



JOHN THURSTON
ARKANSAS SECRETARY OF STATE

June 3, 2019

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

Re: City of Benton Annexation Ordinance 21, 22

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 100% of the landowners)

Effective Date: 5/1/19

County: Saline

City: Benton

City Ordinance: 21, 22

Dated: 4/22/19

County Court Order: 2019-1, 2019-2

Date Filed: 4/29/19

A file marked copy of the ordinances, court orders 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 boundary change by the Arkansas Secretary of State.

If you have any questions or concerns regarding this filing, please contact our office at 501-682-3478.

Sincerely,

Rusty Jackson
Elections Division
Room 26
501-682-3478

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 Honorable Tom Farmer, Mayor of Benton (w/encl)
The Honorable Cindy Stracener, City Clerk of Benton (w/encl)
The Honorable Myka Bono Sample, Circuit 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
 PROBATE & COUNTY CLERK

2019 APR 29 AM 10:28

BY NK

Municipal Boundary Change Checklist

County: Saline City/Town: Benton

City Ordinance/Resolution No: 21 Date approved: 4-22-19

County Court Case No: CC 2019-2 Date Order Filed: 4-29-19

Type: A.C.A. § 14-40-609 Annexation by Petition of All Landowners
 (Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: 5-1-19 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:

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: AR 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: [Signature] Title: Saline County Clerk

Date: 4-29-19

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: _____

2019 APR 29 AM 10:32

BY KL

ORDINANCE NO. 21 OF 2019

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

WHEREAS, Vassar Development Company, LLC who owns one hundred percent of certain property within Saline County which is contiguous to the Benton city limits, filed a petition with the Saline County Court requesting that it be allowed to annex into the City; and

WHEREAS, the County Court of Saline County on or about January 16, 2019 in case number CC 2019-2 entered a Decree authorizing the annexation and releasing the property from the county; and

WHEREAS, more than thirty (30) days has expired since entry of said decree 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:

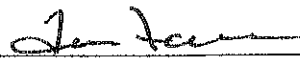
Section 1: The property hereinafter described is hereby annexed and made a part of the City of Benton, Saline County, Arkansas, and being more fully described as follows, to-wit:

SEE EXHIBIT "A" TO THIS ORDINANCE FOR THE LEGAL DESCRIPTION


Section 2: Said property shall be zoned as R2 Single Family Detached Housing.

Section 3: Because of the need to accept the property in this annexation which will be of benefit to the local community and the tax base of the City, an emergency is hereby declared and this ordinance shall be in full force and effect from and after its passage and approval. The effective date of the annexation shall be May 1, 2019.

PASSED AND APPROVED this 22 day of April, 2019.



Tom Farmer, Mayor



Cindy Stracener, City Clerk

DESIGNATED FOR PUBLICATION

EXHIBIT "A"

PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH $88^{\circ}32'26''$ WEST ALONG THE SOUTH LINE THEREOF 247.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH $88^{\circ}32'07''$ WEST 417.39 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH $02^{\circ}28'34''$ EAST ALONG THE WEST LINE THEREOF 1333.51 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH $88^{\circ}18'24''$ EAST ALONG THE NORTH LINE THEREOF 217.02 FEET; THENCE NORTH $02^{\circ}43'42''$ EAST LEAVING SAID NORTH LINE 316.00 FEET; THENCE SOUTH $88^{\circ}03'32''$ EAST 450.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH $02^{\circ}44'29''$ WEST 314.16 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH $02^{\circ}35'03''$ WEST ALONG THE EAST LINE THEREOF 1079.50 FEET; THENCE NORTH $87^{\circ}58'41''$ WEST LEAVING SAID EAST LINE 36.98 FEET; THENCE ALONG A CURVE WITH AN ARC LENGTH OF 89.22 FEET, CONCAVE NORTHERLY WITH A RADIUS OF 150.89 FEET, WITH A CHORD BEARING OF NORTH $70^{\circ}57'36''$ WEST, WITH A CHORD LENGTH OF 87.92 FEET; THENCE SOUTH $00^{\circ}11'35''$ EAST 46.78 FEET; THENCE NORTH $76^{\circ}56'37''$ WEST 92.34 FEET; THENCE SOUTH $11^{\circ}02'47''$ WEST 253.49 FEET TO THE POINT OF BEGINNING. CONTAINING 22.30 ACRES, MORE OR LESS.

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS
NO. CC 2019-2

FILED
SALINE COUNTY
CLERK & COUNTY CLERK
2019 APR 29 AM 11:46

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

BY AK

FINAL ORDER

Comes for hearing the Petition of Vassar Development Company, LLC, 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 Aron, Saline County Judge

4/29/2019

Date

EXHIBIT "A"

PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°32'26" WEST ALONG THE SOUTH LINE THEREOF 247.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°32'07" WEST 417.33 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 02°28'34" EAST ALONG THE WEST LINE THEREOF 1333.51 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°18'24" EAST ALONG THE NORTH LINE THEREOF 217.02 FEET; THENCE NORTH 02°43'42" EAST LEAVING SAID NORTH LINE 316.00 FEET; THENCE SOUTH 88°03'32" EAST 450.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°44'29" WEST 314.16 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°35'03" WEST ALONG THE EAST LINE THEREOF 1079.50 FEET; THENCE NORTH 87°58'41" WEST LEAVING SAID EAST LINE 36.98 FEET; THENCE ALONG A CURVE WITH AN ARCLength OF 89.22 FEET, CONCAVE NORTHERLY WITH A RADIUS OF 150.99 FEET, WITH A CHORD BEARING OF NORTH 70°57'36" WEST, WITH A CHORD LENGTH OF 87.92 FEET; THENCE SOUTH 00°11'35" EAST 46.78 FEET; THENCE NORTH 76°56'37" WEST 92.34 FEET; THENCE SOUTH 11°02'47" WEST 253.49 FEET TO THE POINT OF BEGINNING. CONTAINING 22.30 ACRES, MORE OR LESS.

ABTRACTOR'S CERTIFICATE OF PROPERTY OWNERSHIP

20,800.8-9

Realty Title & Escrow Services, Inc. hereby certifies that the last deeds of the real estate records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas, reflect that Vassar Development Company, LLC is the record title owner of all the real property described in Exhibit "A" to the Petition to Form Saline County Property Owners' Multipurpose Improvement District No. 112, a copy of which is attached hereto and made a part thereof.

DATED this 13th day of September, 2018

REALTY TITLE & ESCROW SERVICES, INC.

By: Brad Wagon #16842572
Brad Wagon License No. 16842572

2018
SEP
13
12

RICHARDSON ENGINEERING, PLLC

Civil Engineering: Water/Wastewater • Site Development • Subdivisions

Mr. Clay Ford
Saline County Civil Attorney
200 N. Main St.
Benton, Arkansas

October 11, 2018

RE: Vassar Property Annexation, Saline County, Arkansas

Mr. Ford,

This letter is to verify that attached described property, owned by Rick Vassar, is contiguous with property located within the City Limits of Benton, Arkansas, and that no enclaves will be created if said property is accepted by the City.

Please contact our office if you have any questions/concerns.

Very Sincerely,

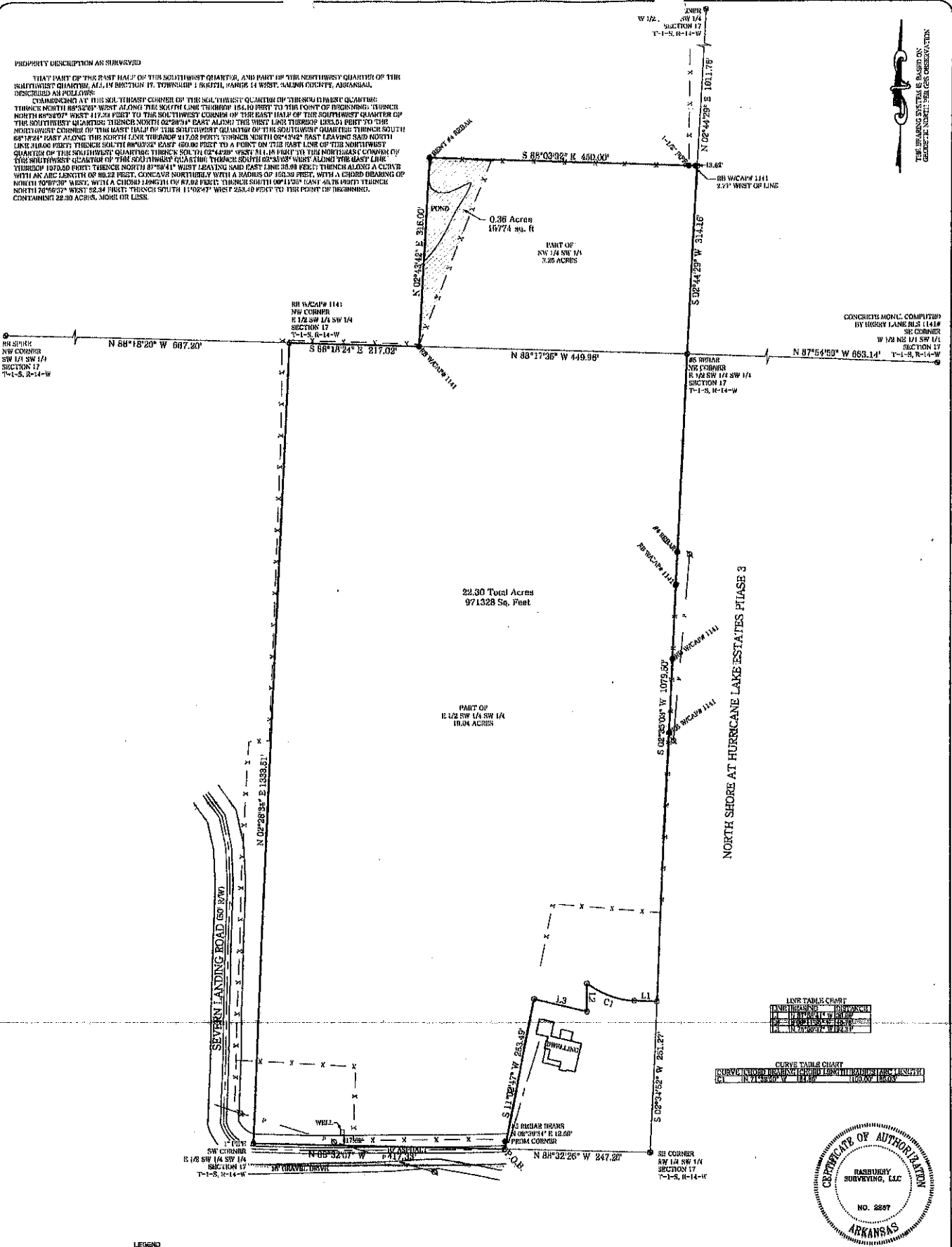


Eric Richardson, P.E.

PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 17, TOWNSHIP 1 NORTH, RANGE 14 WEST, COUNTY OF GARLAND, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER THENCE NORTH 88°20' WEST ALONG THE SOUTH LINE THEREOF 154.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°20' WEST 172.00 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 02°28'34" EAST ALONG THE WEST LINE THEREOF 1333.01 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 83°17' EAST ALONG THE SOUTH LINE THEREOF 417.00 FEET; THENCE SOUTH 02°28'34" EAST LEAVING SAID NORTH LINE 1100.00 FEET; THENCE SOUTH 89°54'1" EAST 400.00 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°42' WEST 311.14 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°54'1" WEST ALONG THE EAST LINE THEREOF 1075.00 FEET; THENCE NORTH 87°58'41" WEST LEAVING SAID EAST LINE 36.99 FEET; THENCE ALONG A CURVE WITH AN ARC LENGTH OF 362.2 FEET, CURVING NORTHERLY WITH A RADIUS OF 160.30 FEET, WITH A CHORD BEARING OF NORTH 20°56'32" WEST 92.34 FEET; THENCE SOUTH 1°02'47" WEST 283.0 FEET TO THE POINT OF BEGINNING. CONTAINING 22.30 ACRES, MORE OR LESS.



NS CORNER SW 1/4 SW 1/4 SECTION 17 T-1-S, R-14-W

NE CORNER SW 1/4 SW 1/4 SECTION 17 T-1-S, R-14-W

SE CORNER SW 1/4 SW 1/4 SECTION 17 T-1-S, R-14-W

SE CORNER SW 1/4 SW 1/4 SECTION 17 T-1-S, R-14-W

N 88°18'20" W 607.20'

S 86°18'24" E 217.02'

N 88°17'36" W 449.98'

N 87°54'50" W 685.14'

22.30 Total Acres
971328 Sq. Feet

PART OF E 1/2 SW 1/4 SW 1/4 18.04 ACRES

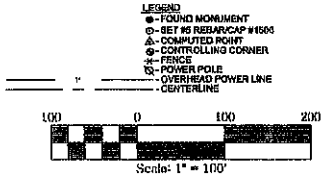
0.36 Acres
16774 sq. ft

NORTH SHORE AT HURRICANE LAKE ESTATES PHASE 3

SEVERN LANDING ROAD (RFD R/W)

CURVE DATA CHART	
CHORD BEARING	N 20°56'32" W 92.34'
CHORD LENGTH	92.34'
RADIUS	160.30'
ARC LENGTH	362.20'

CURVE DATA CHART	
CHORD BEARING	N 02°28'34" E 1333.01'
CHORD LENGTH	1333.01'
RADIUS	1333.01'
ARC LENGTH	1333.01'



308 W. Dough Street
Benton, AR 72015
Office/Fax: (501) 960-8993
E-Mail: raron@rasurvey.com

FILE: C:\DRAWINGS\NORTHSHORE AT HURRICANE LAKE ESTATES\PH.4

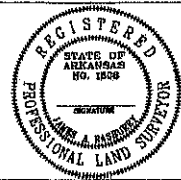
STATE CODE: 600-019-14W-0-17-306-62-1506

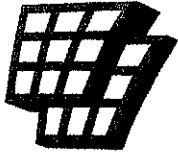
I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for encumbrances, easements, or any other facts which on records file search may disclose was performed.

FOR USE AND BENEFIT OF:
RICK VASSAR

PROPERTY ADDRESS:
SEVERN LANDING ROAD
ALEXANDER, AR 72002

DATE: 03-28-18 DRAWN BY: DCR
JOB#: 034-17 CHECKED BY: JAR





**ARKANSAS
GIS OFFICE**

October 29, 2018

Ms. Jessica Butterworth
Administrative Specialist
Richardson Engineering, PLLC
210 W. Sevier Street
Benton, AR 72015

RE: City of Benton Annexation Coordination Requirement

Ms. Butterworth

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

/JJW

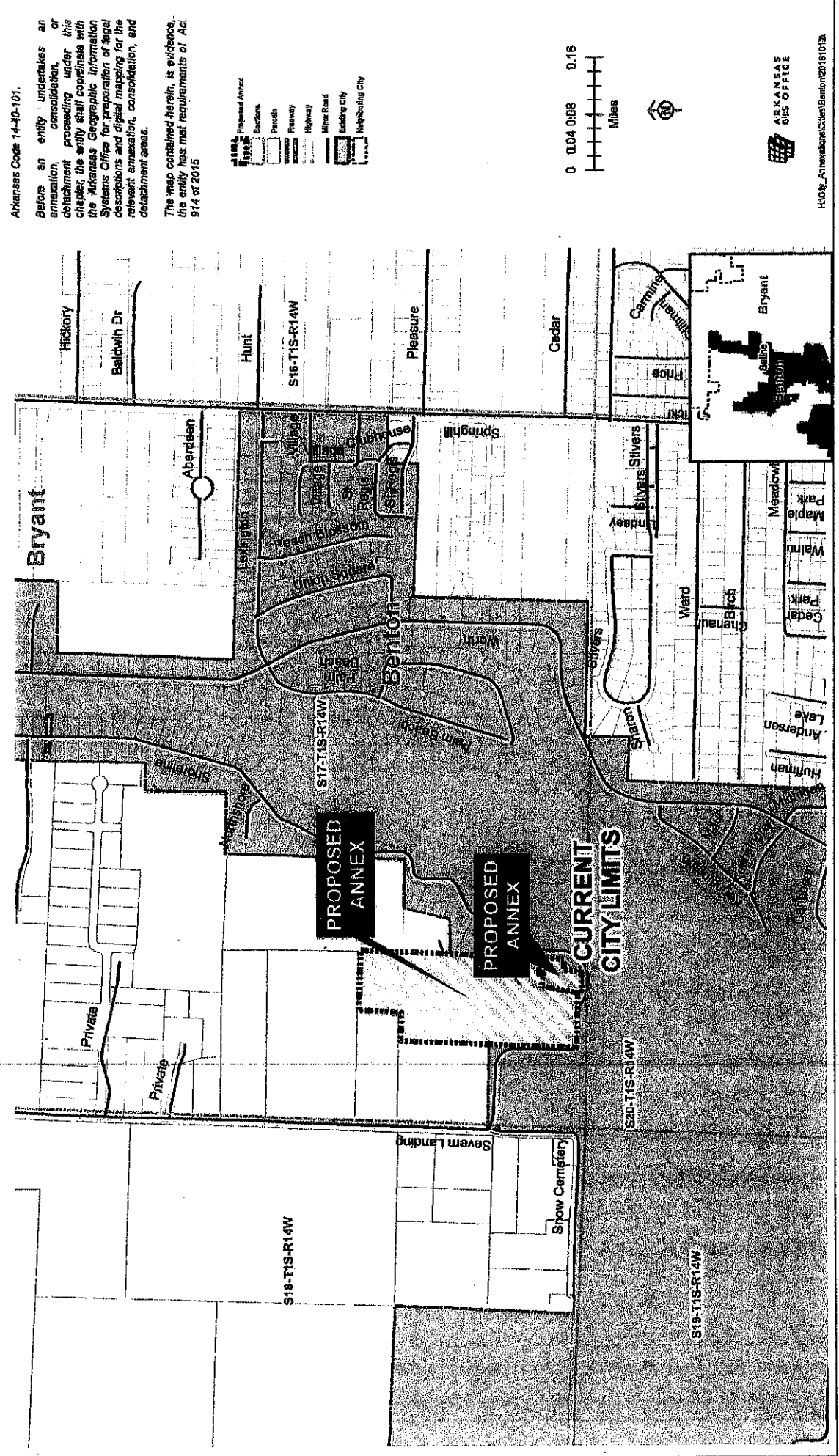
Attachments:
GIS Office Map of Proposed Annexation
Legal Description
Secretary of State Municipal Change Checklist

H:\City_Annexations\Cities\Benton\20181012\Doc\20181012_Benton_Annexation_Coordination_Letter.docx

**ARKANSAS GIS OFFICE • 1 CAPITOL MALL SUITE 6D • LITTLE ROCK • ARKANSAS • 72201
PHONE (501) 682-2767 • www.gis.arkansas.gov • FAX (501) 682-6077**

Proposed Annex: City of Benton
October 2018

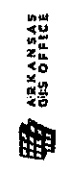
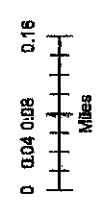
City: Benton
Mayor: Dave Mattingly



Arkansas Code 14-10-101.
Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall cooperate 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
- Private
- Priority
- Highway
- Millen Road
- Existing City
- Neighboring City



H:\City_Annexations\CityofBenton\20181013

EXHIBIT A

Legal Description

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

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Arkansas Secretary of State

Mark Martin

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

FILED SALINE COUNTY PROBATE & COUNTY CLERK

2019 APR 29 AM 10:29

Municipal Boundary Change Checklist BY NK

County: Saline City/Town: Benton

City Ordinance/Resolution No: 22 Date approved: 4-22-19

County Court Case No: CC2019-1 Date Order Filed: 4-29-19

Type: A.C.A. §14-40-609 Annexation by Petition of All Landowners (Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: 5-1-19 Set by: [X] Municipal Ordinance [X] Emergency Clause [] Court [] Default (Required by Act 655 of 2017)

For Circuit Court Challenge: Date Order Filed: [] Upheld [] Overturned [] Other (attach explanation)

Initiating party:

[X] All Landowners [] Majority Landowners [] Municipal Governing Body [] State [] Other

Supporting Documentation attached (check all that apply):

- [X] File marked copy of City Ordinance/Resolution (required)
[X] File marked copy of County Court Order or certified annexation election results (required except for A.C.A. §14-40-501)
[X] 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: 1145 East St

City: Benton St: AR Zip code: 72009 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: [Signature] Title: Saline County Clerk

Date: 4-29-19 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: _____

FILED
SALINE COUNTY
CLERK & COUNTY CLERK

2019 APR 29 AM 10:32

BY NC

ORDINANCE NO. 22 OF 2019

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

WHEREAS, Chapman-Havens Development Company, LLC who owns one hundred percent of certain property within Saline County which is contiguous to the Benton city limits, filed a petition with the Saline County Court requesting that it be allowed to annex into the City; and

WHEREAS, the County Court of Saline County on or about January 16, 2019 in case number CC 2019-1 entered a Decree authorizing the annexation and releasing the property from the county; and

WHEREAS, more than thirty (30) days has expired since entry of said decree 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:

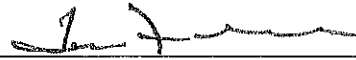
Section 1: The property hereinafter described is hereby annexed and made a part of the City of Benton, Saline County, Arkansas, and being more fully described as follows, to-wit:

SEE EXHIBIT "A" TO THIS ORDINANCE FOR THE LEGAL DESCRIPTION

Section 2: Said property shall be zoned as R2 Single Family Detached Housing.

Section 3: Because of the need to accept the property in this annexation which will be of benefit to the local community and the tax base of the City, an emergency is hereby declared and this ordinance shall be in full force and effect from and after its passage and approval. The effective date of the annexation shall be May 1, 2019.

PASSED AND APPROVED this 22 day of April, 2019.



Tom Farmer, Mayor



Cindy Stracener, City Clerk

DESIGNATED FOR PUBLICATION

EXHIBIT "A"

PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE
NORTHEAST QUARTER, THENCE NORTH 89°08'59" WEST ALONG THE SOUTH LINE THEREOF 548.89 FEET
TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°08'59" WEST ALONG SAID SOUTH LINE
572.02 FEET; THENCE NORTH 02°25'19" EAST 1160.38 FEET; THENCE SOUTH 89°18'50" EAST 150.08
FEET; THENCE SOUTH 01°59'28" WEST 108.35 FEET; THENCE SOUTH 88°54'39" EAST 150.05 FEET;
THENCE NORTH 01°59'59" EAST 261.55 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST
QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE SOUTH 89°09'13" EAST
301.90 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 03°12'25" WEST 1234.04 FEET; THENCE SOUTH
89°07'25" WEST 11.00 FEET; THENCE SOUTH 03°07'27" WEST 80.00 FEET; TO THE POINT OF BEGINNING.
CONTAINING 16.40 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY OF NORTSHORE DRIVE

AND

LOT 62, LE SAGE SUB-DIVISION, SALINE COUNTY, ARKANSAS

FILED
SALINE COUNTY
CLERK
IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS
NO. CC 2019-1

2019 APR 29 AM 11:46

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

BY NC

FINAL ORDER

Comes for hearing the Petition of Chapman-Havens Development Company, LLC, who is the one hundred percent (100%) property owner of portions of Section 6, Township 2 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 Arley, Saline County Judge

4/29/2019
Date

EXHIBIT "A"

PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE
NORTHEAST QUARTER, THENCE NORTH 89°08'59" WEST ALONG THE SOUTH LINE THEREOF 543.89 FEET
TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°08'59" WEST ALONG SAID SOUTH LINE
572.02 FEET; THENCE NORTH 02°25'19" EAST 1160.38 FEET; THENCE SOUTH 89°18'50" EAST 150.08
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THENCE NORTH 01°59'59" EAST 261.55 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST
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301.90 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 03°12'25" WEST 1234.04 FEET; THENCE SOUTH
89°07'25" WEST 11.00 FEET; THENCE SOUTH 03°07'27" WEST 80.00 FEET; TO THE POINT OF BEGINNING.
CONTAINING 16.40 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY OF NORTHSORE DRIVE

AND

LOT 62, LE SAGE SUB-DIVISION, SALINE COUNTY, ARKANSAS

RICHARDSON ENGINEERING, PLLC

Civil Engineering: Water/Wastewater • Site Development • Subdivisions

Mr. Clay Ford
Saline County Civil Attorney
200 N. Main St.
Benton, Arkansas

January 2, 2019

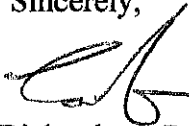
RE: Chapman - Havens Property Annexation, Saline County, Arkansas

Mr. Ford,

This letter is to verify that attached described property, owned by Chapman-Havens Development, LLC, is contiguous with property located within the City Limits of Benton, Arkansas. There will however be an enclave created, that appears to have no adverse impact on the surrounding properties.

Please contact our office if you have any questions/concerns.

Very Sincerely,



Eric Richardson, P.E.

PROPERTY DESCRIPTION AS SURVEYED

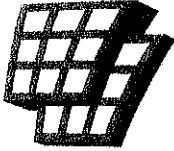
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**ARKANSAS
GIS OFFICE**

January 4, 2019

Ms. Quinn Rambo
Richardson Engineering
210 W. Sevier St.
Benton, AR 72015

RE: City of Benton Annexation Coordination Requirement

Ms. Rambo,

Thank you for coordinating with our office as you seek to annex property into the City of Benton, AR described as the Vivian Heights annexation which includes Lot 62 of the Le Sage Subdivision, located in Section 6, Township 2 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.

Please note that during the mapping of this proposed annexation, our Office noted that the affected area appears to form a new enclave. Under Arkansas Code for annexations by 100% of the landowners, this may invalidate the proposed annexation. Please see A.C.A. § 14-40-609(b)(3)(D) and A.C.A. § 14-40-609(c)(2)(B). It is recommended that you contact the Saline County Attorney, Benton City Attorney and surveyor regarding this potential annexation issue before proceeding further.

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
/jw

Attachments:

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

H:\City_Annexations\Cities\Benton\20181101\Doc\20181101_Benton_Annexation_Coordination_Letter.docx

ARKANSAS GIS OFFICE · 1 CAPITOL MALL SUITE 6D · LITTLE ROCK · ARKANSAS · 72201

PHONE (501) 682-2767 · www.gis.arkansas.gov · FAX (501) 682-6077

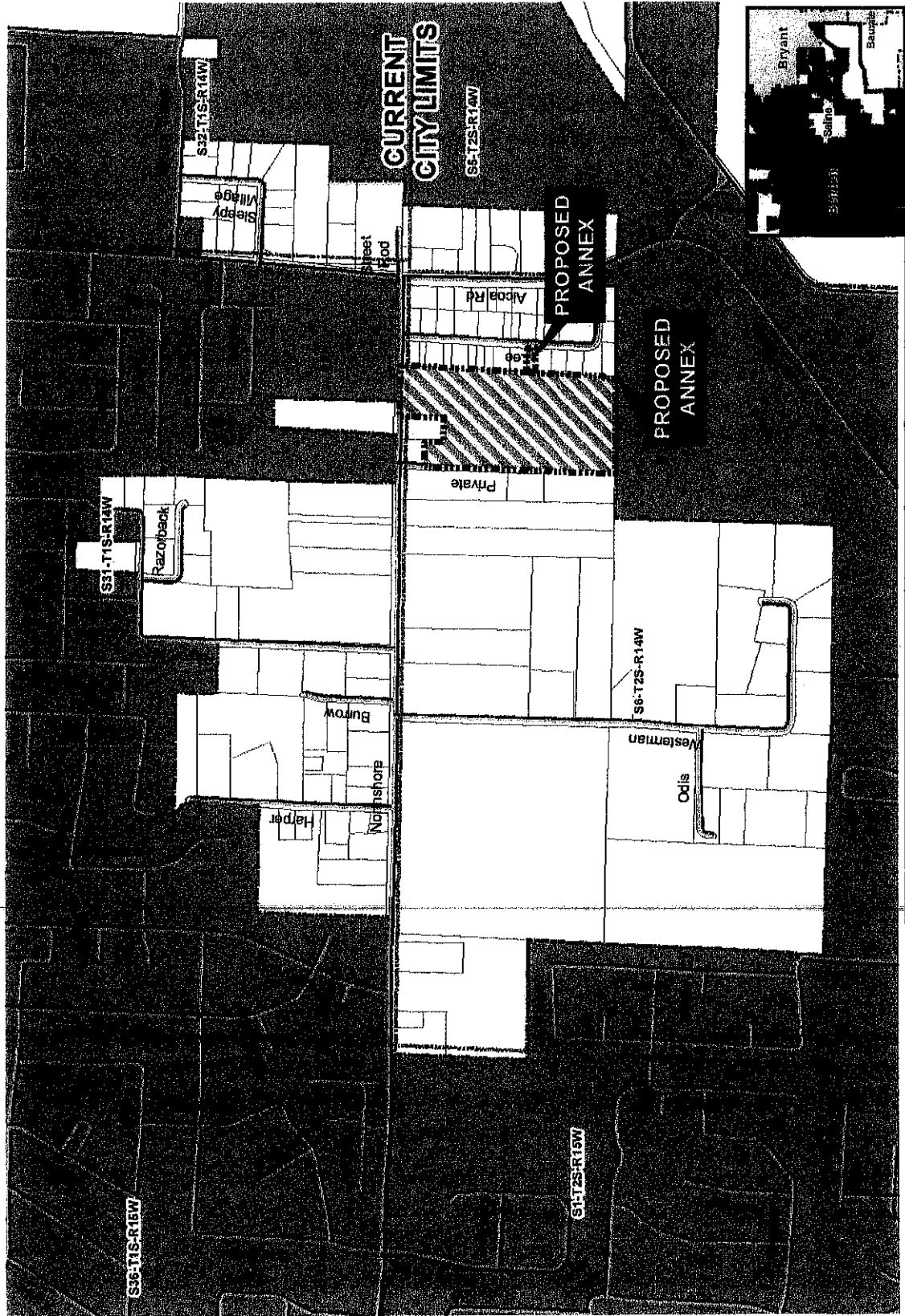
Proposed Annex: City of Benton
January 2019

City: Benton
Mayor: Dave Mattingly

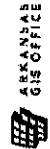
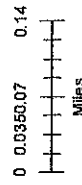
Arkansas Code 14-40-101.

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 A 914 of 2015



- Proposed Annex
- Railroads
- Parcels
- Freeway
- Highway
- Minor Road
- Existing City
- County Boundary



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