



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

August 4, 2021

The Hon. Betsy Harrell
Benton County Clerk
215 East Central, Suite 217
Bentonville, AR 72712-5373

Re: City of Bentonville Annexation Ordinance 2021-129

Dear Ms. Harrell,

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 (petition of all landowners)

Effective Date: 7/22/2021

County: Benton

City: Bentonville

City Ordinance: 2021-129

Dated: 6/22/2021

County Court Order: 2021-18

Date Filed: 6/22/2021

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, appearing to read "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. Stephanie Orman, Mayor of Bentonville (w/encl)



Arkansas Secretary of State

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

Municipal Boundary Change Checklist

Act 655 of 2017 and A.C.A. §14-40-103

County: Benton City/Town: Bentonville

City Ordinance/Resolution No: 2021-129 Date approved: 06/22/2021

County Court Case No: 2021-18 Date Order Filed: 06/22/2021

Type: Annexation by Petition of all Landowners A.C.A. 14-40-609

Date Change Effective: 07/22/2021 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)*

Please indicate which ward(s) the territory will be assigned to: _____
(See A.C.A § 14-40-203)

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: Stephanie Orman Title: Mayor

Street Address: 305 SW A St

City: Bentonville St: AR Zip code: 72712

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: *Jeffrey Walker* Title: Deputy County Clerk

Date: 7/6/2021

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: *Shaul*

FILED

AUG 04 2021

Arkansas Rev. 2/2019
Secretary of State

BENTON COUNTY

STATE OF ARKANSAS

BETSY HARRELL

COUNTY CLERK & VOTER REGISTRAR

215 EAST CENTRAL, SUITE 217
BENTONVILLE, AR 72712-5373
479-271-1013
Fax: 479-271-1019

PROBATE COURT CLERK
COURTHOUSE, 102 N.E. "A" STREET
BENTONVILLE, AR 72712-5350
479-271-5727
FAX: 479-271-1712

June 29, 2021

Honorable John Thurston
Secretary of State
Room 256 State Capitol
Little Rock, AR 72201-1094

RECEIVED

JUN 30 2021

**Arkansas
Secretary of State**

RE: The City of Bentonville
Jimmy & Phyllis Cousins, et al
Benton County Court Case No. CC# 2021-18

Dear Secretary Thurston:

In accordance with the law, I am enclosing a copy of each of the following:

1. Map (survey and vicinity map) of the affected area
2. Order Authorizing Annexation entered on June 22, 2021
3. Ordinance 2021-129 adopted on June 22, by the City of Bentonville

If you have any questions regarding this matter, please do not hesitate to call my office.

Sincerely,

Betsy Harrell
Betsy Harrell *By T. Underwood*

BH/cnl
Enclosures

cc: Roderick Grieve
Benton County Assessor

NW Arkansas Regional Planning Commission
1311 Clayton Street
Springdale, AR 72765

Benton County 9-1-1 Administration

ROGERS OFFICE
2111 W. WALNUT
(479) 636-3727
FAX (479) 636-4922

ROGERS ARCHIVES
2111 W. WALNUT
(479) 636-1037
FAX (479) 636-1053

SILOAM SPRINGS OFFICE
707 S. LINCOLN
479-271-1013
FAX (479) 524-8534

FILED

2021 JUN 24 AM 11:44

BETSY HARRELL
CO & PROBATE CLERK
BENTONVILLE, AR

IN THE MATTER OF ANNEXING TO THE
CITY OF BENTONVILLE, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO SAID
CITY OF BENTONVILLE, ARKANSAS

CC 2021-18

ORDER CONFIRMING ANNEXATION

Now on this day is presented to the Court the complete file for the annexation of certain land to the City of BENTONVILLE, Benton County, Arkansas, under this file number, including specifically a copy of the plat of the annexed property and a copy of the resolution or ordinance of the governing body of the city or town accepting the property for annexation, and having reviewed the file and all things considered, the Court finds that all the requirements of § 14-40-609 of the Arkansas Code have been complied with and further that the annexation is in all respects proper, including if applicable, that the annexing city or town has included in the legal description included with its resolution or ordinance accepting the property for annexation certain dedicated public roads and rights of way abutting or traversing the property to be annexed if required by the Court's previous order entered in this file.

IT IS THEREFORE CONSIDERED AND ORDERED that the annexation of the above described lands to the City of BENTONVILLE, Benton County, Arkansas, is hereby confirmed and that the same is and shall hence forth comprise a part of the City of BENTONVILLE, Benton County, Arkansas.



HON. BARRY MOEHRING, County Judge

6.24.2021

Date

2021 3344

FILED

2021 JUN 22 PM 4:45

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE
CITY OF BENTONVILLE, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO SAID
CITY OF BENTONVILLE, ARKANSAS

COUNTY COURT CASE NO. CC 2020-18

ORDER AUTHORIZING ANNEXATION PURSUANT TO ACA § 14-40-609

I, Barry Moehring, County Judge of Benton County, having reviewed the attached petition for annexation and verification of petition, hereby find that the petition:

- 1) is in writing;
- 2) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming their desire to be annexed;
- 3) contains an accurate description of the relevant property or properties;
- 4) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- 5) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town – additionally a copy of the letter from the State of Arkansas GIS office approving the legal description for the annexation was provided; and
- 6) includes a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

The County Clerk is directed to forward a copy of this order and the related Petition to the Mayor of the City of BENTONVILLE.

**Barry
Moehring**

HON. BARRY MOEHRING, County Judge

Digitally signed by Barry Moehring
DN: cn=Barry Moehring, o=Benton
County, ou,
email=Barry.Moehring@bentoncount
y-ar.gov, c=US

6.22.2021

Date

2021 3292

FILED

2021 JUN 23 AM 11:53

ORDINANCE NO. 2021-129

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF BENTONVILLE, ARKANSAS, AND MAKING SAME A PART OF THE CITY OF BENTONVILLE, AND ASSIGNING SAME TO WARDS.

WHEREAS, petition was filed with the County Clerk of Benton County, Arkansas by all of the owners of the hereinafter described territory, said owners being listed in Exhibit "A" to this ordinance, praying that said territory be annexed to, and made a part of the City of Bentonville, Arkansas, and

WHEREAS, on the 22nd day of June, 2021, the County Court of Benton County, Arkansas, entered an order authorizing annexation pursuant to § 14-40-609 of the Arkansas Code, finding that the petition met the requirements for annexation under that provision and directed the Clerk to forward the order to the Mayor of the City of Bentonville; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS:

Section 1. That the land described on the attached Exhibit "B," which includes both the territory sought to be annexed by the petitioners and the dedicated public roads and rights of way abutting or traversing the property proposed to be annexed, is territory contiguous to and adjoining the City of Bentonville, Arkansas, and the petition to annex that property is hereby granted and the property described in Exhibit "B" is hereby accepted as part of and annexed to and made a part of the City of Bentonville.

Section 2. That the above described territory shall be annexed to and made a part of Ward 3 of the City of Bentonville, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

2021-3317

FILED

Section 3. That the above described territory shall be zoned A-1 , to be used in accordance with City zoning laws and the laws of the State of Arkansas.

2021 JUN 23 AM 11:53

Section 4: That this ordinance shall become effective 30 days from its passage and approval.

BETSY HARRELL
CLERK
BENTON COUNTY, AR

PASSED AND APPROVED THIS 22 **DAY OF June, 2021.**

APPROVED: Stephanie Orman
HON. STEPHANIE ORMAN, Mayor

ATTEST: Kirby Romines
HON. KIRBY ROMINES, City Clerk

FILED

2021 JUN 23 AM 11:54

BETSY HARRELL
CO. & PROBATE CLERK
18-08140-004 INTY. AR

Exhibit 'A'
Cousins Annexation

Rogers, Jeffrey & Jacqueline	_____	
Cousins, Jimmy L. & Phyllis	_____	18-09342-000
Ponder Cousins, Inc.	_____	18-08122-003
Ponder Cousins, Inc.	_____	18-08115-000
Cousins, Kevin J. & Melany	_____	18-08122-001
Betz, Thomas G. & Lisa D.	_____	18-08140-005
Betz, Thomas G. & Lisa D.	_____	18-08140-030

FILED

Exhibit 'B'
Cousins Annexation

2021 JUN 23 AM 11:54

18-08122-001

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Part of the SW $\frac{1}{4}$ of Section 2, Township 18N, Range 31W and more particularly described as follows:

Commencing at the SW Corner of said Section 2, Township 18N, Range 31W.

Thence N2°35'25"E, 75.77' to the Point of Beginning.

Thence N02°35'25"E, 1268.55';

Thence S84°57'17"E, 723.62';

Thence S38°48'13"E, 300.43';

Thence S45°19'08"W, 114.20';

Thence S44°58'05"W, 582.03';

Thence S44°47'17"W, 672.67' to the Point of Beginning.

18-08115-000

Part of Section 2, Township 18N, Range 31W and more particularly described as follows.

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2, Township 18N, Range 31W.

AND

The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2, Township 18N, Range 31W.

AND

The West Half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2, Township 18N, Range 31W.

Less and Except

Part of the West Half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2, Township 18N, Range 31W and more particularly described as follows:

Beginning at the NW Corner of said West Half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2, Township 18N, Range 31W;

Thence S90°00'00"E, 305.00';

Thence S01°20'18"W, 170.00';

Thence N90°00'00"W, 305.00';

Thence N01°20'18"E, 170.00' to the Point of Beginning.

2021 3320

FILED

18-09342-000

The SE ¼ of the SW ¼ of Section 35, Township 19N, Range 31W.

2021 JUN 23 AM 11:54

18-08122-003

The SW ¼ of the NW ¼ of Section 2, Township 18N, Range 31W.

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

18-08140-005

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Beginning at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;

Thence S02°36'03"W, 661.84';
Thence S89°05'38"W, 61.90';
Thence N28°07'57"W, 253.06';
Thence N85°29'58"W, 239.63';
Thence N03°33'59"E, 447.22';
Thence S86°27'07"E, 423.13' to the Point of Beginning.

18-08140-030

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;

Thence S86°27'07"W, 423.13';
Thence S03°33'59"W, 447.22' to the Point of Beginning.

Thence S16°46'24"E, 441.55';
Thence N61°41'29"E, 51.58';
Thence N49°51'21"E, 242.50';
Thence N28°07'57"W, 253.06';
Thence N85°29'58"W, 239.63' to the Point of Beginning.

2021 3321

18-08140-004

FILED

2021 JUN 23 AM 11:54

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

BEIST HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;
Thence S02°36'03"W, 661.84' to the Point of Beginning;

Thence S02°36'04"W, 659.53';
Thence N86°27'36"W, 378.07';
Thence N08°22'36"W, 367.12';
Thence N61°41'14"E, 242.57';
Thence N49°51'36"E, 242.56';
Thence N89°05'38"E, 61.90' to the Point of Beginning.

ROW to be Maintained by Bentonville

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;
Thence S02°36'03"W, 661.84';
Thence S89°10'37"W, 61.79';
Thence S49°51'36"W, 242.56';
Thence S61°39'22"W, 51.66' to the Point of Beginning.

Thence S61°41'44"W, 190.91';
Thence N28°18'46"W, 20.00';
Thence N61°41'14"E, 190.91';
Thence S28°18'46"E, 20.03' to the Point of Beginning.

ROW to be Maintained by Bentonville

Part of the SW ¼ of the SE ¼ and Part of the NW ¼ of the NE ¼ of Section 35, Township 19N, Range 31W and more particularly described as follows:

Beginning at the SW Corner of said SW ¼ of the SE ¼;
Thence N02°21'03"E, 20.00';
Thence S87°35'34"E, 306.69';

2021 3322

Thence S02°18'21"W, 40.00';
Thence N87°35'34"W, 306.88';
Thence N02°48'08"E, 20.00' to the Point of Beginning.

FILED

2021 JUN 23 AM 11:54

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

2021 3323

FILED

EVENING STAR RD

2021 JUN 23 PM 2:15

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

BENTONVILLE

PHILPOT RD

MURDOCK RD

PHILLIPS LN

SOARING HAWK DR

CAVE SPRINGS

HEALING SPRINGS RD

MILL DAM RD

MILL DAM CR

LONG ACRES DR

ATKINS RD

18-08140-005
18-08140-030
18-08140-004

18-08122-001

18-08122-003

18-08115-000

18-09342-000

- 18-08140-005 Betz
- 18-08140-030 Betz
- 18-08140-004 Rogers
- 18-09342-000 Cousins
- 18-08122-003 Ponder Cousins Inc
- 18-08115-000 Ponder Cousins Inc
- 18-08122-001 Kevin Cousins

Current City Limits
 [Dashed Line] BENTONVILLE
 [Solid Line] CAVE SPRINGS

BENTONVILLE



1 inch = 1,021 feet

Exhibit 'B' 2021 3324
Cousins Annexation



FILED

IN THE MATTER OF ANNEXING TO THE
CITY OF BENTONVILLE, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO SAID
CITY OF BENTONVILLE, ARKANSAS

2021 JUN 22 AM 9:56

BETSY HARRELL
CO. & PROBATE CLERK
BENTONVILLE, AR
CC 2021-18Y

VERIFICATION OF PETITION FOR ANNEXATION PURSUANT TO ACA § 14-40-609

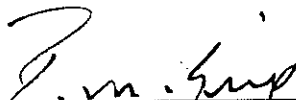
We, Betsy Harrell, County Clerk of Benton County, and Roderick Grieve, County Assessor of Benton County, attest as follows:

Our offices have received the attached petition seeking annexation. The petition has been reviewed and we hereby verify that the petition:

- (A) is in writing;
- (B) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming the desire to be annexed;
- (C) contains an accurate description of the relevant property or properties;
- (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town; and
- (F) include a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.



HON. BETSY HARRELL, County Clerk



HON. RODERICK GRIEVE, County Assessor



FILED

2021 JUN 21 AM 9:33

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Date: June 21, 2021
Subject: Proposed Annexation Checklist
CC 2021-18 Bentonville, AR

(A) is in writing;

(B) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming the desire to be annexed;

(C) contains an accurate description of the relevant property or properties;

(D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;

(E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town; and

(F) include a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

NA [Additionally, we note that the legal description in (B) does not include in its description certain dedicated public roads and rights of way abutting or traversing the property to be annexed, the legal descriptions for which are included on the attached Exhibit "A"]

Please contact me if you have any questions.

Michael D. Million
Manager – GIS-Mapping Dept.
Benton County Assessor's Office
Phone: 479-271-1037, ext. 7004
Email: michael.million@bentoncountyar.gov

18-09342-000
JIMMY L. COUSINS
PHYLLIS COUSINS

FILED

2021 JUN 17 AM 10:46

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE CITY
OF BENTONVILLE, ARKANSAS CERTAIN TERRITORY
CONTIGUOUS TO SAID CITY

NO. 2021-18

PETITION FOR ANNEXATION - 100 % OF OWNERS PETITIONING

DATE: 6-9-2021

Come now the undersigned petitioners, and state as follows:

1. That we, owning 100% of the property in the following described area, do hereby petition, pursuant to A.C.A. §14-40-609, the City Council of Bentonville, Arkansas, to annex the following lands to the City of Bentonville, Arkansas.

Refer to Exhibit "A"

2. We further state that this petition is signed by one hundred percent (100%) of the real estate owners owning one hundred percent (100%) of the acreage in said area and that the area to be annexed does not contain property whose owners do not wish to have their property annexed.

3. That said property description herein is contiguous to and adjoining the present City of Bentonville city limits, as shown on the map attached hereto as Exhibit "B".

4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Bentonville.

5. That the following schedule of services shall be extended to the area by the City of Bentonville within three (3) years after the date the annexation becomes final:

All properties annexed into the City of Bentonville are provided with Police, Fire and EMS services.

Additional services such as water and sewer may be provided if readily available. Such services are provided in accordance with existing ordinances and terms of service, including but not limited to the payment of required fees, the necessary permits, inspections and approvals.

FILED

6. That a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties is attached hereto as Exhibit "C" and is made part of this petition as if set out word for word herein.

2027 JUN 17 AM 10:46
BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

7. That a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the City of Bentonville and that no enclaves will be created if the property or properties are accepted by the City of Bentonville is attached hereto as Exhibit "D" and is made part of this petition as if set out word for word herein.

8. That each of the undersigned persons executing this petition has confirmed by their signature a desire that their property, which is included in the property described above, be annexed into the City of Bentonville.

18-0814-004
JEFFREY ROGERS
JACQUELINE ROGERS

FILED

2021 JUN 17 AM 10:46

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE CITY
OF BENTONVILLE, ARKANSAS CERTAIN TERRITORY
CONTIGUOUS TO SAID CITY

NO. _____

PETITION FOR ANNEXATION – 100 % OF OWNERS PETITIONING

DATE: 6-9-2021

Come now the undersigned petitioners, and state as follows:

1. That we, owning 100% of the property in the following described area, do hereby petition, pursuant to A.C.A. §14-40-609, the City Council of Bentonville, Arkansas, to annex the following lands to the City of Bentonville, Arkansas.

Refer to Exhibit "A"

2. We further state that this petition is signed by one hundred percent (100%) of the real estate owners owning one hundred percent (100%) of the acreage in said area and that the area to be annexed does not contain property whose owners do not wish to have their property annexed.

3. That said property description herein is contiguous to and adjoining the present City of Bentonville city limits, as shown on the map attached hereto as Exhibit "B".

4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Bentonville.

5. That the following schedule of services shall be extended to the area by the City of Bentonville within three (3) years after the date the annexation becomes final:

All properties annexed into the City of Bentonville are provided with Police, Fire and EMS services.

Additional services such as water and sewer may be provided if readily available. Such services are provided in accordance with existing ordinances and terms of service, including but not limited to the payment of required fees, the necessary permits, inspections and approvals.

FILED

6. That a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties is attached hereto as Exhibit "C" and is made part of this petition as if set out word for word herein.

2021 JUN 17 AM 10:46
BETSY HARRELL
CO. PROBATE CLERK
BENTON COUNTY, AR

7. That a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the City of Bentonville and that no enclaves will be created if the property or properties are accepted by the City of Bentonville is attached hereto as Exhibit "D" and is made part of this petition as if set out word for word herein.

8. That each of the undersigned persons executing this petition has confirmed by their signature a desire that their property, which is included in the property described above, be annexed into the City of Bentonville.

FILED

2021 JUN 17 AM 10:46

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Bentonville.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

BETSY HARRELL
CLERK
BENTON COUNTY, AR

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust, or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity I attest either that I have the authority to sign this confirmation on behalf of the entity, or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

[Signature]
Signature of Property Owner or
Legal Representative of Property Owner,
Petitioner

Jeffrey J. Rogers
Title, if applicable (i.e. Trustee,
(Managing Member, President,
Secretary)

18-08140-004
Parcel number of property to be annexed

ACKNOWLEDGMENT

State of Arkansas)
) ss.
County of Benton)

jjrogers3@live.com

On this the 9TH day of JUNE, 2021, before me, the undersigned officer, personally appeared JEFFREY J. ROGERS, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

Janice E. Hopkins
NOTARY PUBLIC

My Commission Expires:

5/24/2026



FILED

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Bentonville.


2021 JUN 17 AM 10:46

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust, or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity I attest either that I have the authority to sign this confirmation on behalf of the entity, or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.


Signature of Property Owner or
Legal Representative of Property Owner,
Petitioner


Owner
Title, if applicable (i.e. Trustee,
(Managing Member, President,
Secretary)

18-08140-004
Parcel number of property to be annexed

ACKNOWLEDGMENT

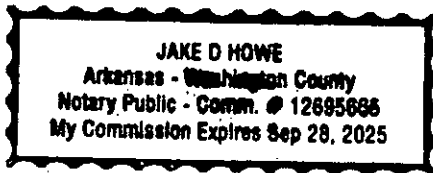
State of Arkansas)
Washington) ss.
County of Benton)

On this the 9th day of June, 2021, before me, the undersigned officer, personally appeared Jacqueline Rogers, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.


NOTARY PUBLIC

My Commission Expires:

Sep 28, 2025



FILED

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Bentonville.

2021 JUN 17 AM 10:47

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

DELORES SAMPSON
CO & PROBATE CLERK
BENTON COUNTY, AR

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust, or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity I attest either that I have the authority to sign this confirmation on behalf of the entity, or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

Jimmy L. Cousins
Signature of Property Owner or
Legal Representative of Property Owner,
Petitioner

COUSINS, JIMMY L. & PATRICK
Title, if applicable (i.e. Trustee,
(Managing Member, President,
Secretary)

18-09342-000

Parcel number of property to be annexed

ACKNOWLEDGMENT

State of Arkansas)
) ss.
County of Benton)

On this the 9th day of JUNE, 2021, before me, the undersigned officer, personally appeared Jimmy Cousins, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

Linda Maye Allen
NOTARY PUBLIC

My Commission Expires:

5-2-2031



FILED

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Bentonville.

2021 JUN 17 AM 10:47

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

BETSY HARRELL
NOTARY PUBLIC
BENTON COUNTY, AR

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust, or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity I attest either that I have the authority to sign this confirmation on behalf of the entity, or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

Phyllis Cousins

Signature of Property Owner or
Legal Representative of Property Owner,
Petitioner

COUSINS, JIMMY L. & PHYLLIS
Title, if applicable (i.e. Trustee,
(Managing Member, President,
Secretary)

18-09342-000

Parcel number of property to be annexed

ACKNOWLEDGMENT

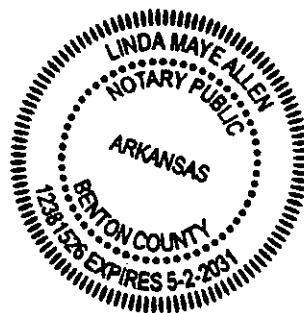
State of Arkansas)
) ss.
County of Benton)

On this the 9th day of June, 2021, before me, the undersigned officer, personally appeared Phyllis Cousins, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

Linda May Allen
NOTARY PUBLIC

My Commission Expires:

5-2-2031



18 - 08122-003
18 - 08145-000

POUNDER COUSINS INC.

FILED

2021 JUN 17 AM 10:47

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE CITY
OF BENTONVILLE, ARKANSAS CERTAIN TERRITORY
CONTIGUOUS TO SAID CITY

NO. _____

PETITION FOR ANNEXATION - 100 % OF OWNERS PETITIONING

DATE: 6/9/21

Come now the undersigned petitioners, and state as follows:

1. That we, owning 100% of the property in the following described area, do hereby petition, pursuant to A.C.A. §14-40-609, the City Council of Bentonville, Arkansas, to annex the following lands to the City of Bentonville, Arkansas.

Refer to Exhibit "A"

2. We further state that this petition is signed by one hundred percent (100%) of the real estate owners owning one hundred percent (100%) of the acreage in said area and that the area to be annexed does not contain property whose owners do not wish to have their property annexed.

3. That said property description herein is contiguous to and adjoining the present City of Bentonville city limits, as shown on the map attached hereto as Exhibit "B".

4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Bentonville.

5. That the following schedule of services shall be extended to the area by the City of Bentonville within three (3) years after the date the annexation becomes final:

All properties annexed into the City of Bentonville are provided with Police, Fire and EMS services.

Additional services such as water and sewer may be provided if readily available. Such services are provided in accordance with existing ordinances and terms of service, including but not limited to the payment of required fees, the necessary permits, inspections and approvals.

FILED

6. That a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties is attached hereto as Exhibit "C" and is made part of this petition as if set out word for word herein.

2021 JUN 17 AM 10:17
BETSY HARRELL
CLERK & PROBATE CLERK
BENTON COUNTY, AR

7. That a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the City of Bentonville and that no enclaves will be created if the property or properties are accepted by the City of Bentonville is attached hereto as Exhibit "D" and is made part of this petition as if set out word for word herein.

8. That each of the undersigned persons executing this petition has confirmed by their signature a desire that their property, which is included in the property described above, be annexed into the City of Bentonville.

FILED

2021 JUN 17 AM 10:47

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Bentonville.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust, or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity I attest either that I have the authority to sign this confirmation on behalf of the entity, or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

Jimmy L. Cousins
Signature of Property Owner or
Legal Representative of Property Owner,
Petitioner

PONDER COUSINS INC.
PRESIDENT
Title, if applicable (i.e. Trustee,
(Managing Member, President,
Secretary)

18-08122-003
18-08115-000

Parcel number of property to be annexed

ACKNOWLEDGMENT

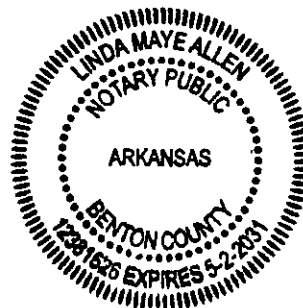
State of Arkansas)
) ss.
County of Benton)

On this the 9 day of JUNE, 2021, before me, the undersigned officer, personally appeared Jimmy Cousins, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

Linda Maye Allen
NOTARY PUBLIC

My Commission Expires:

5-2-2031



18-08122-001

KEVIN & MELANY COUSINS

FILED

2021 JUN 17 AM 10:47

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE CITY
OF BENTONVILLE, ARKANSAS CERTAIN TERRITORY
CONTIGUOUS TO SAID CITY

NO. 18-08122-001

PETITION FOR ANNEXATION - 100 % OF OWNERS PETITIONING

DATE: 6/9/21

Come now the undersigned petitioners, and state as follows:

1. That we, owning 100% of the property in the following described area, do hereby petition, pursuant to A.C.A. §14-40-609, the City Council of Bentonville, Arkansas, to annex the following lands to the City of Bentonville, Arkansas.

Refer to Exhibit "A"

2. We further state that this petition is signed by one hundred percent (100%) of the real estate owners owning one hundred percent (100%) of the acreage in said area and that the area to be annexed does not contain property whose owners do not wish to have their property annexed.

3. That said property description herein is contiguous to and adjoining the present City of Bentonville city limits, as shown on the map attached hereto as Exhibit "B".

4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Bentonville.

5. That the following schedule of services shall be extended to the area by the City of Bentonville within three (3) years after the date the annexation becomes final:

All properties annexed into the City of Bentonville are provided with Police, Fire and EMS services.

Additional services such as water and sewer may be provided if readily available. Such services are provided in accordance with existing ordinances and terms of service, including but not limited to the payment of required fees, the necessary permits, inspections and approvals.

FILED

2021 JUN 17 AM 10:47
6. That a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties is attached hereto as Exhibit "C" and is made part of this petition as if set out word for word herein.

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

7. That a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the City of Bentonville and that no enclaves will be created if the property or properties are accepted by the City of Bentonville is attached hereto as Exhibit "D" and is made part of this petition as if set out word for word herein.

8. That each of the undersigned persons executing this petition has confirmed by their signature a desire that their property, which is included in the property described above, be annexed into the City of Bentonville.

FILED

I confirm my desire that property owned by me, which is to be included in an application to annex property, be annexed into the City of Bentonville.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust, or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity I attest either that I have the authority to sign this confirmation on behalf of the entity, or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

Kevin J. Cousins

Melany B. Cousins

Signature of Property Owner or
Legal Representative of Property Owner,
Petitioner

KEVIN J. COUSINS

MELANY B. COUSINS

Title, if applicable (i.e. Trustee,
(Managing Member, President,
Secretary)

18-08122-001
Parcel number of property to be annexed

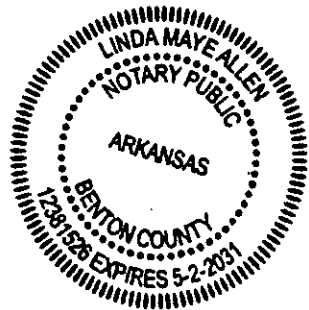
ACKNOWLEDGMENT

State of Arkansas)
) ss.
County of Benton)

On this the 9 day of June, 2021, before me, the undersigned officer, personally appeared Kevin & Melany Cousins, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

Linda Maye Allen
NOTARY PUBLIC

My Commission Expires:
5-2-2031



479-790-6861

2021 JUN 17 AM 10:18
BETSY HARRELL
CLERK OF PROBATE
BENTON COUNTY, AR

18-08140-005
18-08140-030
USA! THOMAS G. BETZ

FILED

2021 JUN 17 AM 10:48

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE CITY
OF BENTONVILLE, ARKANSAS CERTAIN TERRITORY
CONTIGUOUS TO SAID CITY

NO.

PETITION FOR ANNEXATION - 100% OF OWNERS PETITIONING

DATE: May 27, 2021

Come now the undersigned petitioners, and state as follows:

1. That we, owning 100% of the property in the following described area, do hereby petition, pursuant to A.C.A. §14-40-609, the City Council of Bentonville, Arkansas, to annex the following lands to the City of Bentonville, Arkansas.

Refer to Exhibit "A"

2. We further state that this petition is signed by one hundred percent (100%) of the real estate owners owning one hundred percent (100%) of the acreage in said area and that the area to be annexed does not contain property whose owners do not wish to have their property annexed.

3. That said property description herein is contiguous to and adjoining the present City of Bentonville city limits, as shown on the map attached hereto as Exhibit "B".

4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Bentonville.

5. That the following schedule of services shall be extended to the area by the City of Bentonville within three (3) years after the date the annexation becomes final:

All properties annexed into the City of Bentonville are provided with Police, Fire and EMS services.

Additional services such as water and sewer may be provided if readily available. Such services are provided in accordance with existing ordinances and terms of service, including but not limited to the payment of required fees, the necessary

Such services are provided in accordance with existing ordinances and terms of service, including but not limited to the payment of required fees, the necessary permits, inspections and approvals.

FILED

2021 JUN 17 AM 10:48

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

6. That a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties is attached hereto as Exhibit "C" and is made part of this petition as if set out word for word herein.

7. That a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the City of Bentonville and that no enclaves will be created if the property or properties are accepted by the City of Bentonville is attached hereto as Exhibit "D" and is made part of this petition as if set out word for word herein.

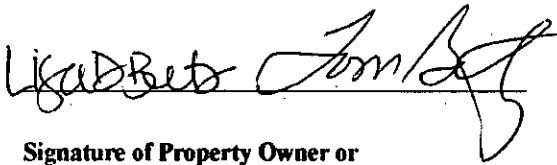
8. That each of the undersigned persons executing this petition has confirmed by their signature a desire that their property, which is included in the property described above, be annexed into the City of Bentonville.

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Bentonville.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust, or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity I attest either that I have the authority to sign this confirmation on behalf of the entity, or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

 _____ Signature of Property Owner or Legal Representative of Property Owner, President, Petitioner	LISA & TOM BETZ _____ Title, if applicable (i.e. Trustee, (Managing Member, Secretary)
---	--

18-08140-005
Parcel number of property to be annexed

ACKNOWLEDGMENT

State of Arkansas)
)
County of Benton)

ss.

On this the 27th day of May, 2021, before me, the

undersigned officer, personally appeared Thomas Betz, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein apparent. **FILED**

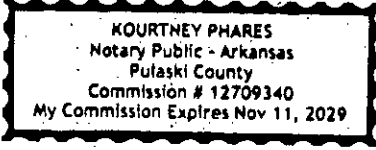
Kourtney Phares

2021 JUN 17 AM 10:48
BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

NOTARY PUBLIC

My Commission Expires:

Nov. 11, 2029



FILED

2021 JUN 17 AM 10:48

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

IN THE MATTER OF ANNEXING TO THE CITY
OF BENTONVILLE, ARKANSAS CERTAIN TERRITORY
CONTIGUOUS TO SAID CITY

NO.

PETITION FOR ANNEXATION - 100 % OF OWNERS PETITIONING

DATE: May 27, 2021

Come now the undersigned petitioners, and state as follows:

1. That we, owning 100% of the property in the following described area, do hereby petition, pursuant to A.C.A. §14-40-609, the City Council of Bentonville, Arkansas, to annex the following lands to the City of Bentonville, Arkansas.

Refer to Exhibit "A"

2. We further state that this petition is signed by one hundred percent (100%) of the real estate owners owning one hundred percent (100%) of the acreage in said area and that the area to be annexed does not contain property whose owners do not wish to have their property annexed.

3. That said property description herein is contiguous to and adjoining the present City of Bentonville city limits, as shown on the map attached hereto as Exhibit "B".

4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Bentonville.

5. That the following schedule of services shall be extended to the area by the City of Bentonville within three (3) years after the date the annexation becomes final:

All properties annexed into the City of Bentonville are provided with Police, Fire and EMS services.

Additional services such as water and sewer may be provided if readily available.

permits, inspections and approvals.

FILED

6. That a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties is attached hereto as Exhibit "C" and is made part of this petition as if set out word for word herein.

2021 JUN 17 AM 10:48

7. That a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the City of Bentonville and that no enclaves will be created if the property or properties are accepted by the City of Bentonville is attached hereto as Exhibit "D" and is made part of this petition as if set out word for word herein.

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

8. That each of the undersigned persons executing this petition has confirmed by their signature a desire that their property, which is included in the property described above, be annexed into the City of Bentonville.

I confirm my desire that property owned by me, which is to be included in a petition to annex property, be annexed into the City of Bentonville.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust, or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity I attest either that I have the authority to sign this confirmation on behalf of the entity, or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

Lisa Betz Tom Betz

LISA & TOM BETZ

Signature of Property Owner or
Legal Representative of Property Owner,
President,
Petitioner

Title, if applicable (i.e. Trustee,
(Managing Member,
Secretary)

18-08140-030

Parcel number of property to be annexed

ACKNOWLEDGMENT

State of Arkansas)
) ss.
County of Benton)

On this the 27th day of May, 2021, before me, the undersigned officer, personally appeared Lisa Betz, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

Kourtney Phares

FILED

NOTARY PUBLIC

2021 JUN 17 AM 10:48

My Commission Expires:

NOV. 11, 2029

KOURTNEY PHARES
Notary Public - Arkansas
Pulaski County
Commission # 12709340
My Commission Expires Nov 11, 2029

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

LISA BETZ
479-685-9250

FILED

**Cousins Annexation
Exhibit 'A'**

2021 JUN 17 AM 10:48

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

18-08122-001

Part of the SW ¼ of Section 2, Township 18N, Range 31W and more particularly described as follows:

Commencing at the SW Corner of said Section 2, Township 18N, Range 31W.
Thence N2°35'25"e, 75.77' to the Point of Beginning.
Thence N02°35'25"E, 1268.55';
Thence S84°57'17"E, 723.62';
Thence S38°48'13"E, 300.43';
Thence S45°19'08"W, 114.20';
Thence S44°58'05"W, 582.03';
Thence S44°47'17"W, 672.67' to the Point of Beginning.

18-08115-000

Part of Section 2, Township 18N, Range 31W and more particularly described as follows.

The NE ¼ of the NW ¼ of said Section 2, Township 18N, Range 31W.

AND

The SE ¼ of the NW ¼ of said Section 2, Township 18N, Range 31W.

AND

The West Half of the NW ¼ of the NE ¼ of said Section 2, Township 18N, Range 31W.

Less and Except

Part of the West Half of the NW ¼ of the NE ¼ of said Section 2, Township 18N, Range 31W and more particularly described as follows:

Beginning at the NW Corner of said West Half of the NW ¼ of the NE ¼ of said Section 2, Township 18N, Range 31W;
Thence S90°00'00"E, 305.00';
Thence S01°20'18"W, 170.00';
Thence N90°00'00"W, 305.00';
Thence N01°20'18"E, 170.00' to the Point of Beginning.

FILED

18-09342-000

2021 JUN 17 AM 10:48

The SE ¼ of the SW ¼ of Section 35, Township 19N, Range 31W.

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

18-08122-003

The SW ¼ of the NW ¼ of Section 2, Township 18N, Range 31W.

18-08140-005

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Beginning at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;

Thence S02°36'03"W, 661.84';
Thence S89°05'38"W, 61.90';
Thence N28°07'57"W, 253.06';
Thence N85°29'58"W, 239.63';
Thence N03°33'59"E, 447.22';
Thence S86°27'07"E, 423.13' to the Point of Beginning.

18-08140-030

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;

Thence S86°27'07"W, 423.13';
Thence S03°33'59"W, 447.22' to the Point of Beginning.

Thence S16°46'24"E, 441.55';
Thence N61°41'29"E, 51.58';
Thence N49°51'21"E, 242.50';
Thence N28°07'57"W, 253.06';
Thence N85°29'58"W, 239.63' to the Point of Beginning.

FILED

18-08140-004

2021 JUN 17 AM 10:48

BETSY HARRELL
CO & PROBATE CLERK
CLINTON COUNTY, AR

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly, AR described as follows:

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;
Thence S02°36'03"W, 661.84' to the Point of Beginning;

Thence S02°36'04"W, 659.53';

Thence N86°27'36"W, 378.07';

Thence N08°22'36"W, 367.12';

Thence N61°41'14"E, 242.57';

Thence N49°51'36"E, 242.56';

Thence N89°05'38"E, 61.90' to the Point of Beginning.

FILED

2021 JUN 17 AM 10:48

Cousins Annexation
Exhibit 'A'
ROW to be Maintained by Bentonville

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;
Thence S02°36'03"W, 661.84';
Thence S89°10'37"W, 61.79';
Thence S49°51'36"W, 242.56';
Thence S61°39'22"W, 51.66' to the Point of Beginning.

Thence S61°41'44"W, 190.91';
Thence N28°18'46"W, 20.00';
Thence N61°41'14"E, 190.91';
Thence S28°18'46"E, 20.03' to the Point of Beginning.

ROW to be Maintained by Bentonville

Part of the SW ¼ of the SE ¼ and Part of the NW ¼ of the NE ¼ of Section 35, Township 19N, Range 31W and more particularly described as follows:

Beginning at the SW Corner of said SW ¼ of the SE ¼;
Thence N02°21'03"E, 20.00';
Thence S87°35'34"E, 306.69';
Thence S02°18'21"W, 40.00';
Thence N87°35'34"W, 306.88';
Thence N02°48'08"E, 20.00' to the Point of Beginning.

FILED

2021 JUN 17 AM 10:48
EVENING STAR RD

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

BENTONVILLE

PHILPOT RD

MURDOCK RD

PHILLIPS LN

SOARING HAWK DR

CAVE SPRINGS

HEALING SPRINGS RD

MILL DAM RD

MILL DAM CT

LONG ACRES DR

ATKINS RD

18-08140-005

18-08140-030

18-08140-004

18-08122-001

18-08122-003

18-09342-000

18-08115-000

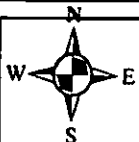
ROW to be Maintained by Bentonville

- 18-08140-005 Betz
- 18-08140-030 Betz
- 18-08140-004-Rogers
- 18-09342-000 Cousins
- 18-08122-003 Ponder Cousins Inc
- 18-08115-000 Ponder Cousins Inc
- 18-08122-001 Kevin Cousins

Current City Limits

- BENTONVILLE
- CAVE SPRINGS

BENTONVILLE



1 inch = 1,021 feet

Exhibit 'B'
Cousins Annexation



EXHIBIT "C"



Benton
216 W Sevier Street
Benton, AR 72015

Fayetteville
1420 Augustine Lane, Suite 1
Fayetteville, AR 72703

Bentonville
300 SW 28th Street
Bentonville, AR 72712

Sheridan
206 N Rose Street
Sheridan, AR 72150

Eureka Springs
70 S. Main Street, Suite 2
Eureka Springs, AR 72632

Faulkner County Title Company Little Rock Title Company
A Division of A Division of
First National Title Company First National Title Company
Conway, AR 72034 Little Rock
711 Locust Street
Conway, AR 72034 Markham Street #100
Little Rock, AR 72201

First National
Title Company

Headquarters
First National Title Company
Little Rock
415 N McKinley Street Suite 1200
Little Rock, AR 72205

8 Wilson Green Road, Suite A
Greenbrier, AR 72058
JUN 17 AM 10:50

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

June 15, 2021

Greetings,

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Bentonville. Based on our review, we verify that the persons listed in Exhibit C-1 to this letter are all the owners of record of the real property described in Exhibit C-2 to this letter.

Sincerely,

Benton County Manager

First National Title

FILED

Cousins Annexation
EXHIBIT "C-1"

2021 JUN 17 AM 10:50

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Rogers, Jeffrey & Jacqueline _____	18-08140-004
Cousins, Jimmy L. & Phyllis _____	18-09342-000
Ponder Cousins, Inc. _____	18-08122-003
Ponder Cousins, Inc. _____	18-08115-000
Cousins, Kevin J. & Melany _____	18-08122-001
Betz, Thomas G. & Lisa D. _____	18-08140-005
Betz, Thomas G. & Lisa D. _____	18-08140-030

FILED

**Cousins Annexation
Exhibit 'C-2'**

2021 JUN 17 AM 10:50

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

18-08122-001

Part of the SW ¼ of Section 2, Township 18N, Range 31W and more particularly described as follows:

Commencing at the SW Corner of said Section 2, Township 18N, Range 31W.
Thence N2°35'25"e, 75.77' to the Point of Beginning.
Thence N02°35'25"E, 1268.55';
Thence S84°57'17"E, 723.62';
Thence S38°48'13"E, 300.43';
Thence S45°19'08"W, 114.20';
Thence S44°58'05"W, 582.03';
Thence S44°47'17"W, 672.67' to the Point of Beginning.

18-08115-000

Part of Section 2, Township 18N, Range 31W and more particularly described as follows.

The NE ¼ of the NW ¼ of said Section 2, Township 18N, Range 31W.

AND

The SE ¼ of the NW ¼ of said Section 2, Township 18N, Range 31W.

AND

The West Half of the NW ¼ of the NE ¼ of said Section 2, Township 18N, Range 31W.

Less and Except

Part of the West Half of the NW ¼ of the NE ¼ of said Section 2, Township 18N, Range 31W and more particularly described as follows:

Beginning at the NW Corner of said West Half of the NW ¼ of the NE ¼ of said Section 2, Township 18N, Range 31W;
Thence S90°00'00"E, 305.00';
Thence S01°20'18"W, 170.00';
Thence N90°00'00"W, 305.00';
Thence N01°20'18"E, 170.00' to the Point of Beginning.

FILED

18-09342-000

2021 JUN 17 AM 10:50

The SE ¼ of the SW ¼ of Section 35, Township 19N, Range 31W.

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

18-08122-003

The SW ¼ of the NW ¼ of Section 2, Township 18N, Range 31W.

18-08140-005

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Beginning at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;

Thence S02°36'03"W, 661.84';

Thence S89°05'38"W, 61.90';

Thence N28°07'57"W, 253.06';

Thence N85°29'58"W, 239.63';

Thence N03°33'59"E, 447.22';

Thence S86°27'07"E, 423.13' to the Point of Beginning.

18-08140-030

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;

Thence S86°27'07"W, 423.13';

Thence S03°33'59"W, 447.22' to the Point of Beginning.

Thence S16°46'24"E, 441.55';

Thence N61°41'29"E, 51.58';

Thence N49°51'21"E, 242.50';

Thence N28°07'57"W, 253.06';

Thence N85°29'58"W, 239.63' to the Point of Beginning.

FILED

18-08140-004

2021 JUN 17 AM 10: 51

BETSY HARRELL
CO. CLERK
BENTON COUNTY, AR

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;
Thence S02°36'03"W, 661.84' to the Point of Beginning;

Thence S02°36'04"W, 659.53';

Thence N86°27'36"W, 378.07';

Thence N08°22'36"W, 367.12';

Thence N61°41'14"E, 242.57';

Thence N49°51'36"E, 242.56';

Thence N89°05'38"E, 61.90' to the Point of Beginning.

FILED

2021 JUN 17 AM 10:51

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

EVENING
STAR RD

BENTONVILLE

PHILPOT RD

MURDOCK RD

PHILLIPS LN

SOARING
HAWK DR

CAVE SPRINGS

HEALING SPRINGS RD

MILL DAM RD

MILL DAM CT

LONG
ACRES DR

ATKINS RD

18-08140-005

18-08140-030









18-08140-004



18-08122-001

18-08122-003

18-08115-000

18-09342-000

-  ROW to be Maintained by Bentonville
-  18-08140-005 Betz
-  18-08140-030 Betz
-  18-08140-004-Rogers
-  18-09342-000 Cousins
-  18-08122-003 Ponder Cousins Inc
-  18-08115-000 Ponder Cousins Inc
-  18-08122-001 Kevin Cousins

-  Current City Limits
-  BENTONVILLE
-  CAVE SPRINGS

BENTONVILLE



1 inch = 1,021 feet

Exhibit 'C-2'
Cousins Annexation



FILED

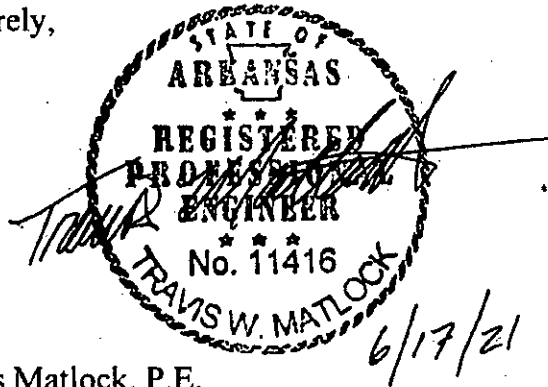
Greetings:

2021 JUN 17 AM 10:51

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property (Cousins Annexation) into the City of Bentonville. I am a licensed Professional Engineer in the State of Arkansas. Based on my review, I verify that the real property described in Exhibit D-1 to this letter is contiguous with the City of Bentonville and that no enclaves will be created if the described property is accepted by the City of Bentonville.

DEPT. OF HARRELL
& COUNTY CLERK
BENTON COUNTY, AR

Sincerely,



6/17/21

Travis Matlock, P.E.

FILED

**Cousins Annexation
Exhibit 'D-1'**

2021 JUN 17 AM 10:51

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

18-08122-001

Part of the SW $\frac{1}{4}$ of Section 2, Township 18N, Range 31W and more particularly described as follows:

Commencing at the SW Corner of said Section 2, Township 18N, Range 31W.

Thence N2°35'25"E, 75.77' to the Point of Beginning.

Thence N02°35'25"E, 1268.55';

Thence S84°57'17"E, 723.62';

Thence S38°48'13"E, 300.43';

Thence S45°19'08"W, 114.20';

Thence S44°58'05"W, 582.03';

Thence S44°47'17"W, 672.67' to the Point of Beginning.

18-08115-000

Part of Section 2, Township 18N, Range 31W and more particularly described as follows.

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2, Township 18N, Range 31W.

AND

The SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 2, Township 18N, Range 31W.

AND

The West Half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2, Township 18N, Range 31W.

Less and Except

Part of the West Half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2, Township 18N, Range 31W and more particularly described as follows:

Beginning at the NW Corner of said West Half of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 2, Township 18N, Range 31W;

Thence S90°00'00"E, 305.00';

Thence S01°20'18"W, 170.00';

Thence N90°00'00"W, 305.00';

Thence N01°20'18"E, 170.00' to the Point of Beginning.

FILED

18-09342-000

The SE ¼ of the SW ¼ of Section 35, Township 19N, Range 31W.

2021 JUN 17 AM 10: 51

18-08122-003

The SW ¼ of the NW ¼ of Section 2, Township 18N, Range 31W.

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

18-08140-005

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Beginning at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;

Thence S02°36'03"W, 661.84';
Thence S89°05'38"W, 61.90';
Thence N28°07'57"W, 253.06';
Thence N85°29'58"W, 239.63';
Thence N03°33'59"E, 447.22';
Thence S86°27'07"E, 423.13' to the Point of Beginning.

18-08140-030

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;

Thence S86°27'07"W, 423.13';
Thence S03°33'59"W, 447.22' to the Point of Beginning.

Thence S16°46'24"E, 441.55';
Thence N61°41'29"E, 51.58';
Thence N49°51'21"E, 242.50';
Thence N28°07'57"W, 253.06';
Thence N85°29'58"W, 239.63' to the Point of Beginning.

FILED

18-08140-004

2021 JUN 17 AM 10: 51

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

BETSY HARRELL
CO & PROBATE CLERK
DENTON COUNTY, AR

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;
Thence S02°36'03"W, 661.84' to the Point of Beginning;

Thence S02°36'04"W, 659.53';

Thence N86°27'36"W, 378.07';

Thence N08°22'36"W, 367.12';

Thence N61°41'14"E, 242.57';

Thence N49°51'36"E, 242.56';

Thence N89°05'38"E, 61.90' to the Point of Beginning.

FILED

Cousins Annexation

Exhibit 'D-1'

ROW to be Maintained by Bentonville

2021 JUN 17 AM 10: 51

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

Part of the NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W and more particularly described as follows:

Commencing at the NE Corner of said NE ¼ of the SE ¼ of Section 3, Township 18N, Range 31W;

Thence S02°36'03"W, 661.84';

Thence S89°10'37"W, 61.79';

Thence S49°51'36"W, 242.56';

Thence S61°39'22"W, 51.66' to the Point of Beginning.

Thence S61°41'44"W, 190.91';

Thence N28°18'46"W, 20.00';

Thence N61°41'14"E, 190.91';

Thence S28°18'46"E, 20.03' to the Point of Beginning.

ROW to be Maintained by Bentonville

Part of the SW ¼ of the SE ¼ and Part of the NW ¼ of the NE ¼ of Section 35, Township 19N, Range 31W and more particularly described as follows:

Beginning at the SW Corner of said SW ¼ of the SE ¼;

Thence N02°21'03"E, 20.00';

Thence S87°35'34"E, 306.69';

Thence S02°18'21"W, 40.00';

Thence N87°35'34"W, 306.88';

Thence N02°48'08"E, 20.00' to the Point of Beginning.

FILED

2021 JUN 17 AM 10:51

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

EVENING
STAR RD

BENTONVILLE

PHILPOT RD

MURDOCK RD

PHILLIPS LN

SOARING
HAWK DR

CAVE SPRINGS

HEALING SPRINGS RD

MILL DAM RD

MILL DAM CT

LONG
ACRES DR

ATKINS RD

18-08140-005

18-08140-030

18-08140-004

18-08122-001

18-08122-003

18-08115-000

18-09342-000

ROW to be Maintained by Bentonville

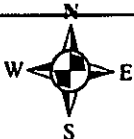
- 18-08140-005 Betz
- 18-08140-030 Betz
- 18-08140-004-Rogers
- 18-09342-000 Cousins
- 18-08122-003 Ponder Cousins Inc
- 18-08115-000 Ponder Cousins Inc
- 18-08122-001 Kevin Cousins

Current City Limits

 BENTONVILLE

 CAVE SPRINGS

BENTONVILLE



1 inch = 1,021 feet

Exhibit 'D-2'
Cousins Annexation





FILED

Department of Transformation and Shared Services

2021 JUN 17 AM 10:52
Shelby Johnson
Secretary Amy Fecher

Director Shelby Johnson
BETSY HARKELL
CO & PROBATE CLERK
BENTON COUNTY, AR

June 15, 2021

Mr. Jim Wheeless
GIS Coordinator – City of Bentonville
305 SW A Street
Bentonville, AR 72712

RE: City of Bentonville Annexation Coordination Requirement

Mr. Wheeless,

Thank you for coordinating with our office as you seek to annex property into the City of Bentonville, AR located in Section 35, Township 19 North, Range 31 West and Sections 2 & 3, Township 18 North, Range 31 West and described as the "Cousins" Annexation. This letter represents confirmation that you have 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'TM'.

Thomas Melton, GIS Analyst

Attachments:

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

H:\City_Annexations\Cities\Bentonville\20210615\Doc\20210615_Bentonville_Annexation_Coordination_Letter.docx

FILED

2021 JUN 17 AM 10: 52

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

