



ARKANSAS SECRETARY OF STATE

MARK MARTIN

February 24, 2017

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

Re: City of Bryant Annexation Ordinance 2016-19

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 § 14-40-602 (annexation by petition majority of land owners)

Effective Date: 9/30/2016

County: Saline

City: Bryant

City Ordinance: 2016-19

Dated: 8/30/2016

County Court Order: CC 2016-4

Dated: 7/6/2016 (Hon. Jeff Arey, Saline County Judge)

A file marked copy of the ordinance, County 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)
Mr. Truett Smith, Bryant Assistant Planning Director (w/encl)

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



FILED

FEB 24 2017

Arkansas
Secretary of State

Annexation
Benjamin Grove Subdivision
Decree of Annexation
signed by Saline County
Judge Jeff Arey on 7/6/16

ORDINANCE NUMBER 2016 - 19

WHEREAS, Thomas D.B. Collins, Ltd., filed a Petition with the County Court of Saline County, Arkansas, to annex certain property hereinafter described, to the City of Bryant, Saline County, Arkansas; and

WHEREAS, on July 6, 2016, Jeff Arey, County Judge of Saline County Arkansas, determined that said petition should be granted and that the property hereinafter described should be released from Saline County and annexed to the City of Bryant, Saline County, Arkansas.

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

BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS;

Section 1. That the property hereinafter described be annexed to and made a part of the City of Bryant, Saline County, Arkansas.

Tract 1 Property Description (As Surveyed):

A part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 1 South, Range 15 West, Saline County, Arkansas, being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter of the Northeast Quarter of Section 12; Thence North 1 Degree 30 Minutes 03 Seconds East a distance of 630.67 feet along the East line of said Section 12 to a point; Thence North 88 Degrees 06 Minutes 35 Seconds West a distance of 105.90 feet to the point of beginning being on the West right-of-way line of Zuber Road; Thence North 88 Degrees 06 Minutes 35 Seconds West a distance of 644.88 feet to a point; Thence North 1 Degree 30 Minutes 03 Seconds East a distance of 550.72 feet to a point; Thence 88 Degrees 08 Minutes 55 Seconds East a distance of 260.84 feet to a point; Thence North 1 Degree 51 Minutes 05 Seconds East a distance of 140.00 feet to a point; Thence South 88 Degrees 08 Minutes 55 Seconds East a distance of 406.55 feet to a point being on the West right-of-way line of Zuber Road; Thence South 3 Degrees 26 Minutes 16 Seconds West along the West right-of-way line of Zuber Road a distance of 691.42 feet to the point of beginning; Containing 9.57 acres (417,066 square feet), more or less.

Tract 2 Property Description (As Surveyed):

A part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 1 South; Range 15 West; Saline County, Arkansas; being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter of the Northeast Quarter of Section 12; Thence North 1 Degree 30 Minutes 03 Seconds East along the East line of said Section 12 a distance of 630.67 feet to a point; Thence North 1 Degree 30 Minutes 03 Seconds

East along the East line of said Section 12 a distance of 691.24 feet to a point; Thence North 88 Degrees 08 Minutes 55 Seconds West along the North line of said Southeast Quarter of the Northeast Quarter of Section 12 a distance of 489.09 feet to the point of beginning; Thence South 1 Degree 51 Minutes 05 Seconds West a distance of 140.00 feet to a point; Thence North 88 Degrees 08 Minutes 55 Seconds West a distance of 311.00 feet to a point; Thence North 1 Degree 51 Minutes 05 Seconds East a distance of 140.00 feet to a point; Thence South 88 Degrees 08 Minutes 55 Seconds East a distance of 311.00 feet to the point of beginning; Containing 1.00 acres (43,540 square feet), more or less.

The area to be annexed is to include all adjacent and abutting public streets and rights-of-way.

Section 2. That the hereinabove described property shall be annexed to and made a part of Ward 2 of the City of Bryant with a zoning designation of R-1.S and the same shall henceforth be a part of said ward as fully as existing part of said ward.

Passed and approved this 30th Aug, 2016.

Attest:

Sue Ashcraft
Sue Ashcraft, City Clerk
2016-19

Approved:

Jill Dabbs
Mayor Jill Dabbs



Arkansas Secretary of State

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

Municipal Boundary Change Checklist

County: Galine City/Town: Bryant
 City Ordinance/Resolution No: 2016-19 Date approved: 8-30-16
 County Court Case No: C.C. 2016-4 Date of Order: 7-6-16
 Type: Annexation by Petition majority of Landowners A.C.A §14-40-602

Date Change Effective: 9-30-16 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: Truett Smith Title: Assistant Planning Director
 Street Address: 210 S.W. 3rd street
 City: Bryant St: AR Zip code: 72022

City/County Official:
 Signature: [Handwritten Signature] Title: Assistant Planning Director
 Date: 2/17/17

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: Cynthia Fisher

FILED
 FEB 24 2017 ^{act}
 Arkansas Secretary of State

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS
NO. CC 2016-4

FILED
SALINE COUNTY
CLERK

2016 JUL -6 PM 1:43

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

A.A.

DECREE OF ANNEXATION

Comes for hearing the Petition of Thomas D.B. Collins, Ltd., who is the one hundred percent (100%) property owner of portions of Section 12, Township 1 South, Range 15 West, asking that the following territory be annexed to the City of Bryant, 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 Bryant, 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; and
7. That said petition should be granted and the territory as above described should be annexed to the City of Bryant, 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 Bryant, 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 certified transcripts be delivered to the City of Bryant, 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 Arey, Saline County Judge

7-6-2016
Date

FILED
FEB 24 2017
Arkansas
Secretary of State

AL

Legal Descriptions

FILED
SALINE COUNTY
CLERK & COUNTY CLERK
2016 JUN 21 PM 1:58
BY DJW

TRACT 1 PROPERTY DESCRIPTION: (AS SURVEYED):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; TOWNSHIP 1 SOUTH; RANGE 15 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; THENCE N 1° 30' 03" E A DISTANCE OF 630.67 FEET ALONG THE EAST LINE OF SAID SECTION 12 TO A POINT; THENCE N 88° 06' 35" W A DISTANCE OF 105.90 FEET TO THE POINT OF BEGINNING BEING ON THE WEST RIGHT OF WAY LINE OF ZUBER ROAD; THENCE N 88° 06' 35" W A DISTANCE OF 644.88 FEET TO A POINT; THENCE N 1° 30' 03" E A DISTANCE OF 550.72 FEET TO A POINT; THENCE S 88° 08' 55" E A DISTANCE OF 260.84 FEET TO A POINT; THENCE N 1° 51' 05" E A DISTANCE OF 140.00 FEET TO A POINT; THENCE S 88° 08' 55" E A DISTANCE OF 406.55 FEET TO A POINT BEING ON THE WEST RIGHT OF WAY LINE OF ZUBER ROAD; THENCE S 3° 26' 16" W ALONG THE WEST RIGHT OF WAY LINE OF ZUBER ROAD A DISTANCE OF 691.42 FEET TO THE POINT OF BEGINNING; CONTAINING 9.57 ACRES (417,066 SQUARE FEET), MORE OR LESS.

TRACT 2 PROPERTY DESCRIPTION: (AS SURVEYED):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; TOWNSHIP 1 SOUTH; RANGE 15 WEST; SALINE COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12; THENCE N 1° 30' 03" E ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 630.67 FEET TO A POINT; THENCE N 1° 30' 03" E ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 691.24 FEET TO A POINT; THENCE N 88° 08' 55" W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 A DISTANCE OF 489.09 FEET TO THE POINT OF BEGINNING; THENCE S 1° 51' 05" W A DISTANCE OF 140.00 FEET TO A POINT; THENCE N 88° 08' 55" W A DISTANCE OF 311.00 FEET TO A POINT; THENCE N 1° 51' 05" E A DISTANCE OF 140.00 FEET TO A POINT; THENCE S 88° 08' 55" E A DISTANCE OF 311.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1.00 ACRES (43,540 SQUARE FEET), MORE OR LESS.



ARKANSAS
GIS OFFICE

June 23, 2016

Honorable Jill Dabbs, Mayor
201 SW 3rd Street
Bryant AR 72022

RE: City of Bryant Annexation Coordination Requirement

Honorable Mayor Dabbs,

Thank you for coordinating with our office as you seek to annex property into the City of Bryant, AR case number 2016-4. 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,

Shelby D Johnson, State Geographic Information Officer

/sdj

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

FILED

FEB 24, 2017 *df*

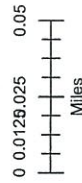
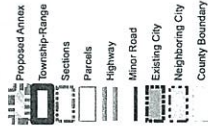
Arkansas
Secretary of State

City: Bryant
Mayor: Jill Dabbs

Arkansas Code 14-40-101.

Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.

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



ARKANSAS
GIS OFFICE

Bryant-20160623

Proposed Annex: City of Bryant
June 2016



FILED
FEB 24 2017
Arkansas
Secretary of State

IN THE COUNTY OF SALINE COUNTY, ARKANSAS

CASE NO. 2016-4

FILED
SALINE COUNTY
CITY OF BRYANT

2016 JUN 22 PM 12:55

BY AC

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

**AMENDED PETITION FOR ANNEXATION TO THE
CITY OF BRYANT, ARKANSAS**

Petitioner, Thomas D. B. Collins, LTD, is the owner of the real property described in the attached Exhibits "A" and "B".

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 Bryant, 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 Vernon Williams, P.E. of GarNat Engineering 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 the City of Bryant.
2. Water from Salem Water Users.
3. Electric from First Electric;
4. Phone from AT&T

PETITIONER:

THOMAS D.B. COLLINS, LTD



Phillip Pengelly, Owner

FILED

FEB 24 2017

Arkansas
Secretary of State

received
6-22-16

Zoning
Benjamin Grove Subdivision
(Recently Annexed
from Saline County as per
Decree of Annexation signed
by Saline County Judge Jeff
Arey on 7/6/16)

ORDINANCE NUMBER 2016 - 20

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO ZONE CERTAIN CONTIGUOUS RECENTLY ANNEXED PROPERTY KNOWN AS BENJAMIN GROVE SUBDIVISION TO R-1.S (SINGLE FAMILY).

BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS;

Section 1. That certain real property described more fully below is hereby zoned to R-1.S (Single Family) located in Ward 2.

Section 2. The comprehensive zoning ordinance and map of the City of Bryant is hereby amended to reflect the change of zoning classification set out in Section 1.

Section 3. The property affected by this ordinance is described as:

Tract 1 Property Description (As Surveyed):

A part of the Southeast Quarter of the Northeast Quarter of Section 12, Township 1 South, Range 15 West, Saline County, Arkansas, being more particularly described as follows:

Commencing at the Southeast Corner of said Southeast Quarter of the Northeast Quarter of Section 12; Thence North 1 Degree 30 Minutes 03 Seconds East a distance of 630.67 feet along the East line of said Section 12 to a point; Thence North 88 Degrees 06 Minutes 35 Seconds West a distance of 105.90 feet to the point of beginning being on the West right-of-way line of Zuber Road; Thence North 88 Degrees 06 Minutes 35 Seconds West a distance of 644.88 feet to a point; Thence North 1 Degree 30 Minutes 03 Seconds East a distance of 550.72 feet to a point; Thence 88 Degrees 08 Minutes 55 Seconds East a distance of 260.84 feet to a point; Thence North 1 Degree 51 Minutes 05 Seconds East a distance of 140.00 feet to a point; Thence South 88 Degrees 08 Minutes 55 Seconds East a distance of 406.55 feet to a point being on the West right-of-way line of Zuber Road; Thence South 3 Degrees 26 Minutes 16 Seconds West along the West right-of-way line of Zuber Road a distance of 691.42 feet to the point of beginning; Containing 9.57 acres (417,066 square feet), more or less.

Tract 2 Property Description (As Surveyed):

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Commencing at the Southeast Corner of said Southeast Quarter of the Northeast Quarter of

Section 12; Thence North 1 Degree 30 Minutes 03 Seconds East along the East line of said Section 12 a distance of 630.67 feet to a point; Thence North 1 Degree 30 Minutes 03 Seconds East along the East line of said Section 12 a distance of 691.24 feet to a point; Thence North 88 Degrees 08 Minutes 55 Seconds West along the North line of said Southeast Quarter of the Northeast Quarter of Section 12 a distance of 489.09 feet to the point of beginning; Thence South 1 Degree 51 Minutes 05 Seconds West a distance of 140.00 feet to a point; Thence North 88 Degrees 08 Minutes 55 Seconds West a distance of 311.00 feet to a point; Thence North 1 Degree 51 Minutes 05 Seconds East a distance of 140.00 feet to a point; Thence South 88 Degrees 08 Minutes 55 Seconds East a distance of 311.00 feet to the point of beginning; Containing 1.00 acres (43,540 square feet), more or less.

Passed and approved this 30th Aug, 2016.

Attest: Sue Ashcraft
Sue Ashcraft, City Clerk
Ordinance 2016-20

Approved: Jill Dabbs
Mayor Jill Dabbs