



JOHN THURSTON
ARKANSAS SECRETARY OF STATE

August 23, 2019

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

Re: City of Benton Annexation Ordinance 44

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: 6/24/2019

County: Saline

City Ordinance: 44

County Court Order: CC 2019-3

City: Benton

Dated: 6/24/2019

Date Filed: 7/1/2019

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 black ink 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 CLERK & COUNTY CLERK

2019 Jul 22 10:51 AM

Municipal Boundary Change Checklist BY NK

County: Saline City/Town: Benton

City Ordinance/Resolution No: 44 Date approved: 6-27-19

County Court Case No: CC 2019-3 Date Order Filed: 7-1-19

Type: Annexation by Petition of All Landowners ACA 1440-609
(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: 6-27-19 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 S East St
City: Benton St: AR Zip code: 72015

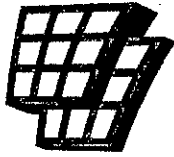
Complete one form per ordinance/resolution, attach it as a cover page to the supporting document set and submit to the County Clerk's Office within 45 days of the Effective Date as required by Act 655 of 2017

County Official:
Signature: Doug Curtis by Nicole Knight Title: County Clerk
Date: 7-1-19

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: [Signature]

FILED
AUG 23 2019
Arkansas
Secretary of State



**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

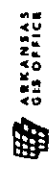
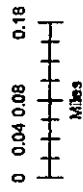
City: Benton
 Mayor: Dave Mattingly

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.

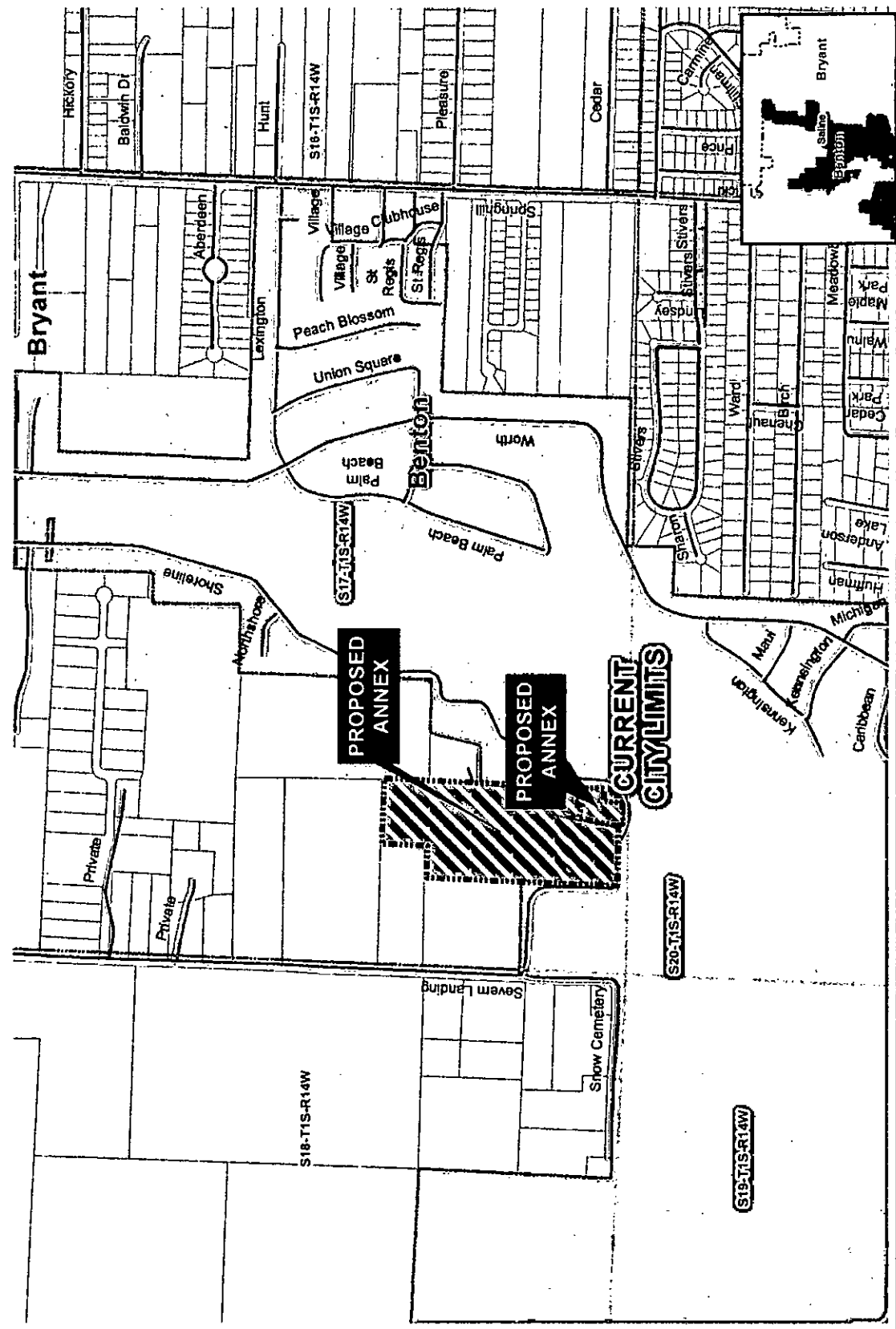
The map contained herein, is evidence the entity has met requirements of §14 of 2015

- Proposed Annex
- Backlot
- Parcel
- Propriety
- Highway
- Water Head
- Existing City
- Relinquishing City



ARKANSAS GIS OFFICE
 H:\GIS\Annexation\GIS\Benton\20181018

Proposed Annex: City of Benton
 October 2018



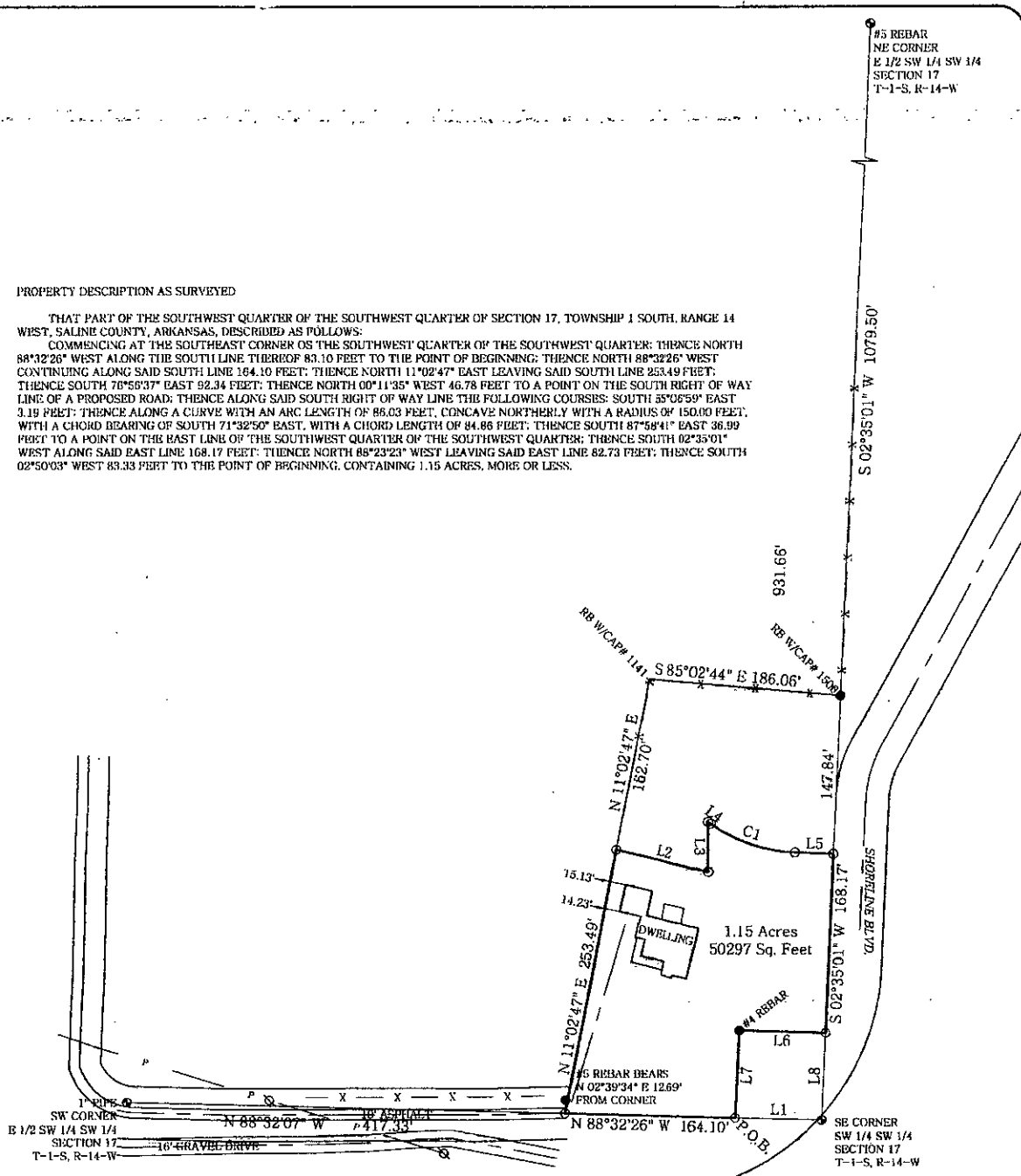
PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OS THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°32'26" WEST ALONG THE SOUTH LINE THEREOF 83.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°32'26" WEST CONTINUING ALONG SAID SOUTH LINE 164.10 FEET; THENCE NORTH 11°02'47" EAST LEAVING SAID SOUTH LINE 253.49 FEET; THENCE SOUTH 76°56'37" EAST 92.34 FEET; THENCE NORTH 00°11'35" WEST 46.78 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A PROPOSED ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES: SOUTH 55°06'59" EAST 3.19 FEET; THENCE ALONG A CURVE WITH AN ARC LENGTH OF 86.03 FEET, CONCAVE NORTHERLY WITH A RADIUS OF 150.00 FEET, WITH A CHORD BEARING OF SOUTH 71°32'50" EAST, WITH A CHORD LENGTH OF 84.86 FEET; THENCE SOUTH 87°58'41" EAST 36.99 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°35'01" WEST ALONG SAID EAST LINE 168.17 FEET; THENCE NORTH 88°23'23" WEST LEAVING SAID EAST LINE 82.73 FEET; THENCE SOUTH 02°50'03" WEST 83.33 FEET TO THE POINT OF BEGINNING. CONTAINING 1.15 ACRES, MORE OR LESS.

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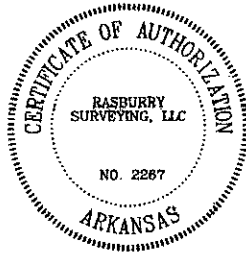
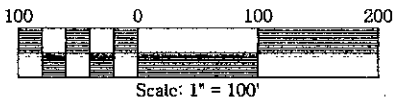
CURVE TABLE CHART

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 71°32'50" E	84.86	150.00'	86.03'

LINE TABLE CHART

LINE	BEARING	DISTANCE
L1	N 88°32'26" W	83.10'
L2	S 76°56'37" E	92.34'
L3	N 00°11'35" W	46.78'
L4	S 55°06'59" E	3.19'
L5	S 87°58'41" E	36.99'
L6	N 88°23'23" W	82.73'
L7	S 02°50'03" W	83.33'
L8	N 02°35'01" E	168.10'

- LEGEND
- - FOUND MONUMENT
 - - SET #5 REBAR/CAP #1506
 - △ - COMPUTED POINT
 - ⊙ - CONTROLLING CORNER
 - * - FENCE

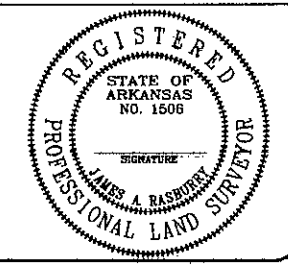


308 W. South Street
 Benton, AR 72015
 Office/Fax: (501) 860-6893
 E-Mail: aaron@rasurvey.com

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, covenants, encumbrances, or any other facts which an accurate title search may disclose was made.

FOR USE AND BENEFIT OF:
 CHAPMAN-HAVENS DEVELOPMENT LLC

PROPERTY ADDRESS:
 SEVERN LANDING ROAD
 ALEXANDER, AR. 72002



STATE CODE: 500-015-14W-0-17-330-62-1506	DATE: 10-16-18	DRAWN BY: DCR
FILE: CADRAWINGS\HURRICANE LAKE\NORTHSHORE\PH. 4	JOB#: 034-17	CHECKED BY: JAR

FILED
SALINE COUNTY
CLERK & COUNTY CLERK

2019 JUL -1 AM 11:40

BY JK

ORDINANCE NO. 44 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 January 6, 2019, in case number CASE # CC 2019-3, 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:

[Parcel 001-04162-000]


PROPERTY DESCRIPTION AS SURVEYED PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF 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 83.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°32'26" WEST CONTINUING ALONG SAID SOUTH LINE 164.10 FEET; THENCE NORTH 11°02'47" EAST LEAVING SAID SOUTH LINE 253.49 FEET; THENCE SOUTH 76°56'37" EAST 92.34 FEET; THENCE NORTH 00°11'35" WEST 46.78 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A PROPOSED ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES: SOUTH 55°06'59" EAST 3.19 FEET; THENCE ALONG A CURVE WITH AN ARC LENGTH OF 86.03 FEET, CONCAVE NORTHERLY WITH A RADIUS OF 150.00 FEET, WITH A CHORD BEARING OF SOUTH 71°32'50" EAST, WITH A CHORD LENGTH OF 84.86 FEET; THENCE SOUTH 87°58'41" EAST 36.99 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°35'01" WEST ALONG SAID EAST LINE 168.17 FEET; THENCE NORTH 88°23'23" WEST LEAVING SAID EAST LINE 82.73 FEET; THENCE SOUTH 02°50'03" WEST 83.33 FEET TO THE POINT OF BEGINNING. CONTAINING 1.15 ACRES, MORE OR LESS. THIS LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

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 24 day of June, 2019.



Mayor

Attest: 

City Clerk

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS
NO. CC 2019-3

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

FINAL ORDER

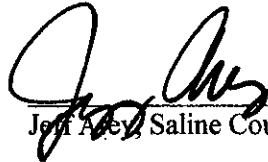
Comes for hearing the Petition of Havens Development Company, LLC, who is the one hundred percent (100%) property owner of portions of Section 17, Township 1 South, Range 14 West, asking that the following territory be annexed to the City of Benton, Saline County, Arkansas, to-wit:

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 Avey, Saline County Judge

7-1-19

Date

FILED
SALINE COUNTY CLERK
FOR STATE & COUNTY CLERK
2019 JUL - 1 PM 1:16
BX
150

EXHIBIT "A"

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