



JOHN THURSTON
ARKANSAS SECRETARY OF STATE

January 11, 2020

The Hon. Doug Curtis
Saline County Clerk
215 N. Main Street
Benton, AR 72015

Re: City of Benton Annexation Ordinance 86

Dear Mr. Curtis,

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 (Annexation by petition of all landowners)

Effective Date: 11/25/2019

County: Saline

City Ordinance: 86

County Court Order: CC 2019-13

City: Benton

Dated: 11/25/2019

Date Filed: 10/21/2019

A file marked copy of the ordinance, court order 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 cursive script that reads "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. Tom Farmer, Mayor of Benton (w/encl)
The Hon. Cindy Stracener, City Clerk of Benton (w/encl)



Arkansas Secretary of State

Mark Martin

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

FILED SALINE COUNTY SHERIFF & COUNTY CLERK

2019 DEC 09 6 PM 2:17

Municipal Boundary Change Checklist

BY ML

County: Saline City/Town: Benton

City Ordinance/Resolution No: 86 Date approved: 11-25-19

County Court Case No: CC 2019-13 Date Order Filed: 10-21-19

Type: Annexation by Petition of all Landowners ACA-14-40-609
(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: 11-25-19 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)

Initiating party: Ward 5

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: Cindy Stracener Title: City Clerk

Street Address: 114 South East St

City: Benton St: Ark Zip code: 72015

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: Doug Curtis by Nicole Knight Title: Saline County Clerk

Date: 12-6-19
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 256, Little Rock, AR 72201-1094

Office of the Arkansas Secretary of State use only

Received by: SM

FILED

JAN 11 2020

Arkansas Secretary of State

ORDINANCE NO. 86 OF 2019

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

WHEREAS, Havens Development Company, LLC. filed a Petition with County Court of Saline County, Arkansas, to annex certain contiguous property hereinafter described, to the City of Benton, Saline County, Arkansas, and

WHEREAS, on October 21, 2019, in case number CASE # CC 2019-13, Jeff Arey, 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: That the property hereinafter described be annexed and made part of the City of Benton, Saline County, Arkansas, and is to be included in Ward 5 and zoned R-2 Single Family District Detached Housing and is described as follows, to wit:

[Edward Justice Annexation, Parcel 001-04155-000]

PROPERTY DESCRIPTION AS SURVEYED

THAT PORTION OF THE WEST ¾ OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 1-SOUTH, RANGE 14-WEST, SALINE COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID W3/4 N1/2 NW1/4 SE1/4 SW1/4, THENCE NORTH 89°25'40" WEST, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 15°28'05" WEST, A DISTANCE OF 341.44 FEET; THENCE NORTH 89°24'25" WEST, A DISTANCE OF 258.90 FEET; THENCE NORTH 02°13'41" EAST, AS DISTANCE OF 330.01 FEET TO THE NORTHWEST CORNER OF SAID SE1/4 OF SW1/4; THENCE SOUTH 89°25'40" EAST, A DISTANCE OF 337.13 FEET TO THE POINT OF BEGINNING, CONTAINING 2.26 ACRES, MORE OR LESS.

SECTION 2: It is hereby found and determined that an immediate passage of this Ordinance is necessary for residential 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 25 day of November, 2019.

Tom Farmer
Tom Farmer, Mayor

Attest: Cindy Spencer
City Clerk

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS
NO. CC 2019-13

FILED
SALINE COUNTY
COUNTY CLERK
2019 OCT 21 PH 3:45

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

RE

ORDER

Comes for hearing the Petition of Edward Justice who is the one hundred percent (100%) property owner of portions of Section 17, 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"

After reviewing the documents and evidence, the Court finds:

1. That the Petition for Annexation and records have been reviewed for completeness and accuracy;
2. That no enclaves will be created by the annexation;
3. That said Petition contains a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and
4. That the annexing city shall annex any dedicated public roads and rights of way abutting or traversing the property to be annexed.
5. That the property that is being annexed into the City of Benton includes property that is owned by Saline County, Arkansas and that Saline County, Arkansas consents to the annexation of land owned by Saline County, Arkansas into the City of Benton, Arkansas.

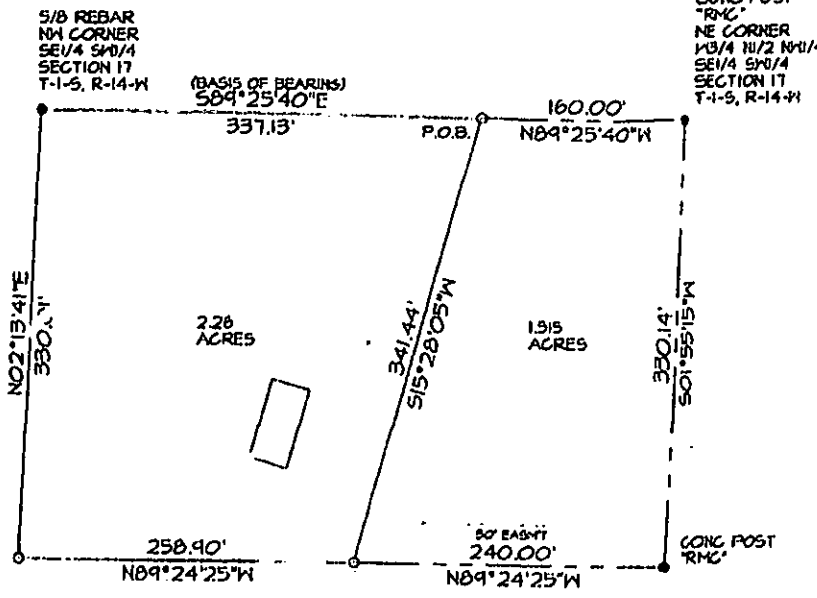
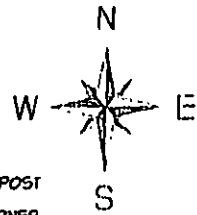
THEREFORE the Court hereby ORDERS, JUDGES, and DECREES that this Order and the Petition for Annexation be forwarded to the annexing city so that the annexing city may grant the Petition and accept the property for annexation.



Jeff Arey, Saline County Judge

10/21/19

Date



DESCRIPTION
 THAT PORTION OF THE WEST 9/4 OF THE NORTH 1/2, THE NORTHWEST 1/4 OF THE
 SOUTHEAST 1/4 OF THE SOUTHWEST QUARTER 36, 31, 11 T-1-S, R-14-W SALINE
 COUNTY, ARKANSAS, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID
 NW 1/4 NW 1/4 SE 1/4 SW 1/4, THENCE NORTH 02°13'41" EAST, A DISTANCE OF
 160.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 15°28'05" WEST, A
 DISTANCE OF 341.44 FEET; THENCE NORTH 09°24'25" WEST, A DISTANCE OF 250.90
 FEET; THENCE NORTH 02°13'41" EAST, A DISTANCE OF 330.14 FEET TO THE NORTHWEST
 CORNER OF SAID SE 1/4 SW 1/4; THENCE SOUTH 09°25'40" EAST, A DISTANCE OF
 337.13 FEET TO THE POINT OF BEGINNING, CONTAINING 2.28 ACRES, MORE OR LESS.

UNLESS SPECIFICALLY STATED OR SHOWN THIS BOUNDARY SURVEY IS MADE SUBJECT TO ANY DEEDS NOT DELINEATE,
 BUILDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, OR OTHER ITEMS WHICH MAY AFFECT DEVELOPMENT.
 NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF WELLS, AND/OR OVERHEAD
 CONTAINERS OR FACILITIES, UNLESS SPECIFICALLY SHOWN WHICH MAY AFFECT THE USE, OCCUPANCY, AND PLANNING
 OF THE TRACT. TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION PLANS, AND PLANNING
 AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS WHICH A CLERICAL SEARCH
 MAY DISCLOSE. I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME OR
 UNDER MY SUPERVISION ON THIS DAY.

2015 102 15863

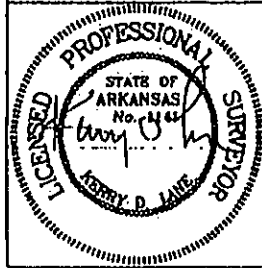
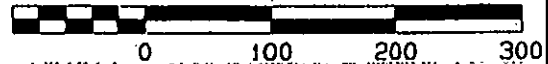


THIS DRAWING SHALL NOT BE ALTERED UNLESS AUTHORIZED BY REAL ESTATE SERVICES OF SALINE CO., INC.

LEGEND

- SET #5 BAR/CAP
- EXISTING MON.
- △ CALC. POINT
- X— FENCE

DATE: 9-10-15
 GRAPHIC SCALE 1" = 100'



DRAWING NO. 081-15		REAL ESTATE SERVICES OF SALINE COUNTY, INC. 501-913-8866	
REVISIONS BY DATE		FOR USE AND BENEFIT OF, EDWARD JUSTICE	
1200 FERGUSON DR., SUITE 9 BENTON, AR, 72015		DRAWN BY	
		CHECKED BY	
		APPROVED BY	

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

Jessica Teague
Planner
Phone: (501) 776-5938
Email: jessica@bentonar.org



114 South East Street
Benton, Arkansas 72015
Fax: (501) 776-5922
Web: www.bentonar.org

MEMORANDUM

TO: Robin Freeman/ Brian Black
Planning Commission

FROM: Jessica Teague
Department of Community Development

DATE: November 7, 2019

RE: Annexation of 6600 Severn Landing Road for Edward Jestice

Staff and other Departments have reviewed the proposed annexation request and recommends approval. All requirements have been met for this annexation and the required documentation is attached. All departments have reviewed this request and their comments are included in the packet.

Please contact the Community Development Office if we may be of further assistance.

To Approve

Y
THI

N

Jessica

From: Jessica
Sent: Wednesday, November 6, 2019 4:19 PM
To: eric@richardson-engrs.com
Subject: DRC Comments for Annexation of 6600 Sever Landing Road for Edward Jestice

Good afternoon Eric,

Below are comments I have received regarding Annexation of 6600 Severn Landing Road for Edward Jestice. Please address all comments and corrections and resubmit revised plans to the Community Development Office. Also, please let me know if you have any questions or concerns.

Community Development:

- OK

Electric Department:

- The Electric Department approves this annexation.

Fire Marshal:

- Fire approves

Street Department:

- The Street Dept approves

Wastewater Conveyance Department:

- Wastewater Conveyance Department approves the Annexation of 6600 Severn landing for Edward Jestice; I will be discussing with David tomorrow if he is going to be required to connect to City sewer. By City Ordinance he will still receive a sewer bill due to he is within 300 feet of city sewer even if he does not connect to City sewer.

Water Department:

- Water department approves this annexation.

Thank you.

Sincerely,

Jessica Teague

Planner

Community Development

114 South East Street

Benton, AR 72015

Office: 501-776-5938, ext. 116

Cell: 501-249-8218

Fax: 501-776-5922

October 21, 2019

City of Benton
Community Development Department
Attention: Mr. Brad Jordan
114 South East Street, Benton, AR 72015

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

Dear Mr. Jordan,

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 R2 Single Family District Detached Housing at the time of annexation. Attached, you will find the Decree of Annexation, releasing the property from the County, a property survey, and proof of 100% ownership by the Edward Jestice.

I am authorizing my engineer, Eric Richardson, to be the point of contact for all communications regarding this matter.

Sincerely,


Edward Jestice

EXHIBIT "A"

PROPERTY DESCRIPTION AS SURVEYED

THAT PORTION OF THE WEST $\frac{3}{4}$ OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 1-SOUTH, RANGE 14-WEST, SALINE COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID W $\frac{3}{4}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, THENCE NORTH 89°25'40" WEST, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 15°28'05" WEST, A DISTANCE OF 341.44 FEET; THENCE NORTH 89°24'25" WEST, A DISTANCE OF 258.90 FEET; THENCE NORTH 02°13'41" EAST, AS DISTANCE OF 330.01 FEET TO THE NORTHWEST CORNER OF SAID SE $\frac{1}{4}$ OF SW $\frac{1}{4}$; THENCE SOUTH 89°25'40" EAST, A DISTANCE OF 337.13 FEET TO THE POINT OF BEGINNING, CONTAINING 2.26 ACRES, MORE OR LESS.

JESTICE EDWARD & SHIRLEY

6600 SEVERN LANDING RD

RURAL, AR

9

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Taxes](#) [Receipts](#) [Improvements](#) [View Map 9](#)

Basic Info

Parcel Number: 001-04166-000

County Name: Saline County

Property Address: JESTICE EDWARD & SHIRLEY
6600 SEVERN LANDING RD
RURAL, AR
[Map This Address](#)

Mailing Address: JESTICE EDWARD E OR SHIRLEY
6600 SEVERN LANDING ROAD
ALEXANDER AR 72002-9817

Collector's Mailing Address ⓘ: JESTICE EDWARD E OR SHIRLEY
6600 SEVERN LANDING ROAD
ALEXANDER, AR 72002-9817

Total Acres: 2.31

Timber Acres: 0.00

Sec-Twp-Rng: 17-01S-14W

Lot/Block: /

Subdivision:

Legal Description: PT W 3/4 OF N/2 NW SE SW 215-348 & 2017-016831

School District: 250 BRYANT

Improvement Districts: SPRINGHILL FIRE

Homestead Parcel?: Yes

Tax Status: Taxable

Over 65?: Yes

JESTICE EDWARD & SHIRLEY

6800 SEVERN LANDING RD
RURAL AR
9

[Back](#) [Land](#) [Sales](#) [Valuation](#) [Taxes](#) [Receipts](#) [Improvements](#) [View Map 9](#)

Sales History

Filed	Sold	Price	Grantor	Grantee	Book	Page	Deed Type
9/11/2017	9/11/2017	0	CHAPMAN HAVENS	JESTICE	2017	01631	WD (Warranty Deed)
		0			215	34	

EXHIBIT "A"

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IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS
NO. CC 2019-13

FILED
SALINE COUNTY
CLERK & COUNTY CLERK

2019 DEC -5 PM 3:13

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

BY _____

FINAL ORDER

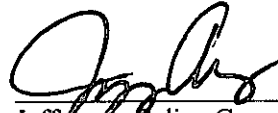
Comes for hearing the Petition of Edward Jestice, who is the one hundred percent (100%) property owner of portions of Section 17, Township 1 South, Range 14 West, asking that the following territory be annexed to the City of Benton, Saline County, Arkansas, to-wit:

LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT "A"

After reviewing the documents and evidence, the Court finds:

1. That the requirements of A.C.A. § 14-40-609 have been complied with and the annexation is in all respects proper; and
2. The annexation is hereby confirmed.

THEREFORE the Court hereby ORDERS, JUDGES, and DECREES that this Annexation is proper and is confirmed.



Jeff Arey, Saline County Judge

12-5-19

Date

EXHIBIT "A"

PROPERTY DESCRIPTION AS SURVEYED

THAT PORTION OF THE WEST ¼ OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST QUARTER, SECTION 17, TOWNSHIP 1-SOUTH, RANGE 14-WEST, SALINE COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:

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FILED
SALINE COUNTY
PROBATE & COUNTY CLERK

2019 DEC -2 PM 12:44

BY

SAH

CLERK'S CERTIFICATE

STATE OF ARKANSAS)

) ss

COUNTY OF SALINE)

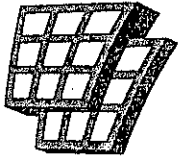
I, Cindy Stracener, City Clerk of the City of Benton, hereby certify that the attached and foregoing is a true, full and correct copy of Ordinance 86 of 2019 adopted at a regular scheduled meeting of the Benton City Council held November 25, 2019 and the same appears on file, and of record, in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the corporation seal of said City, this 2nd day of December 2019.

Cindy Stracener

Cindy Stracener, City Clerk

Seal



**ARKANSAS
GIS OFFICE**

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

October 16, 2019

Mr. Tristin Phillips, EI
Richardson Engineering
210 West Sevier Street
Benton, AR 72015

RE: City of Benton Annexation Coordination Requirement

Mr. Phillips,

Thank you for coordinating with our office as you seek to annex property into the City of Benton, AR located in Section 17, Township 1 South, Range 14 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,

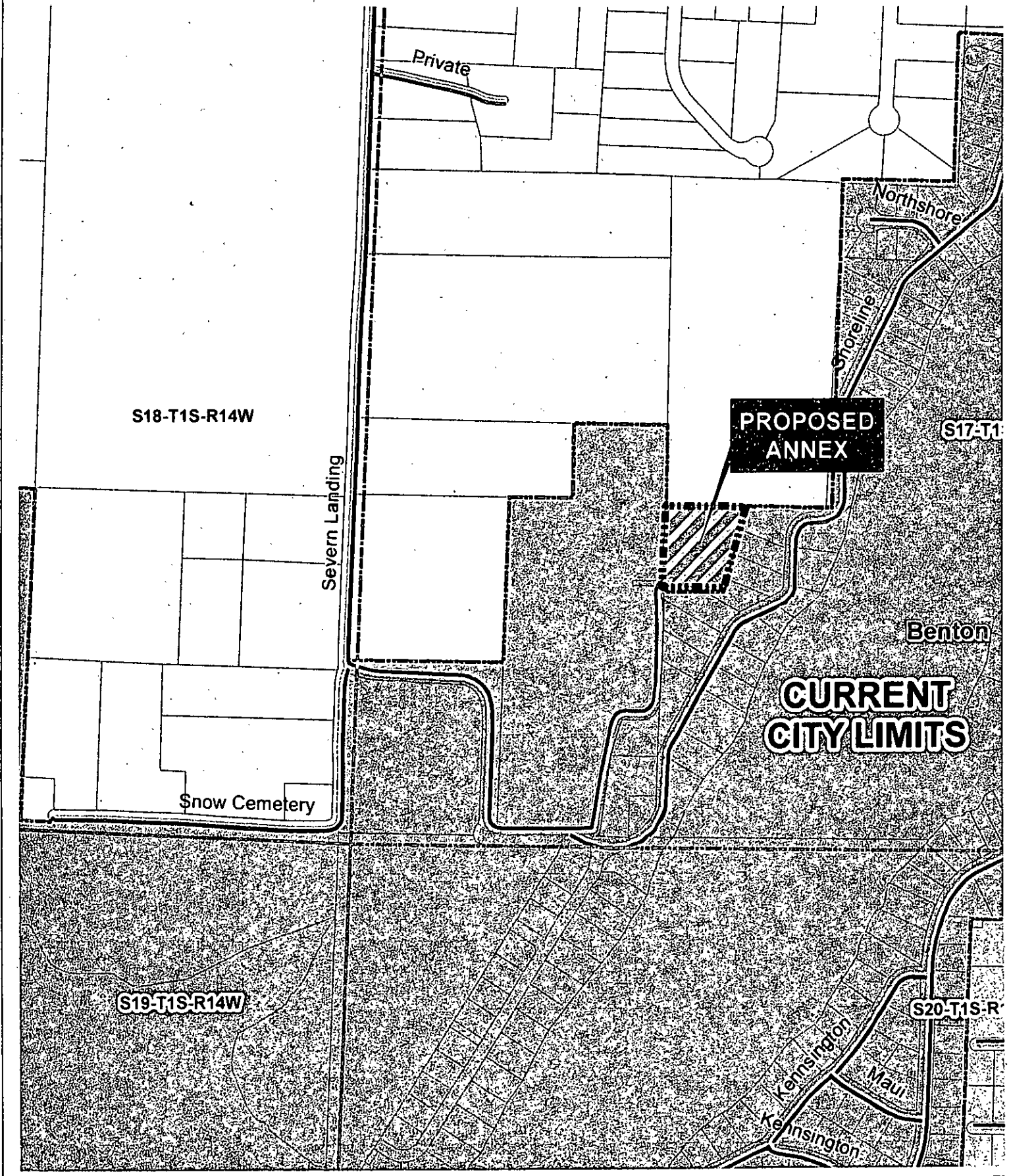
Jennifer Wheeler, GIS Analyst

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

H:\City_Annexations\Cities\Benton\20191016\Doc\20191016_Benton_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





S18-T1S-R14W

Severn Landing

Snow Cemetery

S19-T1S-R14W

Private

PROPOSED ANNEX

S17-T1S-R14W

Benton

CURRENT CITY LIMITS

S20-T1S-R14W

Kensington

Mau

Kensington