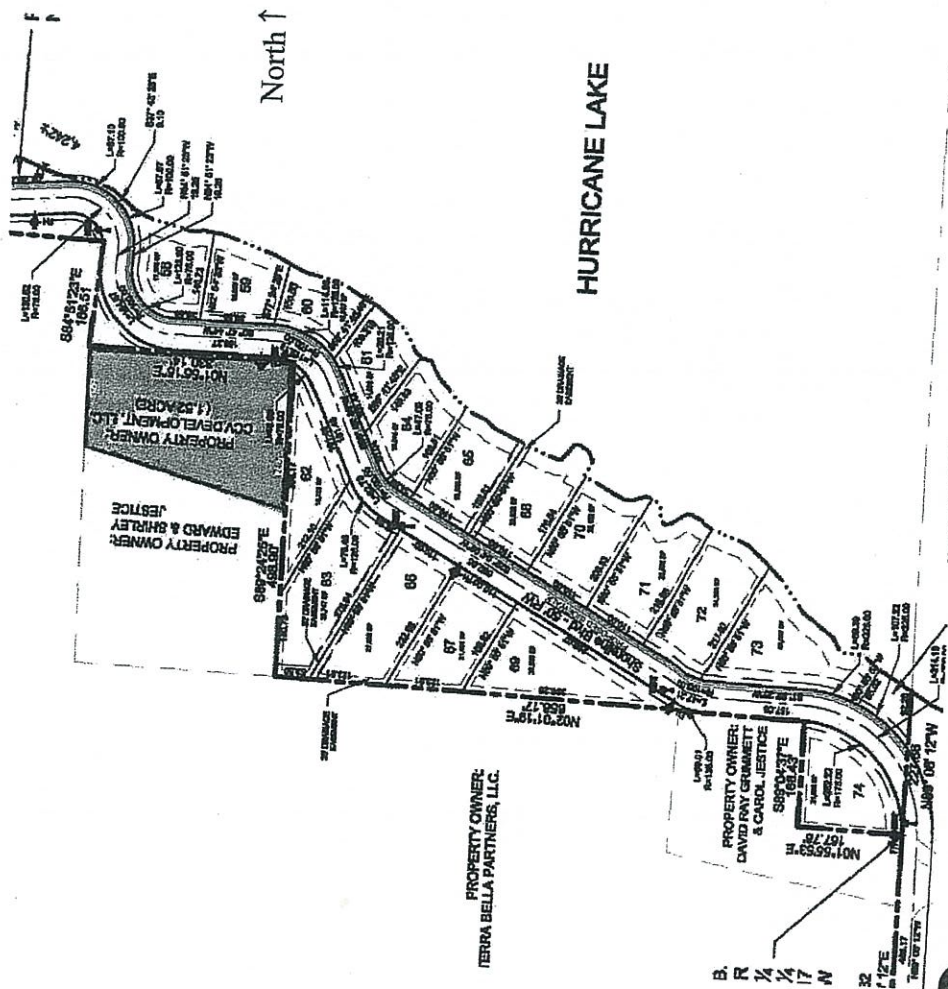
By: 
Perry Y. Young (Bar no. 97091)
Attorneys for Petitioner
1230 Ferguson Drive
Benton, AR 72015
501-315-2255

CCV Development, LLC, Petitioner

By: 
Ted Van Tassel, Manager/Member

That part of the W 3/4 of the N 1/2 of the NW 1/4 NE 1/4 SW 1/4 of Section 17, Township 1 South, Range 14 West described as follows: Beginning at the Northeast corner of the W 3/4 of the N 1/2 of the NW 1/4 NE 1/4 SW 1/4 and run thence South 330 feet; thence West 240 feet; thence Northeasterly to a point on the North line of said land to a point that is 160 feet West of the point of beginning; thence East 160 feet to a point of beginning.





tabbles[®]

EXHIBIT

B

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS

IN THE MATTER OF ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF BENTON, ARKANSAS

FILED
SALINE COUNTY
PROBATE & COUNTY CLERK
01/22/15 15:12:41
BY A/A

No. CC-2015-1

AMENDED PETITION


Comes now the undersigned CCV Development, LLC, by its attorney Perry Y. Young, and for its Amended Petition to annex certain real property to the City of Benton, Saline County, Arkansas pursuant to Chapter 40 of Title 14 of the Arkansas Code, respectfully states as follows:

1. Petitioner is the sole owner of certain real property located in Saline County, Arkansas, as more specifically described in Exhibit "A" hereto and depicted in Exhibit "B" hereto, both of which are incorporated by reference herein.
2. The area to be annexed is to include all adjacent and abutting public and private streets and rights-of-way.
3. Said lands are adjacent and contiguous to the City of Benton, Saline County, Arkansas, as depicted in Exhibit "B".
4. Petitioner respectfully requests this Court to fix a date for hearing the Petition, and upon due proof of publication in the manner required by law, thereat enter an Order annexing the real property described in Exhibit "A" to the City of Benton, Saline County, Arkansas.


WHEREFORE, Petitioner prays that after due deliberation and publication this Court grant this Petition, and annex the above-described lands to the City of Benton, Saline County, Arkansas, and for all other relief as to which Petitioner is entitled.

Respectfully submitted,

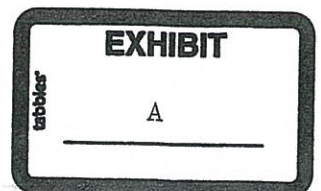
Jensen Young & Houston, PLLC

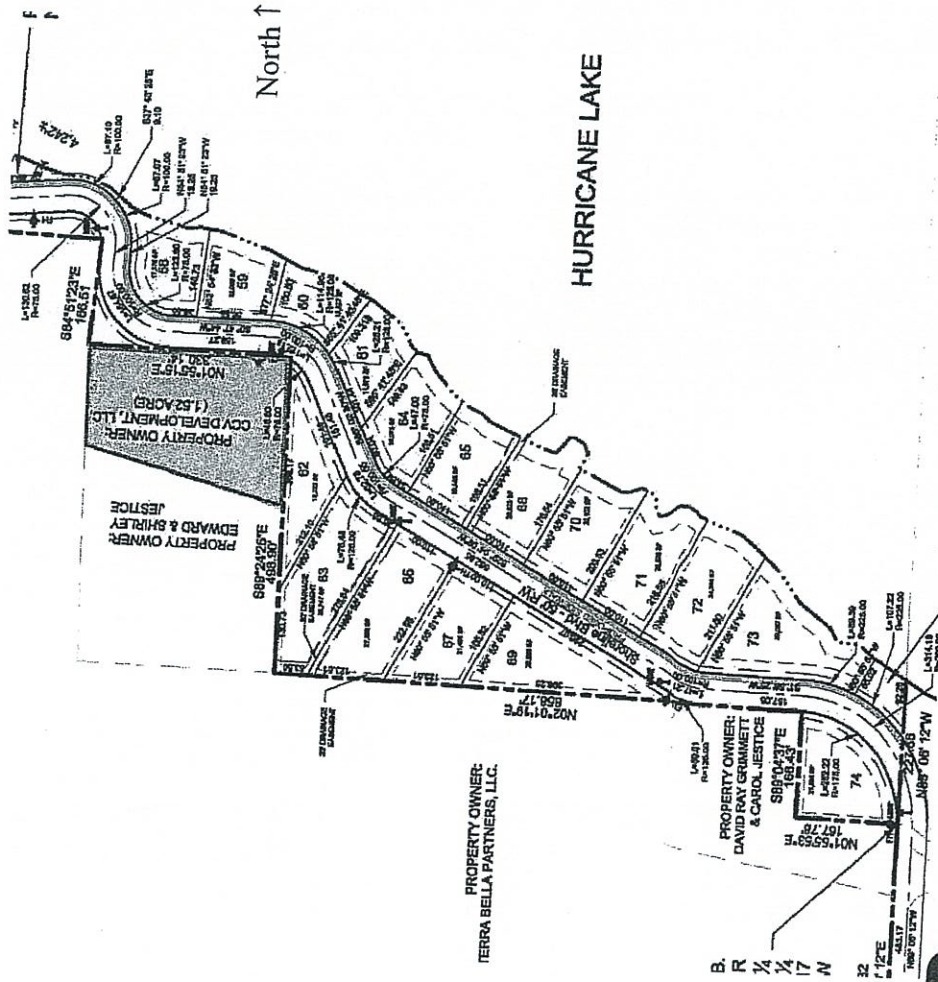
By: 
Perry Y. Young (Bar no. 97091)
Attorneys for Petitioner
1230 Ferguson Drive
Benton, AR 72015
501-315-2255

CCV Development, LLC, Petitioner

By: 
Ted Van Tassel, Manager/Member

That part of the W 3/4 of the N 1/2 of the NW 1/4 SE 1/4 SW 1/4 of Section 17, Township 1 South, Range 14 West described as follows: Beginning at the Northeast corner of the W 3/4 of the N 1/2 of the NW 1/4 SE 1/4 SW 1/4 and run thence South 330 feet; thence West 240 feet; thence Northeasterly to a point on the North line of said land to a point that is 160 feet West of the point of beginning; thence East 160 feet to the point of beginning.





EXHIBIT

B

Proof of Publication

STATE OF ARKANSAS
County of Saline

I, Marshall Buech, do solemnly swear that I am Legal Advertising Clerk for The Saline Courier, a daily newspaper printed in said county, and that I was such at the date of publication hereinafter stated, and that said newspaper had a bona fide circulation in such county at said dates, and has been regularly published in said county since the year 1876 before the date of the first publication of the advertisement hereto annexed, and that said advertisement was published in said newspaper 3 times for 3 issues, the first insertion therein having been made on 01-27-2015, and the last insertion on 02-10-2015.

Billed Account Jensen, Young & Houston, PLLC

Ad Number 63110
Marshall Buech
Legal Advertising Clerk

Sworn to and subscribed before me on 2.11.15
Julie Allbritton
Notary Public

FEE FOR PRINTING

\$ 340.30 Cost of Notice

\$ 2.60 Cost of Proof

\$ 342.90 Total

JULIE ALLBRITTON
SALINE COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires February 22, 2022
Commission No. 12386497

Legal Notices

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS
IN THE MATTER OF ANNEXATION OF CERTAIN TERRITORY
TO THE CITY OF BENTON, ARKANSAS No. CC-2015-1

NOTICE

CCV Development, LLC, as owner, by its attorney Perry Y. Young, has filed a Petition in the County Court of Saline County to annex certain real property to the City of Benton, Saline County, Arkansas, described as follows:

That part of the W 3/4 of the N 1/2 of the NW 1/4 SE 1/4 SW 1/4 of Section 17, Township 1 South, Range 14 West described as follows: Beginning at the Northeast corner of the W 3/4 of the N 1/2 of the NW 1/4 SE 1/4 SW 1/4 and run thence South 330 feet; thence West 240 feet; thence Northeasterly to a point on the North line of said land to a point that is 160 feet West of the point of beginning; thence East 160 feet to the point of beginning.

You are hereby notified that should you contest such annexation you may file a written opposition in the office of the County Clerk for the County Court of Saline County, Arkansas, 215 N. Main Street, Benton, AR 72015, and serve a copy of your response upon the undersigned attorney, all within thirty days of first publication hereof (January 27, 2015) and that you may appear in-person at a hearing to be held at 10:00 a.m. on March 5, 2015 by the County Court of Saline County, Arkansas, 200 North Main Street, Benton, AR 72015.

Respectfully submitted,

Jensen, Young & Houston, PLLC

By: Perry Y. Young

Perry Y. Young (Bar no. 97091) - Attorneys for Petitioner
1230 Ferguson Drive, Benton, AR 72015 • 501-315-2255

FILED
SALINE COUNTY
PROBATE & COUNTY CLERK
03/16/15 15:53:14
BY JB

JB

ORDINANCE NO. 48 OF 2015

**AN ORDINANCE ANNEXING CERTAIN TERRITORY INTO THE CORPORATE LIMITS
OF THE CITY OF BENTON, SALINE COUNTY, ARKANSAS; DECLARING AN EMERGENCY;
AND FOR OTHER PURPOSES**

WHEREAS, CCV Development, LLC, as property owner, filed a Petition with the County Court of Saline County, Arkansas, to annex certain contiguous property hereinafter described, into the corporate limits of the City of Benton, Saline County, Arkansas; and

WHEREAS, on the 15th day of March, 2015, Jeff Arey, Saline County Judge, determined that said petition should be granted and that the property hereinafter described should be released from Saline County and annexed to the corporate limits of the City of Benton, Saline County, Arkansas; and

WHEREAS, more than thirty (30) days has expired since entry of said order and the City of Benton desires to accept said property into the City.

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

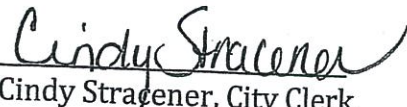
SECTION 1: The property hereinafter described be annexed and made a part of the City of Benton, Saline County, Arkansas, and being described as follows, to wit:

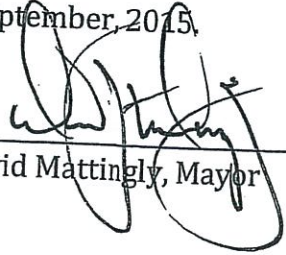
That part of the W $\frac{3}{4}$ of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 1 South, Range 14 West described as follows: Beginning at the Northeast corner W $\frac{3}{4}$ of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ and run thence South 330 feet, thence West 240 feet; thence Northeasterly to a point on the North line of said land to a point that is 160 feet West of the point of beginning; thence East 160 feet to the point of beginning.

Said property shall be zoned as R1-7.5 and shall be used for the purposes of single-family residential.

SECTION 2: It is hereby found and determined that the immediate passage of this Ordinance is necessary for the construction to take place, which will be of benefit to the city and local economy; THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 14 day of September, 2015.


Cindy Stracener, City Clerk


David Mattingly, Mayor

DESIGNATED FOR PUBLICATION



001-04189-000
60.00

001-04157-000
20.00

001-04152-000
47.50

805-04700-007
34.77

805-04700-000
118.25

805-04400-000
46.31

840-11854-000
15.36

The X is the Annexed Property

Kennington Dr

Palm Beach Ave

Worth Ave

Lexington Ave

Humes Rd

Birch St

Stivers Blvd
Ward Dr

Village Ln

Vicki Dr

Price Ave

Stillman Lp

Cedar Dr

Pleasure Dr

Springhill Rd

Hunt Rd

230 115 0 230 Meters

ordinance 48 of 2015

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS
NO. CC 2015-3

IN THE MATTER OF ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF BENTON, ARKANSAS

SALINE COUNTY
PROBATE & COUNTY CLERK
03/16/16 15:53:27
BY JB

DECREE OF ANNEXATION

Comes for hearing the Petition of CCV Development, LLC, who is the property owner of portions of Township 1 South, Range 14 West, asking that the following territory be annexed to the City of Benton, Saline County, Arkansas, to-wit:

LEGAL DESCRIPTION.
SEE ATTACHED EXHIBIT "A"

The area to be annexed is to include all adjacent and abutting public streets and rights of way. After hearing the evidence, the Court finds:

1. That the petition was filed not less than thirty (30) days prior to this date.
2. That a majority of the total number of real estate owners in the area affected who own more than one half (1/2) of the acreage affected in the territory proposed to be annexed to the City of Benton, Saline County, Arkansas, have signed the Petition.
3. That the boundaries of said territory have been accurately described and an accurate map thereof made and filed with the Petition.
4. That said land is adjacent and contiguous to the City of Benton, Saline County, Arkansas and provides for contiguity for access.
5. That notice of the hearing was published in the form and manner prescribed by law, a Proof of Publication having been filed with the County Court.
6. That the prayer of the Petition is right and proper.
7. That said Petition should be granted and the territory as above described should be annexed to the City of Benton, Saline County, Arkansas, and become a part of said City.

Therefore the Court doth hereby ORDER, JUDGE, and DECREE that the lands described above are hereby annexed to and made a part of the City of Benton, Arkansas. The Court hereby orders that the original papers in this cause be delivered to the Clerk of Saline County, Arkansas, and the Clerk, after properly recording and filing the original papers, prepare transcripts of same; that one of the certified transcripts be delivered to the City of Benton, Arkansas, one copy to the

Arkansas Secretary of State and one copy to the Director of the Tax Division of the Arkansas
Public Service Commission.

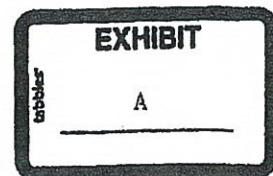


Jeff Arcey, Saline County Judge

3-16-15

Date

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Doug Curtis

Saline County Clerk

215 N. Main, Suite 9, Benton, Arkansas 72019 · (501) 303-5630

September 22, 2015

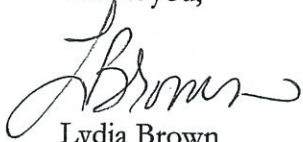
Secretary of State
State Capital
Little Rock, AR 72201-1094

RE: Saline Co. County Court Case No. 2015-1, Annexation

To whom it Concerns,

Enclosed is an amended copy of the decree that was mailed out to you earlier this week. The case number was incorrect. Please call if you have any questions.

Thank you,



Lydia Brown
Deputy Clerk

Enclosure

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS
NO. CC 2015-1

IN THE MATTER OF ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF BENTON, ARKANSAS

SALINE COUNTY
PROBATE & COUNTY CLERK
03/16/15 15:53:27
BY AB

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SEE ATTACHED EXHIBIT "A"

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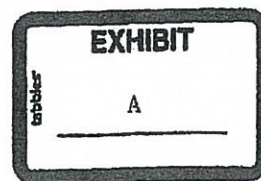


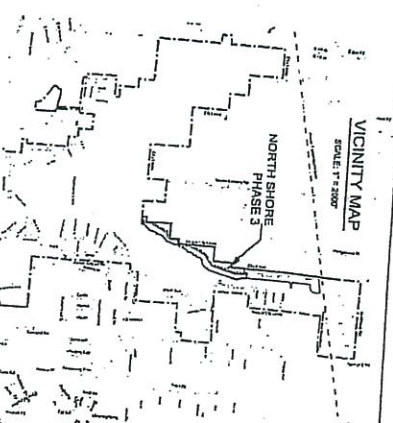
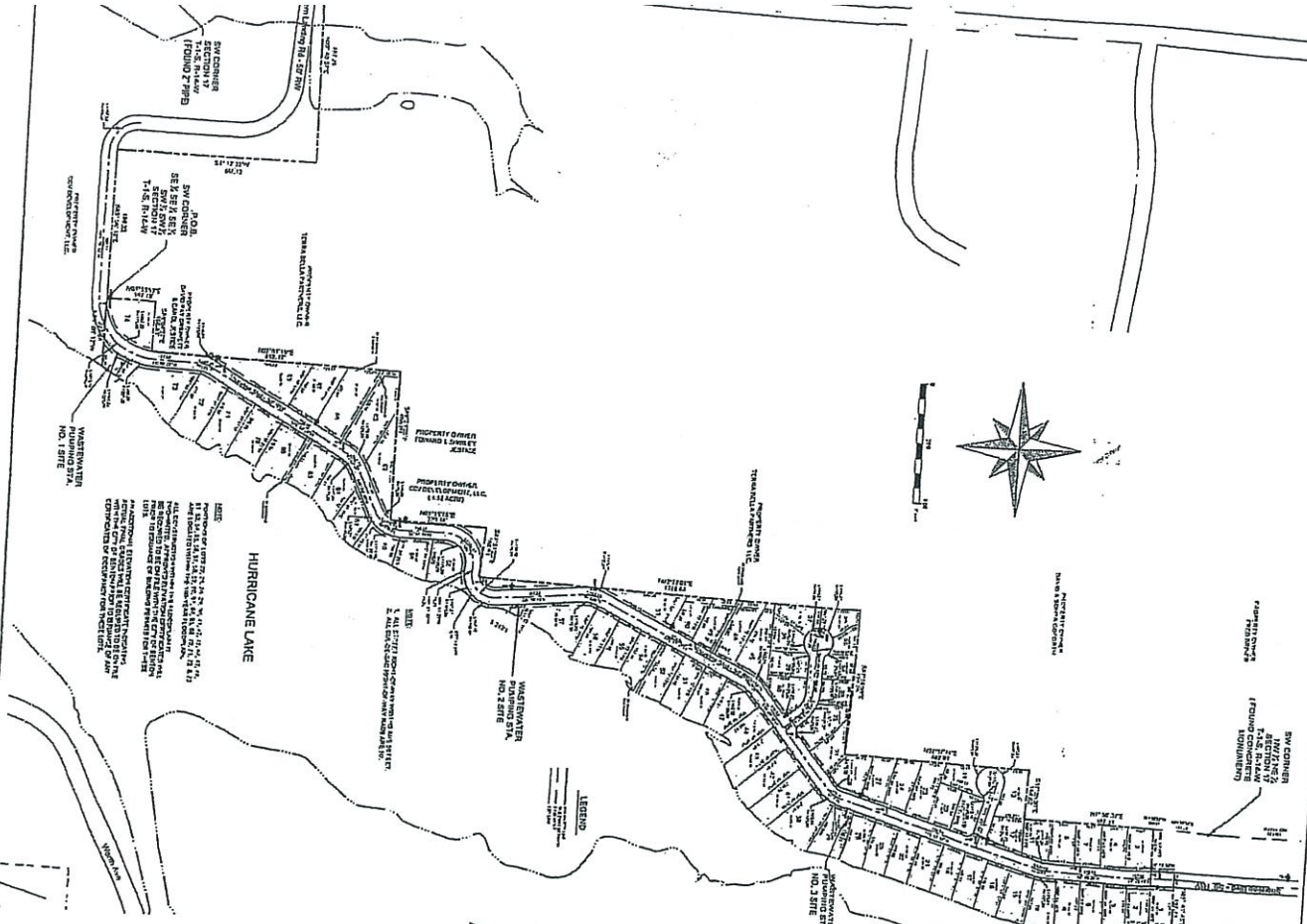
Jeff Arce, Saline County Judge

3-16-15

Date

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OWNER: MICHAEL BOLIN, INC.
 SUBDIVIDER: MICHAEL BOLIN, INC.

LEGEND

PROPERTY OWNER PROPERTY OWNER PROPERTY OWNER PROPERTY OWNER

DESIGNATED BY PLAT: ...

FOR THE CITY OF BENTON, ARKANSAS

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of October, 2014.

STATE OF ARKANSAS
 COUNTY OF BENTON

NOTARY PUBLIC

MICHAEL BOLIN & ASSOCIATES, INC.
CONSULTING ENGINEERS
 P.O. BOX 605, BENTON, AR 72018, (501) 776-2692
 FAX (501) 776-2619 EMAIL: cmboln@sbcglobal.net

BENTON, ARKANSAS

FINAL PLAT
NORTH SHORE AT HURRICANE LAKE ESTATES
PHASE 3

DATE: OCTOBER 2014

SCALE: 1" = 200'

CONTACT PERSON: M. BOLIN

AS-BUILT DATE: OCTOBER 2014

JOB NO. 159-ARB
 SHEET NO. 1 OF 1



REAL ESTATE SERVICES OF SALINE CO. INC.
 507 FRENCH DRIVE, SUITE 200, SALINE, MISSOURI 65751

