



# JOHN THURSTON

ARKANSAS SECRETARY OF STATE

June 11, 2019

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

Re: City of Bentonville Annexation Ordinance 2019-31

Dear Ms. Harrell,

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 Landowners)

Effective Date: 03/28/19

County: Benton

City Ordinance: 2019-31

County Court Order: 2019-01

City: Bentonville

Dated: 2/26/19

Date Filed: 1/24/19

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 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 Stephanie Orman, Mayor of Bentonville (w/encl)



# Arkansas Secretary of State

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

## Municipal Boundary Change Checklist

County: Benton City/Town: Bentonville

City Ordinance/Resolution No: 2019-31 Date approved: 02/26/2019

County Court Case No: CC 2019-01 Date Order Filed: 01/24/2019

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

Date Change Effective: 03/28/2019 Set by:  Municipal Ordinance  Emergency Clause  Default  
*(Required by Act 653 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 island annexation)*
- Copy of Arkansas GIS Office 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: 117 W Central Ave

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:  Title: Deputy County Clerk

Date: 04/26/2019

*Pursuant to Act 655 of 2017, County Officials must submit a file-marked copy of municipal boundary change documentation 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: \_\_\_\_\_

# 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

April 26, 2019

**PROBATE COURT CLERK**

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

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

RE: Walnut Farm Montessori School Inc.  
City of Bentonville Annexation  
Benton County Court Case No. CC# 2019-01

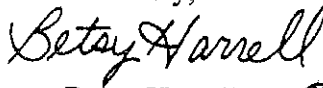
Dear Secretary Thurston:

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

1. Map (survey and vicinity map) of the affected area
2. Order Authorizing Annexation entered on January 24, 2019
3. Ordinance 2019-31 adopted on February 26, 2019, by the City of Bentonville.

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

Sincerely,



Betsy Harrell

By: T. Underwood

BH/tku  
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

2019 APR 26 AM 10: 33

BETSY HARRELL  
CLERK & 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

CC 2019-01

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

Date

FILED

JUN 11 2019

Arkansas  
Secretary of State

2019 1418

ORDINANCE NO. 2019-31

**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 24 day of January, 2019, 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.

FILED

2019 FEB 27 PM 12: 19

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

**Section 2.** That the above described territory shall be annexed to and made a part of Ward 1 of the City of Bentonville, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

**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.

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

**PASSED AND APPROVED THIS 26<sup>th</sup> DAY OF February, 2019.**

**APPROVED:** Stephanie Orman  
HON. STEPHANIE ORMAN, Mayor

**ATTEST:** Linda Spence  
HON. LINDA SPENCE, City Clerk

**FILED**

**JUN 11 2019**

**Arkansas  
Secretary of State**

2019 0792

FILED

2019 FEB 27 PM 12:19

WALNUT FARM MONTESSORI SCHOOL INC. ANNEXATION  
EXHIBIT "A"

HEIDI HARRELL  
COUNTY PROBATE CLERK  
BENTON COUNTY, AR

WALNUT FARM MONTESSORI SCHOOL INC

18-07601-000

2019 0793

2019 FEB 27 PM 12:19

BESSY HARRELL  
CO. & PROBATE CLERK  
BENTON COUNTY, AR

**WALNUT FARM MONTESSORI SCHOOL INC. ANNEXATION**  
**EXHIBIT "B"**

Part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , all in Section 22, Township 20N, Range 30W, Benton County, Arkansas, and being more particularly described as follows:

Commencing at the SW Corner of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ .

Thence S  $86^{\circ} 52'$  E, 661.15';

Thence N  $02^{\circ} 28'$  E, 657.76';

Thence N  $87^{\circ} 05'$  W, 50';

Thence S  $2^{\circ} 28'$  W, 290' to the point of beginning.

Thence S  $2^{\circ} 28'$  W, 195.53';

Thence N  $86^{\circ} 52'$  W, 672.84';

Thence N  $24^{\circ} 19'$  E, 178.20';

Thence N  $3^{\circ} 15'$  E, 31.92';

Thence S  $86^{\circ} 01'$  E, 260';

Thence S  $87^{\circ} 05'$  E, 346.12' to the point of beginning.



2019 0794



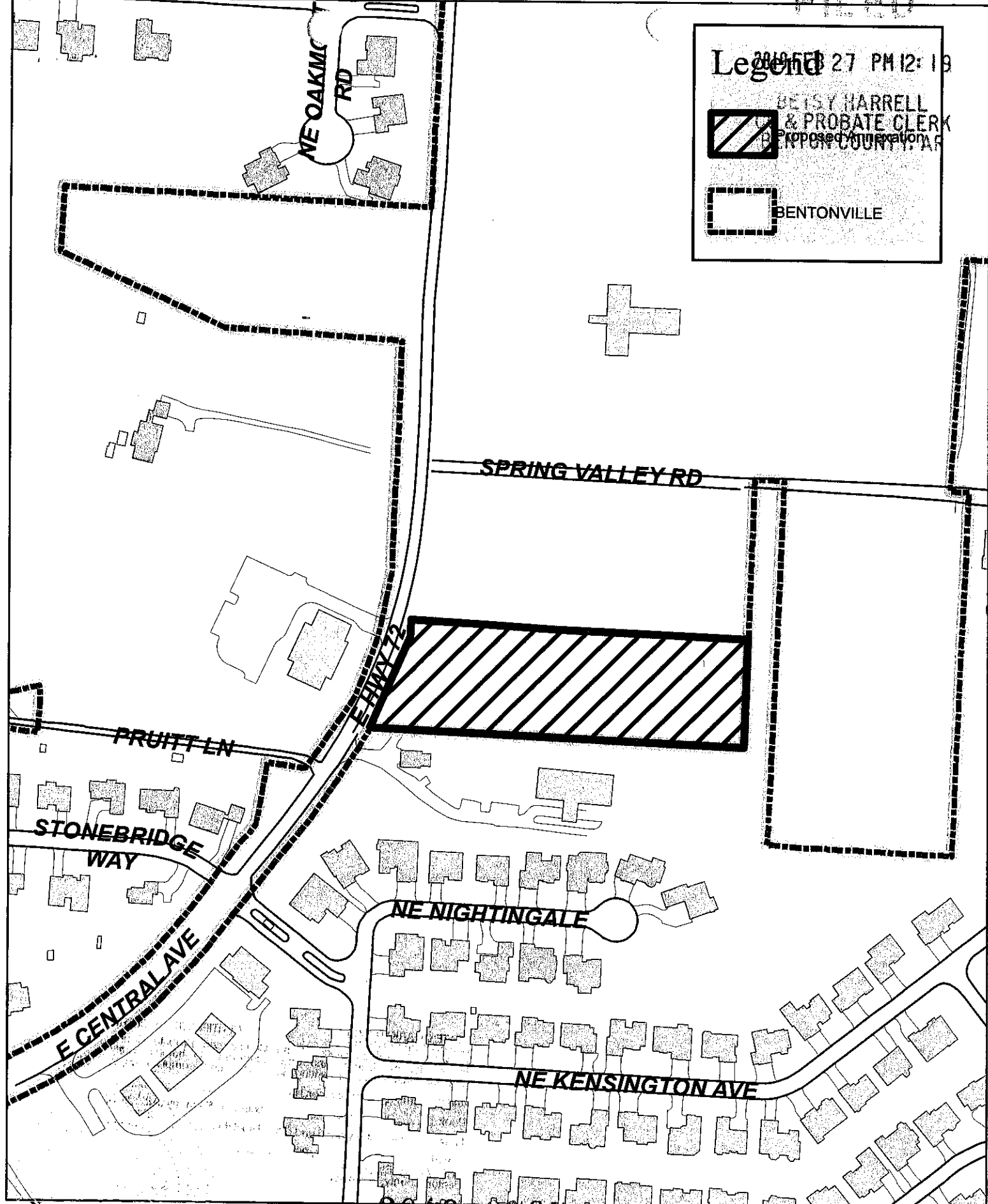
2019 FEB 27 PM 12:18

**Legend**

BETSY HARRELL  
& PROBATE CLERK  
BENTON COUNTY, AR

BENTONVILLE



2019 0795



**Proposed Annexation**  
**WALNUT FARM MONTESSORI SCHOOL INC.**

1 inch = 220 feet



**FILED**

2019 JAN 25 AM 11:56

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

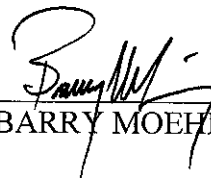
COUNTY COURT ORDER NO. CC 2019-01

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.



HON. BARRY MOEHRING, County Judge

1-24-19

Date

**FILED**

JUN 11 2019

Arkansas  
Secretary of State

2019 0421

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

FILED

2019 JAN 24 PM 1:42

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR  
CC 2019-018

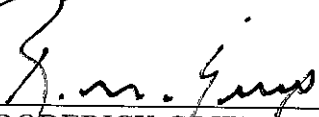
VERIFICATION OF PETITION FOR ANNEXATION PURSUANT TO ACA § 14-40-609

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

2019 JAN 24 PM 1:42

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR



Date: January 24, 2019  
Subject: Proposed Annexation Checklist  
CC 2019-01 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.

**N/A** [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

FILED

2019 JAN 22 AM 10:19

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. CC 2019-01

PETITION FOR ANNEXATION – 100 % OF OWNERS PETITIONING

DATE: 1-16-19

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.

2019 JAN 22 AM 10:19

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

2019 JAN 22 AM 10:19

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.

DEBRA Y. GARNELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

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

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

18-07601-000  
Parcel number of property to be annexed

C: 419-602-4509  
W: 479-271-9424

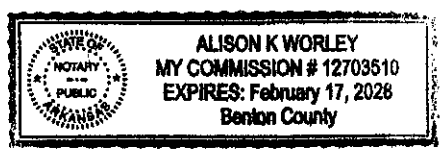
ACKNOWLEDGMENT

State of Arkansas )  
                                  )     ss.  
County of Benton )

On this the 16 day of January, 2019, before me, the undersigned officer, personally appeared Heather Gray, 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.

Alison Worley  
NOTARY PUBLIC

My Commission Expires:  
2/17/28



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.

2019 JAN 22 AM 10:19

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

BETSY HARRING  
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.

Elizabeth B. Fent Barr

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

Board Chair

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

18-07601-000

Parcel number of property to be annexed

ACKNOWLEDGMENT

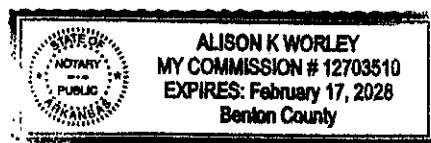
State of Arkansas     )  
                                  )     ss.  
County of Benton     )

On this the 16 day of January, 2019, before me, the undersigned officer, personally appeared Elizabeth Barr, 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.

Alison Worley  
NOTARY PUBLIC

My Commission Expires:

2/17/28





FILED

WALNUT FARM MONTESSORI SCHOOL INC. ANNEXATION

EXHIBIT "A"

2019 JAN 22 AM 10:19

BETSY HARRELL  
CO. & PROBATE CLERK  
BENTON COUNTY, AR

Part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , all in Section 22, Township 20N, Range 30W, Benton County, Arkansas, and being more particularly described as follows:

Commencing at the SW Corner of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ .

Thence S  $86^{\circ} 52'$  E, 661.15';

Thence N  $02^{\circ} 28'$  E, 657.76';

Thence N  $87^{\circ} 05'$  W, 50';

Thence S  $2^{\circ} 28'$  W, 290' to the point of beginning.

Thence S  $2^{\circ} 28'$  W, 195.53';

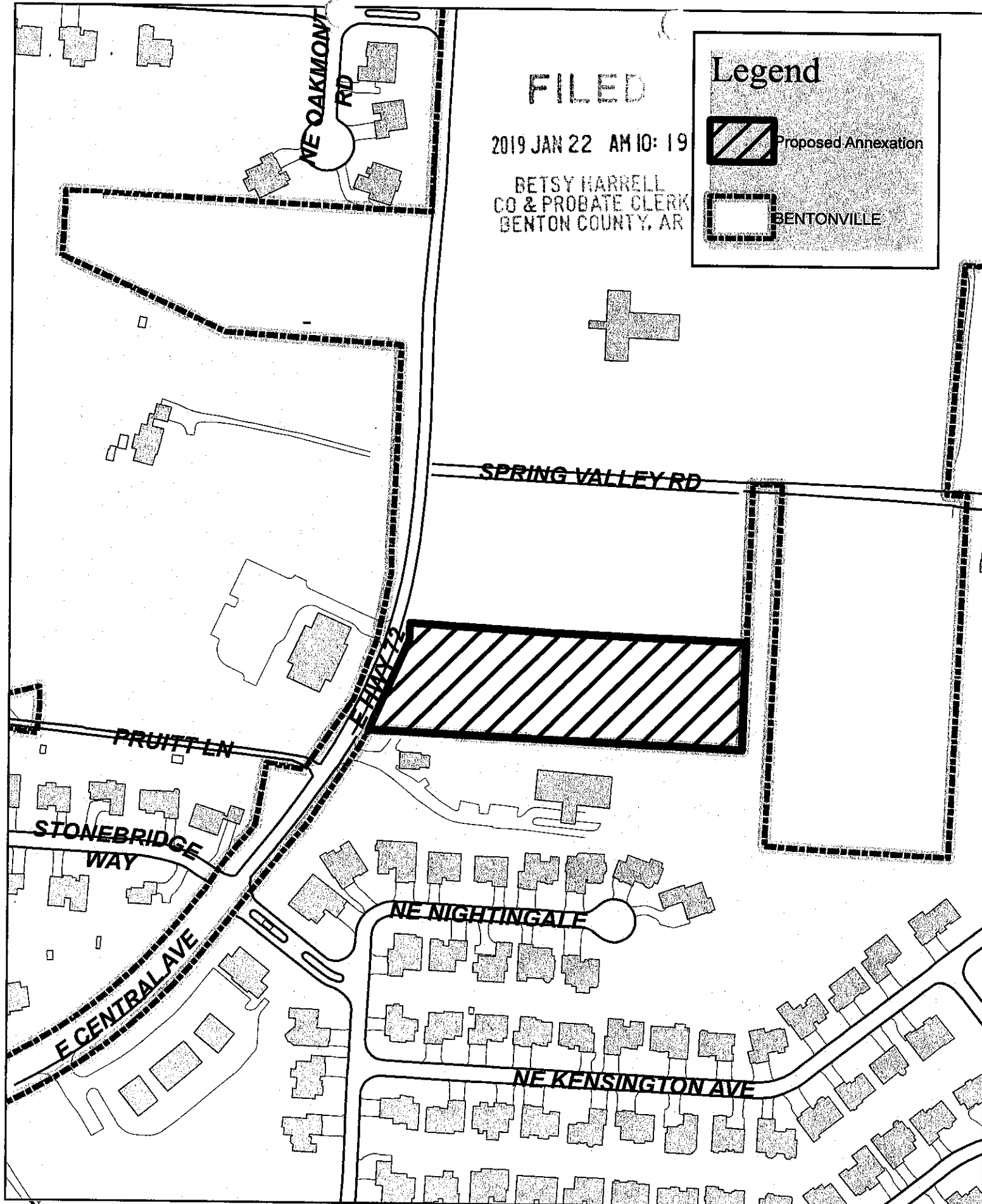
Thence N  $86^{\circ} 52'$  W, 672.84';

Thence N  $24^{\circ} 19'$  E, 178.20';

Thence N  $3^{\circ} 15'$  E, 31.92';

Thence S  $86^{\circ} 01'$  E, 260';

Thence S  $87^{\circ} 05'$  E, 346.12' to the point of beginning.



FILED

2019 JAN 22 AM 10:19

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

Legend



Proposed Annexation



BENTONVILLE

Exhibit "B"

Proposed Annexation

WALNUT FARM MONTESSORI SCHOOL INC.

1 inch = 220 feet



Benton  
216 W Sevier Street  
Benton, AR 72015

Bentonville  
300 SW 28th Street  
Bentonville, AR 72712

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

Fayetteville  
1420 Augustine Lane, Suite 1  
Fayetteville, AR 72703

Sheridan  
206 N Rose Street  
Sheridan, AR 72150



Faulkner County Title Company A Division of First National Title Company Conway 711 Locust Street Conway, AR 72034	Little Rock Title Company A Division of First National Title Company Little Rock 1401 W. Markham Street #100 Little Rock, AR 72201
---	---

**EXHIBIT "C"**  
First National  
Title Company

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

FILED  
2019 JAN 22 AM 10:19  
BENTON  
8 Wilson Farm Road, Suite A  
Greenbrier, AR 72058  
BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

January 18<sup>th</sup>, 2019

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 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,

Steve Pangle  
Benton County Manager  
First National Title

FILED

WALNUT FARM MONTESSORI SCHOOL INC. ANNEXATION

EXHIBIT "C-1"

2019 JAN 22 AM 10: 19

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

WALNUT FARM MONTESSORI SCHOOL INC

18-07601-000

**WALNUT FARM MONTESSORI SCHOOL INC. ANNEXATION**

**FILED**

**EXHIBIT "C-2"  
18-07601-000**

2019 JAN 22 AM 10:19

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

Part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , all in Section 22, Township 20N, Range 30W, Benton County, Arkansas, and being more particularly described as follows:

Commencing at the SW Corner of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ .

Thence S  $86^{\circ} 52'$  E, 661.15';

Thence N  $02^{\circ} 28'$  E, 657.76';

Thence N  $87^{\circ} 05'$  W, 50';

Thence S  $2^{\circ} 28'$  W, 290' to the point of beginning.

Thence S  $2^{\circ} 28'$  W, 195.53';

Thence N  $86^{\circ} 52'$  W, 672.84';

Thence N  $24^{\circ} 19'$  E, 178.20';

Thence N  $3^{\circ} 15'$  E, 31.92';

Thence S  $86^{\circ} 01'$  E, 260';

Thence S  $87^{\circ} 05'$  E, 346.12' to the point of beginning.

EXHIBIT "D"

FILED

Greetings:

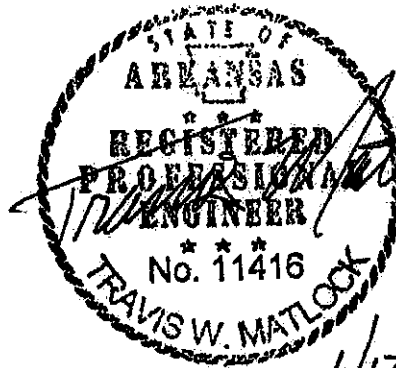
2019 JAN 22 AM 10:19

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property (Walnut Farm Montessori School, Inc.) 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.

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

Sincerely,

Travis Matlock, P.E.



1/17/19

**WALNUT FARM MONTESSORI SCHOOL INC. ANNEXATION**  
**EXHIBIT "D-1"**

**FILED**

2019 JAN 22 AM 10:19

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

Part of the SW ¼ of the SW ¼ and part of the SE ¼ of the SW ¼, all in Section 22,  
Township 20N, Range 30W, Benton County, Arkansas, and being more particularly  
described as follows:

Commencing at the SW Corner of said SE ¼ of the SW ¼.

Thence S 86° 52' E, 661.15';

Thence N 02° 28' E, 657.76';

Thence N 87° 05' W, 50';

Thence S 2° 28' W, 290' to the point of beginning.

Thence S 2° 28' W, 195.53';

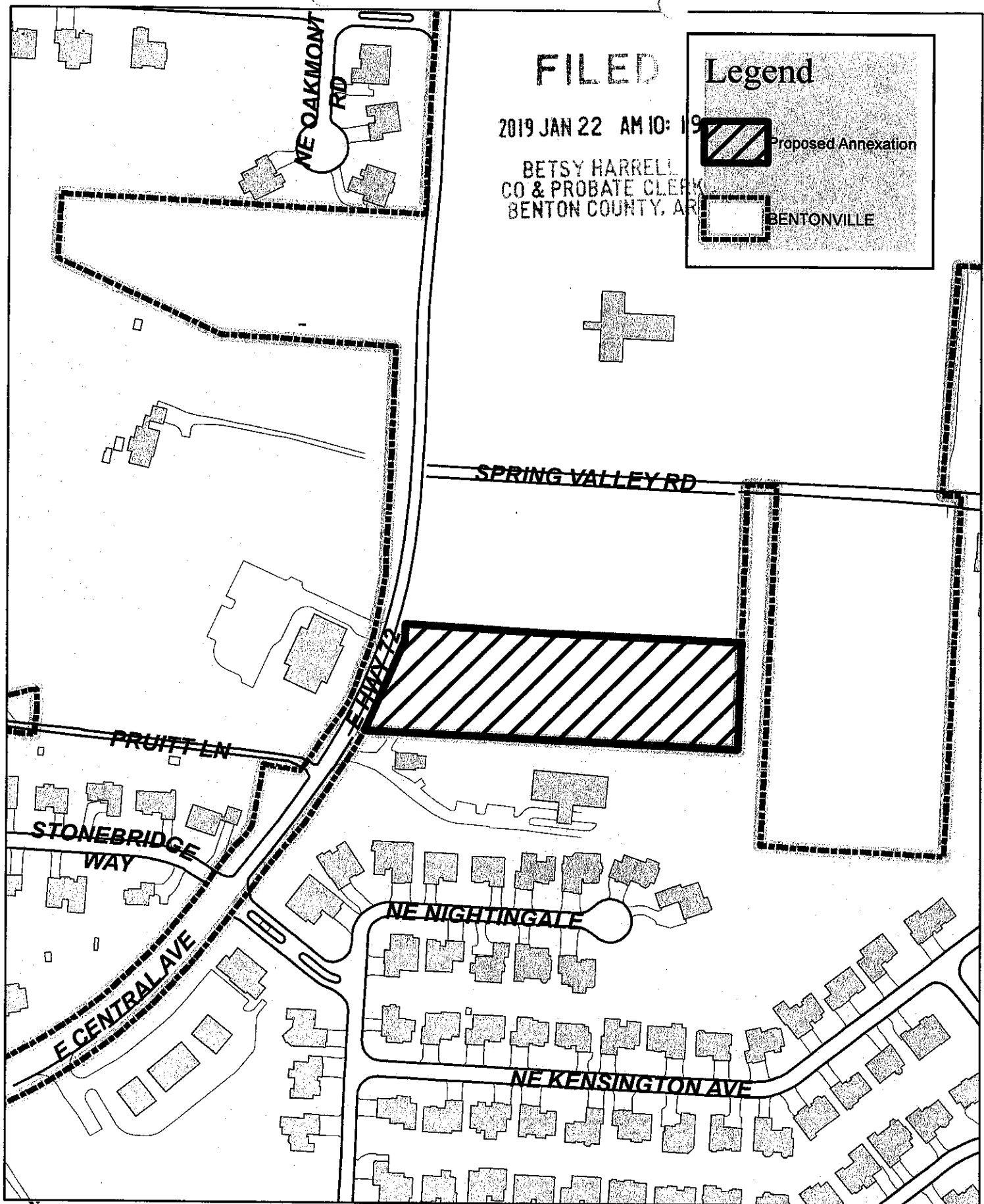
Thence N 86° 52' W, 672.84';

Thence N 24° 19' E, 178.20';

Thence N 3° 15' E, 31.92';

Thence S 86° 01' E, 260';

Thence S 87° 05' E, 346.12' to the point of beginning.



FILED

2019 JAN 22 AM 10:19

BETSY HARRELL  
 CO & PROBATE CLERK  
 BENTON COUNTY, AR

Legend



Proposed Annexation



BENTONVILLE

Exhibit "D-2"

Proposed Annexation  
 WALNUT FARM MONTESSORI SCHOOL INC.

1 inch = 220 feet





FILED

2019 JAN 22 AM 10:19



ARKANSAS  
GIS OFFICE

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

January 18, 2019

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

RE: City of Bentonville Annexation Coordination Requirement

Mr. Wheelless,

Thank you for coordinating with our office as you seek to annex property into the City of Bentonville, AR described as the "Montessori School Expansion" annexation located in Section 22, Township 20 North, Range 30 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 90<sup>th</sup> 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  
/jw

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

FILED

JUN 11 2019

Arkansas  
Secretary of State

H:\City\_Annexations\Cities\Bentonville\20190118\Doc\20190118\_Bentonville\_Annexation\_Coordination\_Letter.docx

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

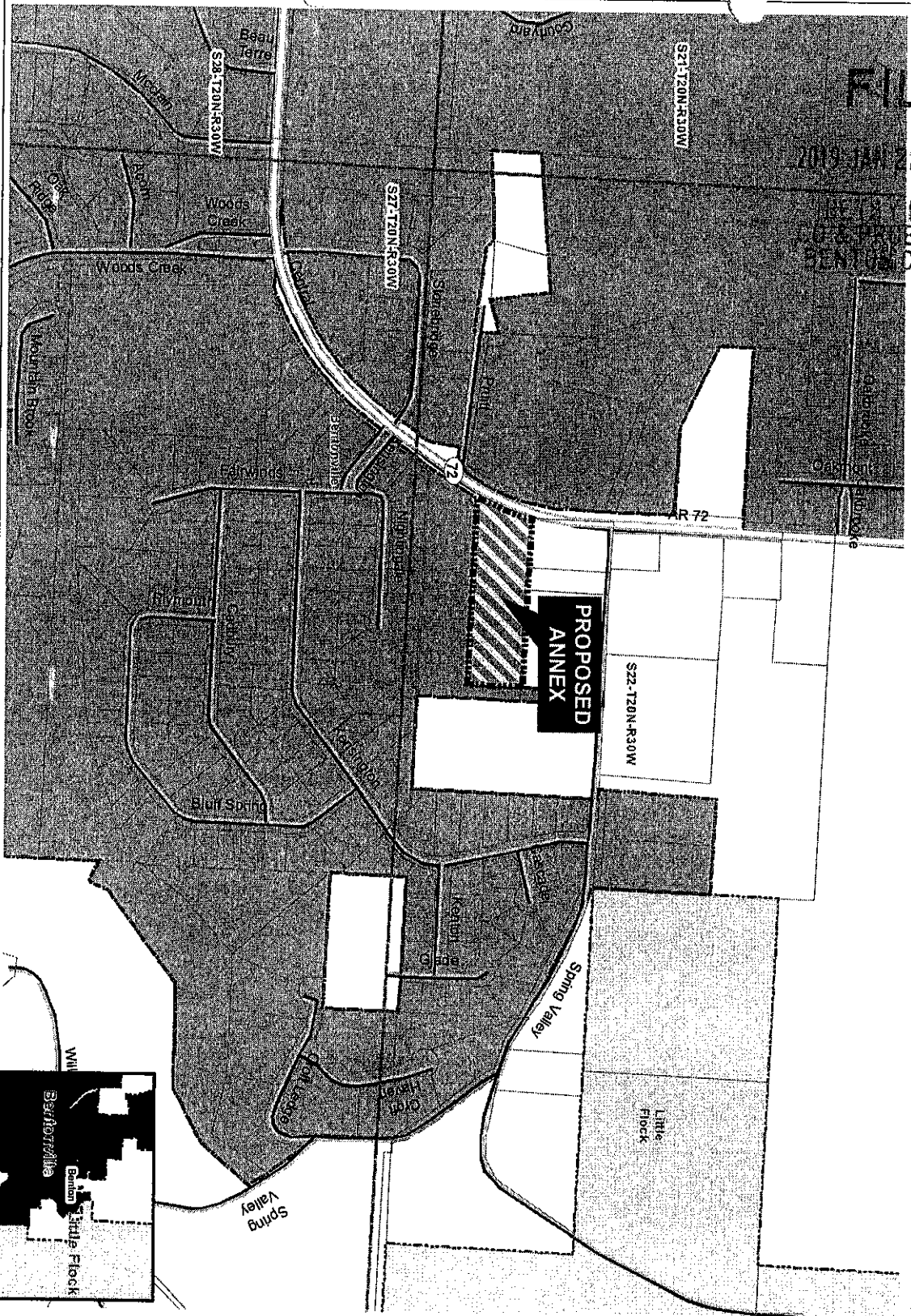
PHONE (501) 682-2767 · www.gis.arkansas.gov · FAX (501) 682-6077

FILED

2019 JAN 22 AM 10:19

CLERK OF THE CLERK  
BENTON COUNTY, AR

Proposed Annex "Monessori School Expansion": City of Bentonville  
January 2019

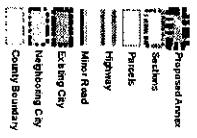


City: Bentonville  
Mayor: Stephanie Oman

Arkansas Code 14-40-101.

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

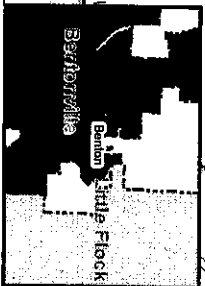
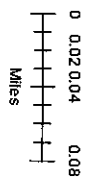
The map contained herein, in evidence, the entity has met requirements of Act 914 of 2015



FILED

JUN 11 2019

Arkansas  
Secretary of State



Arkansas  
GIS OFFICE

H:\City\_Annexalsand\Clerk\Benton\ak01901181

FILED

2019 JAN 22 AM 10:19

**EXHIBIT "A"**  
**Montessori School Expansion**

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

Part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , all in Section 22,  
Township 20N, Range 30W, Benton County, Arkansas, and being more particularly  
described as follows:

Commencing at the SW Corner of said SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ .

Thence S  $86^{\circ} 52' E$ , 661.15';

Thence N  $02^{\circ} 28' E$ , 657.76';

Thence N  $87^{\circ} 05' W$ , 50';

Thence S  $2^{\circ} 28' W$ , 290' to the point of beginning.

Thence S  $2^{\circ} 28' W$ , 195.53';

Thence N  $86^{\circ} 52' W$ , 672.84';

Thence N  $24^{\circ} 19' E$ , 178.20';

Thence N  $3^{\circ} 15' E$ , 31.92';

Thence S  $86^{\circ} 01' E$ , 260';

Thence S  $87^{\circ} 05' E$ , 346.12' to the point of beginning.

*[Faint, illegible text, likely bleed-through from the reverse side of the page.]*