



ARKANSAS SECRETARY OF STATE

MARK MARTIN

February 15, 2017

The Honorable Doug Curtis
Saline County Clerk
215 Main, Suite 9
Benton, AR 72019

Re: City of Benton Annexation Ordinance 1 of 2014

Dear Mr. Curtis,

This letter acknowledges receipt and filing of the following notice of municipal boundary change by the Office of the Secretary of State:

Filing Type: Annexation pursuant to A.C.A § 14-40-609 (annexation by petition 100% of land owners)

Effective Date: 1/9/2017 (Emergency Declared)

County: Saline

City: Benton

City Ordinance: 1 of 2017

Dated: 1/9/2017

County Court Order: CC 2016-15

Dated: 12/1/2016 (Hon. Jeff Arey, Saline County Judge)

A file marked copy of the ordinance, court order and exhibits submitted to our Office along with the GIS Office map 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 boundary change by the Arkansas Secretary of State.

If you have any questions or concerns regarding this pending filing please contact our office at 501-682-3401.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia Fisher".

Cynthia Fisher
Special Projects Manager
Arkansas Secretary of State Legal Division
500 Woodlane St, Suite 256
Little Rock, AR 72201
501-682-3401

Cc: Arkansas Geographic Information Systems Office (w/ encl)
Arkansas Highway and Transportation Department Mapping Department (w/ encl)
UALR Institution for Economic Advancement (w/encl)
Tom-Tom (w/encl)
Ms. Cindy Stracener, City Clerk and Treasurer

Room 256 State Capitol • Little Rock, Arkansas 72201-1094
501-682-1010 • Fax 501-682-3510
e-mail: arsos@sos.arkansas.gov • www.sos.arkansas.gov





Arkansas Secretary of State

Mark Martin Arkansas Secretary of State, 500 Woodlane Ave, Little Rock, AR 72201-1094

Municipal Boundary Change Checklist

County: SALINE City/Town: Benton

City Ordinance/Resolution No: 1 of 2017 Date approved: 1-9-17

County Court Case No: LL-2016-15 Date of Order: 12-1-2016

Type: Click down arrow at right to select from a list of Arkansas Code municipal boundary filing types

Date Change Effective: 1-9-17 Emergency clause: Yes No

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

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 (not required for A.C.A § 14-40-1801)
- File marked copy of County Court Order (not required for A.C.A. § 14-40-501)
- Proof of Publication for all Legal Notices (Hearing, Election, City Ordinance/Resolution)
- Copy of Arkansas GIS approved printed map and certification letter
- File marked copy of Petition Part or File marked copy of the certified special election results (if applicable)
- File marked copy of Complaint and final Circuit Court Order (Court Challenge only)

Municipal Contact:

Name: Cindy Stracener Title: City Clerk

Street Address: 1145 East St

City: Benton St: AR Zip code: 72015

City/County Official:

Signature: Hon. Doug Curtis Title: Saline County Clerk

Date: _____

Complete one form for each ordinance/resolution and attach it as a cover page to the supporting document set. Submit the documents to Arkansas Secretary of State, Atten: Municipal Boundary Filing, 500 Woodlane Ave, Little Rock, AR 72201-1094

Office of the Arkansas Secretary of State use only

Received by: Ernest Fisher

FILED

FEB 15 2017

Arkansas Secretary of State

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS
NO. CC 2016-15

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

DECREE OF ANNEXATION

Comes for hearing the Petition of ABDTD Investments, LLC, who is the one hundred percent (100%) property owner of portions of Section 36, Township 1 South, Range 15 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 for Annexation is attested by the property owner;
2. That the boundaries of said territory have been accurately described within the petition;
3. That said land is adjacent and contiguous to the City of Benton, Saline County, Arkansas and provides for contiguity of access;
4. That said petition contained all required verifications and is complete and accurate;
5. That no enclaves will be created by the annexation;
6. That said petition contains a schedule of services;
7. By agreement of the Petitioner, as well as the agreement of Saline County and the City of Benton, the legal description has been amended to extend the area of annexation to the centerline of the two streets which border the property; and
8. 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 part of said City.

THEREFORE the Court hereby ORDERS, JUDGES, and DECREES that the lands described above are hereby annexed to and made part of the City of Benton, Saline County, 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

FILED
SALINE COUNTY CLERK
2016 DEC -1 PM 12:16
BY: A.A.

F I L E D

FEB 15 2017

Arkansas
Secretary of State

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 Arrey, Saline County Judge

12/1/2016

Date

Exhibit A

A part of the NW ¼ of the NW ¼ of Section 36, T-1-S, R-15-W, in Saline County, Arkansas, and being more particularly described as commencing at the NW corner of the NW ¼ of the NW ¼; thence East, along the North line of Section 36, a distance of 144.50 feet; thence South, a distance of 146.50 feet; thence S 70°56'00" E, a distance of 84.90 feet to the POINT OF BEGINNING; thence N 11°09'00" E, a distance of 145.70 feet to the South right-of-way of Longhills Road; thence S 87°13'16" E, along said right-of-way, a distance of 208.45 feet; thence S 14°12'11" E, along said right-of-way, a distance of 19.62 feet to the West right-of-way of Congo Road; thence S 31°29'49" W, along said right-of-way, a distance of 190.84 feet; thence N 70°56'00" W, a distance of 149.70 feet to the POINT OF BEGINNING; said described tract containing 0.72 Acres, more or less.

By agreement of the Petitioner, Saline County, and the City of Benton, the legal description shall include:

The area of annexation shall extend to the center line of West Longhills Road along the entire northern border of the property and it shall also extend to the center line of Congo Road along the entire eastern border of the property as well.



CITY OF BENTON

BENTON, ARKANSAS

February 8, 2017

Cynthia Fisher
Special Projects Manager
Arkansas Secretary of State Legal Division
500 Woodlane St Ste 256
Little Rock, AR 72201

Re: City of Benton Annexation Ordinance 1 of 2017

Dear Ms. Fisher,

Enclosed is a complete copy of Ordinance 1 of 2017 as requested. A map and legal description is also included. Please let me know if you need additional information or what has been provided is incorrect. We apologize for the incompleteness.

Sincerely,

Cindy Stracener
City Clerk
City of Benton
PO Box 607
Benton, AR 72018
501-776-5908



ORDINANCE NO. 1 OF 2017

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, ABDTD 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 1st day of December 2016, 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:

A part of the NW ¼ of the NW ¼ of Section 36, T-1-S, R-15-W, in Saline County, Arkansas, and being more particularly described as commencing at the NW corner of the NW ¼ of the NW ¼; thence East, along the North line of Section 36, a distance of 144.50 feet; thence South, a distance of 146.50 feet; thence S 70°56'00" E, a distance of 84.90 feet to the POINT OF BEGINNING; thence N 11°09'00" E, a distance of 145.70 feet to the South right-of-way of Longhills Road; thence S 87°13'16" E, along said right-of-way, a distance of 208.45 feet; thence S 14°12'11" E, along said right-of-way, a distance of 19.62 feet to the West right-of-way of Congo Road; thence S 31°29'49" W, along said right-of-way, a distance of 190.84 feet; thence N 70°56'00" W, a distance of 149.70 feet to the POINT OF BEGINNING; said described tract containing 0.72 Acres, more or less.

By agreement of the Petitioner, Saline County and the City of Benton, the area of annexation shall extend to the center line of West Longhills Road along the entire northern border of the property and it shall also extend to the center line of Congo Road along the entire eastern border of the property as well.

2017-001138

I certify this instrument

was filed on:

01/20/2017 3:20:03 PM

Myka Bono Sample

Saline County Circuit Clerk

Pages: 3
C GREER

FILED


FEB 15 2017

Arkansas
Secretary of State



SECTION 2: It is hereby found and determined that an immediate passage of this Ordinance is necessary for commercial development, which will benefit the growth of 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 9 day of January, 2017

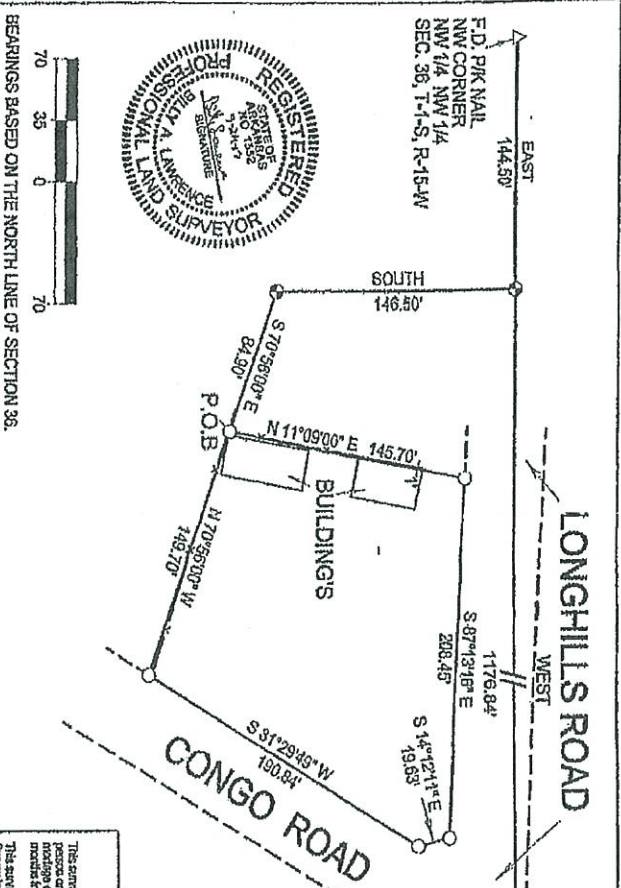
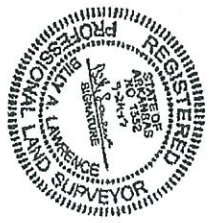


David Mattingly, Mayor



Cindy Stracener, City Clerk

DESIGNATED FOR PUBLICATION



BILLY LAWRENCE SURVEYING
 517 CHERYRILL LOOP
 FERRVILLE, AR 72125
 PH: 501-889-2357
 FR: 501-889-4383

CLIENT: AEDTD INVESTMENTS LLC.
 STATE PLAT CODE: 300-015-13M-0-38-440-52-1552
 DATE: SEPTEMBER 24, 2015
 JOB #: 173-15

LONGHILLS ROAD

CONGO ROAD

F.D. P.K. NAIL
 NW CORNER
 NW 1/4 NW 1/4
 SEC. 36, T-1-S, R-15-W

F.D. 1/2" REBAR
 NE CORNER
 NW 1/4 NW 1/4
 SEC. 36, T-1-S, R-15-W



A part of the NW 1/4 of the NW 1/4 of Section 36, T-1-S, R-15-W, in Saline County, Arkansas, and being more particularly described as commencing at the NW corner of the NW 1/4 of the NW 1/4; thence East, along the North line of Section 36, a distance of 144.50 feet; thence South, a distance of 148.50 feet; thence S 70°59'00" E, a distance of 84.50 feet to the POINT OF BEGINNING; thence N 11°09'00" E, a distance of 145.70 feet to the South right-of-way of Longhills Road; thence S 87°13'16" E, along said right-of-way, a distance of 208.45 feet; thence S 14°12'11" E, along said right-of-way, a distance of 19.83 feet to the West right-of-way of Congo Road; thence S 31°29'49" W, along said right-of-way, a distance of 180.24 feet; thence N 70°59'00" W, a distance of 149.70 feet to the POINT OF BEGINNING; said described tract containing 0.72 Acres, more or less.

SURVEYORS CERTIFICATION

This survey and plat are made for the accurate use of the purpose or purposes stated herein, and the surveyor has no knowledge of any other purpose or purposes for which the same may be used.

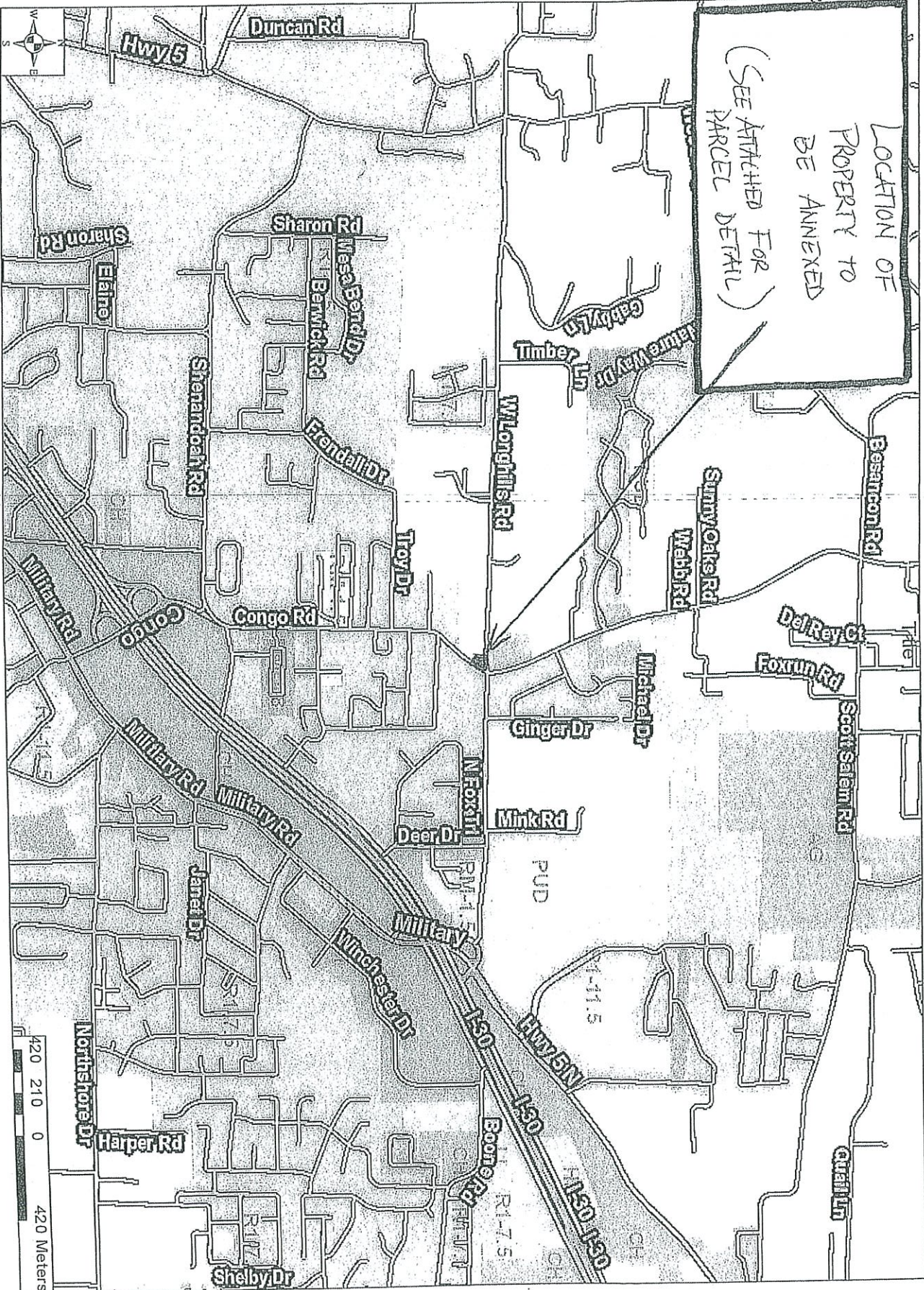
This survey does not constitute a title search by the surveyor. Survey is made subject to any rights and interests that according to the records may exist.

Unless specifically stated herein no statement or guarantee is made concerning the presence of petroleum, hydrocarbons, or other minerals or substances beneath the surface of the land surveyed or proposed.

LEGEND

- P.O.B. Point of Beginning
- Fence Line
- 1/2" Rebar Set
- Found Rebar
- ⊙ Computed Point
- △ Set Coltan Sphale

LOCATION OF
PROPERTY TO
BE ANNEXED
(SEE ATTACHED FOR
PARCEL DETAIL)



420 210 0 420 Meters

Search

Features Selected 1

001-08902-000

Owners Name: ABDJIDINVI SIA NISTIC
Mailing Address: 239 IRFION CIRCLE LITTLE ROCK AR
72223

Physical Address: 3820 CONGO RD & 15471 ONG
Physical City: RUKAI
State: AR
Zip Code: 0

Legal Description: P1 NMMW/2015 081125
Total Value: \$42,200.00
S-TR: 36.01S 15W
Acres: 0.70
GIS Acres: 0.69554479

Zoom Clear





ARKANSAS
GIS OFFICE

November 29, 2016

Mr. Paul Singh
915 Newcomb Drive
Benton, AR 72015

RE: City of Benton Annexation Coordination Requirement

Mr. Singh,

Thank you for coordinating with our office as you seek to annex property into the City of Benton, AR generally located on the corner of Congo Road and Longhills Road. 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,

Richie Pierce, Sr. GIS Analyst
/rp

Attachments:
GIS Office Map of Proposed Annexation
Secretary of State Municipal Change Checklist

FILED

FEB 15 2017

Arkansas
Secretary of State

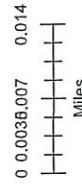
City: Benton
Mayor: Dave Mattingly

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.

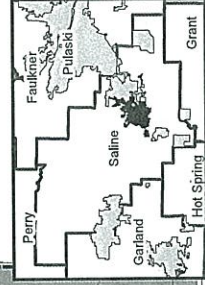
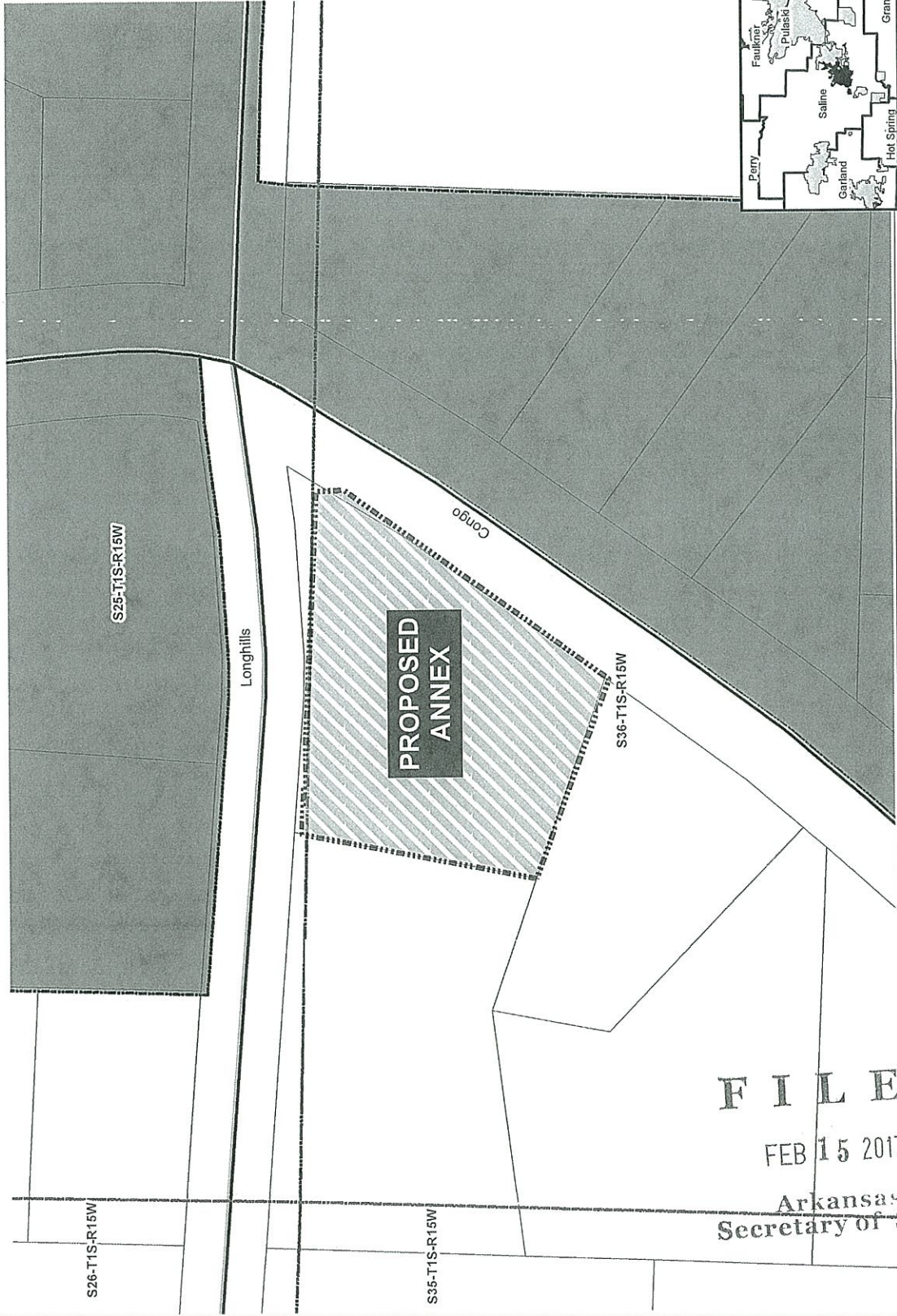
The map contained herein, is evidence, the entity has met requirements of Act 974 of 2015

- Proposed Annex
- Township-Range
- Sections
- Parcels
- Highway
- Minor Road
- Existing City
- Neighboring City
- County Boundary



ARKANSAS
GIS OFFICE
Benton-20161129

Proposed Annex: City of Benton
November 2016



FILED
FEB 15 2017
Arkansas
Secretary of State

City of Benton
Community Development Department
Attn: Mr. Tim Tennant
114 South East Street, Benton, AR 72015

December 5, 2016


Re: Letter of Request for annexation by one hundred percent (100%) petition.

Dear Mr. Tennant:

Please accept this letter as request for annexation of the property described in Exhibit "A" to the City of Benton by 100% petition. We ask that the property be zoned Commercial Highway (CH) at the time of annexation. Attached, you'll find the Decree of Annexation, releasing the property from the County, a property Survey, and proof of 100% ownership by ABDTD Investments LLC.

I will be the point of contact for all communications regarding this matter.

Sincerely,


Paul Singh

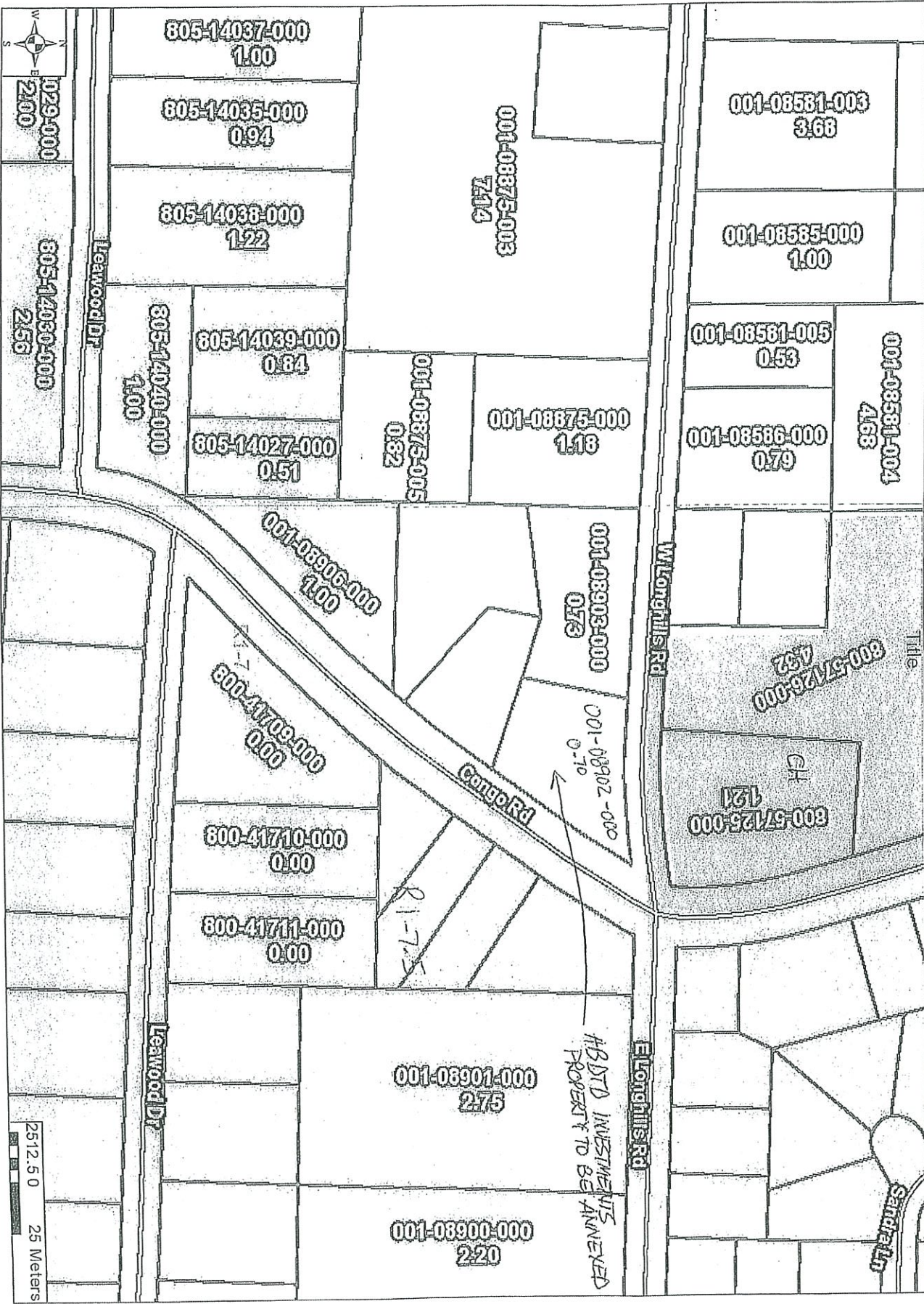
ABDTD INVESTMENTS LLC

3820 CONGO RD & 1517 LONG
RURAL, AR

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Taxes](#) [Receipts](#) [Improvements](#) [Map View](#)

Basic Info

Parcel Number:	001-08902-000
County Name:	Saline County
Ownership Information:	ABDTD INVESTMENTS LLC 239 TRELON CIRCLE LITTLE ROCK AR 72223
Property Address:	ABDTD INVESTMENTS LLC 3820 CONGO RD & 1517 LONG RURAL, AR Map This Address
Billing Information ⓘ:	ABDTD INVESTMENTS LLC 239 TRELON CIRCLE LITTLE ROCK, AR 72223
Total Acres:	0.70
Timber Acres:	0.00
Sec-Twp-Rng:	36-01S-15W
Lot/Block:	/
Subdivision:	
Legal Description:	2015-081125
School District:	080 BENTON
Improvement Districts:	SALEM FIRE
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No



1029-000
2.00

805-14030-000
2.56

805-14037-000
1.00

805-14035-000
0.94

805-14038-000
1.22

805-14040-000
1.00

805-14039-000
0.84

805-14027-000
0.51

001-08875-003
7.14

001-08875-005
0.82

001-08675-000
1.18

001-08581-003
3.68

001-08585-000
1.00

001-08581-005
0.53

001-08586-000
0.79

001-08581-001
4.68

001-08906-000
1.00

001-08903-000
0.73

001-08902-000
0.70

800-57126-000
4.92

800-57125-000
1.21

800-41702-000
0.00

800-41710-000
0.00

800-41711-000
0.00

001-08901-000
2.75

001-08900-000
2.20

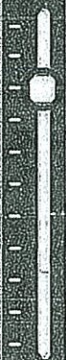
HOLDING INVESTMENT
PROPERTY TO BE ANNEXED

2512.50 25 Meters



Saline County GIS

Bob Ramsey, Saline County Assessor



Identify

Results Found 2

Parcels

OWNER_CITY: LITTLE ROCK

LON: 0

OW_ADD: 239 TRELON CIRCLE LITTLE ROCK

Comments:

DST_NAME: BENTON

IMP_VAL: 28200

GIS_Acres: 0.695575

OWNER_ADD1: 239 TRELON CIRCLE

PH_CTY_NM: RURAL

PARCEL_LGL: 2015-081125

SSC: 6

PH_SUF_DIR:

Lot:

NBHD:

PH_RD_TYP:

Shape: Polygon

PARCEL_BLK:

Edit_Date: 7/12/2012

TYPE: CI

APEX_2:

SRCE_DATE: 12/11/2015

PARCEL_LOT:

SOURCE_REF: 2015/081125

OWNER_ADD2:

OW_NAME: ABDTD INVESTMENTS LLC

ASSESS_DAT: 12/31/2016

TOTEFFVAL: 8440

ACRE_AREA: 0.70

Area_ID: 15

OBJECTID: 22467



APEX_1: \\SALTAX-DCITAX\AISDATA\CAMA\Ske

COUNTY_ID: 125-001-08902-000

SCHL_CODE: 080

OWNER_ZIP: 72223

Editor_In: mbt

ASSESS_VAL: 8440

SSC: 6

RECEIPT

No: 136744

Doug Curtis, County Clerk
215 N. Main Ste 9
Benton, AR 72015
(501) 303-5630

ABD.T.D. INVESTMENT LLC

Date: 11/21/2016

Received of: A.B.D.T.D. INVESTMENT LLC.

Qty	Description	Amount
1	County Court Case	30.00
Total		30.00

ANNEXATION - CITY OF BENTON CC2016-15

Cash 30.00

Check _____

Credit Cd _____

Annette Ashley DC
Doug Curtis, County Clerk

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS

CASE NO. CC-2016-15

FILED
SALINE COUNTY
CLERK
2016 NOV 21 PM 12:40
BY A.A.

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

**PETITION FOR ANNEXATION TO THE
CITY OF BENTON, ARKANSAS**

Petitioner, ABDTD Investments LLC, is the owner of the real property described in the attached Exhibit "A".

The undersigned further states that it is the one hundred percent (100%) owner of the property, that the property is contiguous to the City of Benton, Arkansas (the "City"), and that all of the property lies within Saline County, Arkansas. The undersigned petitions that the property be annexed to the City in accordance with Arkansas Code Annotated § 14-40-609 (Act 991 of 2015). The undersigned hereby authorizes Paul Singh to act on behalf of the Petitioner in connection with this petition and the request for annexation to the City.

The following services shall be extended to the annexed area within three (3) years after the date the annexation becomes final:

- (1) Sewer from Benton Utilities;
- (2) Water from Southwest Water Users Association;
- (3) Gas from CenterPoint Entergy;
- (4) Electric from Entergy;
- (5) Phone from AT&T.

PETITIONER:

ABDTD Investments LLC.

By: Paul Singh
Managing Member

EXHIBIT A

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, T-1-S, R-15-W, in Saline County, Arkansas, and being more particularly described as commencing at the NW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence East, along the North line of Section 36, a distance of 144.50 feet; thence South, a distance of 146.50 feet; thence S $70^{\circ}56'00''$ E, a distance of 84.90 feet to the POINT OF BEGINNING; thence N $11^{\circ}09'00''$ E, a distance of 145.70 feet to the South right-of-way of Longhills Road; thence S $87^{\circ}13'16''$ E, along said right-of-way, a distance of 208.45 feet; thence S $14^{\circ}12'11''$ E, along said right-of-way, a distance of 19.62 feet to the West right-of-way of Congo Road; thence S $31^{\circ}29'49''$ W, along said right-of-way, a distance of 190.84 feet; thence N $70^{\circ}56'00''$ W, a distance of 149.70 feet to the POINT OF BEGINNING; said described tract containing 0.72 Acres, more or less.