



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

January 14, 2020

The Hon. Connie T. Doss
Carroll County Clerk
210 W. Church St.
Berryville, AR 72616

Re: City of Berryville Annexation Resolution 1058

Dear Ms. Doss,

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: 12/5/2019

County: Carroll

City: Berryville

City Resolution: 1058

Dated: 11/05/2019

County Court Order: 2019-3

Date Filed: 11/04/2019

A file marked copy of the resolution, court order and exhibits submitted to our Office are enclosed. By copy of this letter (and its enclosures), the Secretary of State hereby notifies the appropriate mapping authorities for Arkansas. Please retain these copies as official record of the filing of the municipal change by the Arkansas Secretary of State.

If you have any questions or concerns regarding this filing, please do not hesitate to contact our Office at 501-683-3717.

Sincerely,

A handwritten signature in cursive script that reads "Shantell McGraw".

Shantell McGraw
Elections Division

cc: Arkansas Geographic Information Systems Office (w/encl)
Arkansas Department of Transportation Mapping Department (w/encl)
Department of Finance and Administration (w/encl)
Arkansas Public Service Commission (w/encl)
Arkansas Economic Development Institute (w/encl)
The Hon. Tim McKinney, Mayor of Berryville (w/encl)
Mr. Jay Lee, City of Berryville Administrative Assistant (w/encl)

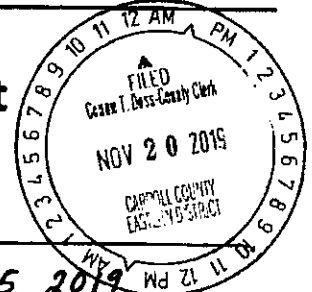


Arkansas Secretary of State

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: Carroll City/Town: Berryville

City Ordinance/Resolution No: 1058 Date approved: November 5, 2019

County Court Case No: 2019-3 Date Order Filed: November 4, 2019

Type: 100% Petition Method A.C.A. § 14-40-609

(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: Dec 5, 2019 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: Ward 2

(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: Jay Lee Title: City Admin. Assistant

Street Address: 305 E Madison Ave.

City: Berryville St: AR Zip code: 72616

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: Sam L. Barr Title: County Judge

Date: 11-20-19

Pursuant to Act 655 of 2017, County Officials must submit a file-marked copy of municipal boundary change documents within 30 days of receipt to: Arkansas Secretary of State, Attn: Municipal Boundary Filing, 500 Woodlane Ave Suite 256, Little Rock, AR 72201-1094

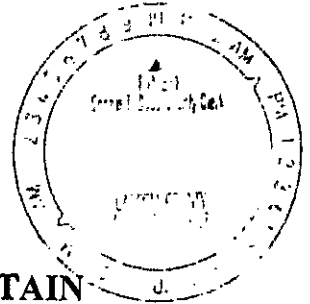
Office of the Arkansas Secretary of State use only

Received by: _____

2019-429

JAMES 14 2019 2020
sm
Arkansas
Secretary of State

Rev. 2/2019



RESOLUTION NO. 1058

A RESOLUTION ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF BERRYVILLE; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; AND ASSIGNING SUCH TO WARDS

WHEREAS, a petition was filed, pursuant to A.C.A. § 14-40-609, for the annexation of certain territory into the City of Berryville, Arkansas; and

WHEREAS, the Carroll County Assessor and the Carroll County Clerk have (A) Verified the identity of the petitioner(s); (B) Verified that there are no property owners included in the petition that do not wish to have their property annexed; (C) Verified that the property or properties are contiguous with the City; (D) Verified that no enclaves will be created if the petition is accepted by the City; and presented the petition and their respective verifications to the Carroll County Judge; and

WHEREAS, the County Judge has (A) reviewed the petition and verifications for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the petition contains a schedule of services; (D) found that the land to be annexed consists of lands that furnish the abode for a densely settle community or represent the actual growth of the municipality beyond its legal boundary, and are valuable by reason of their adaptability for prospective municipal uses; and (E) issued an order articulating these findings and forwarded the petition and order to the contiguous City of Berryville for consideration; and

WHEREAS, it is the desire of the City Council of Berryville that said territory be annexed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BERRYVILLE, ARKANSAS:

Section 1. That the following described territory, contiguous to the City of Berryville, be and the same is hereby accepted as part of, and annexed to and made a part of the City of Berryville, Arkansas:

Those approximately 50 acres not already within the corporate limits of the City of Berryville, Arkansas within the following described real property: The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 20 North, Range 24 West, Carroll County, Arkansas, containing 60 acres, more or less, lying on the West side of AR Highway 21.

Section 2. That the following schedule of services shall be extended to the area by the City of Berryville within the statutorily required three (3) year period after the date the annexation becomes final, as follows:

2019-653


- 1) City of Berryville Fire Department protection immediately upon annexation;
- 2) City of Berryville Police Department protection immediately upon annexation;
- 3) City of Berryville Water Department service within 1 year of annexation;
- 4) City of Berryville Sewer Department service within 1 year of annexation.

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

Section 4. Thirty (30) days after passage and publication or posting of this Resolution as authorized by law, the annexation shall be final and the property shall be within the corporate limits of the City, except as otherwise ordered by the Circuit Court pursuant to a cause of action filed within said thirty (30) day period.

Section 5. Notice. Within forty-five (45) days of the effective date of this resolution the City Clerk shall provide written notice, along with complete documentation, to the County Clerk of each county in which the territory is affected.

APPROVED AND ADOPTED THIS 5th DAY OF November, 2019.



Mayor Tim McKinney

ATTEST:

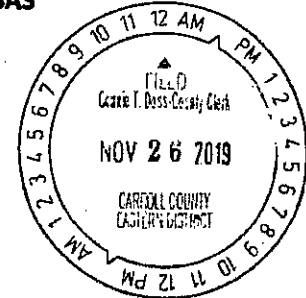


Leonda Davis, City Clerk

2019-654

IN THE COUNTY COURT OF CARROLL COUNTY, ARKANSAS

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



DECREE OF ANNEXATION

ON THIS regular day of a regular term, 26th of November, 2019, of the County Court of Carroll County, Arkansas, there is presented to the Court by Dennis Lucas and Darla Lucas, a petition for annexation of certain territory, hereinafter more particularly described, to the City of Berryville, Arkansas, and the Court being fully advised of the facts and the law, does hereby find, judge and decree as follows:

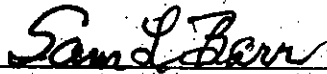
1. That the City of Berryville, under the requirements stated in A.C.A. § 14-40-609, granted the petition by resolution and accepted the property referenced in the petition in this case filed on November 4, 2019. The resolution was approved by the City of Berryville on November 5, 2019
2. That the resolution passed by the City of Berryville, on November 5, 2019, contained an accurate description of the property to be annexed. Specifically described as NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 20 North Range 24 West, Carroll County, Arkansas containing 60 acres, more or less, lying on the West side of AR Highway 21.
3. That the Clerk of the City of Berryville sent one (1) copy of the plat of the annexed property and one (1) copy of the resolution by the City of Berryville to the Carroll County Clerk. This information has been forwarded to the Carroll County Judge.

2019-430

4. That the requirements of A.C.A. § 14-40-609(d) have been complied with and the annexation
is in all respects proper.

THEREFORE, the Court hereby ORDERS that the annexation being confirmed in all respects.

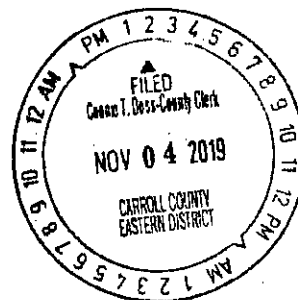
IT IS SO ORDERED.



SAM BARR, Carroll County Judge

11-26-2019
Date

IN THE COUNTY COURT OF CARROLL COUNTY, ARKANSAS



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

ORDER CONCERNING ANNEXATION

11-4-19
ON THIS regular day of a regular term of the County Court of Carroll County, Arkansas, there is presented to the Court by Dennis Lucas and Darla Lucas, the petition of real estate owners desiring the annexation of territory to the of Berryville, Arkansas, more particularly described therein. The court has received the verification of the county assessor and county clerk required by A.C.A. §14-40-609. This Court being fully advised of the facts and the law, does hereby find as follows:

1. The Court finds that the petition and verifications are complete and accurate.
2. The Court further finds that no enclaves will be created by the annexation.
3. The Court finds that the petition contains a schedule of services.
4. The Court further finds that the territory consists of lands that furnish the abode for a densely settled community or represent the actual growth of the municipality beyond its legal boundary; and are valuable by reason of their adaptability for prospective municipal uses.

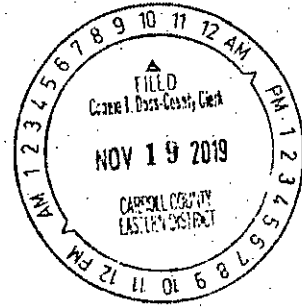
THEREFORE, the Court hereby ORDERS that the petition and this Order be delivered to the City of Berryville, Arkansas.

IT IS SO ORDERED.

Sam L. Barr
SAM BARR, Carroll County Judge

11-4-19
Date


2019-405



CERTIFICATE

The undersigned, City Clerk of the City of Berryville, Arkansas, hereby certifies that the foregoing pages are a true and perfect copy of the following records pertaining to the annexation of real property owned by Dennis and Darla Lucas: (1) copy of Resolution No. 1058 passed at a regular session of the City Council, held at the regular meeting place of the City Council at 6:00 p.m. on the 5th day of November, 2019, and that the Resolution is of record in Ordinance Record Book No. 14, now in my possession; (1) copy of the Proof of Publication of Resolution No. 1058; and (1) copy of the plat of the annexed property.

GIVEN under my hand and seal this 19th day of November, 2019.

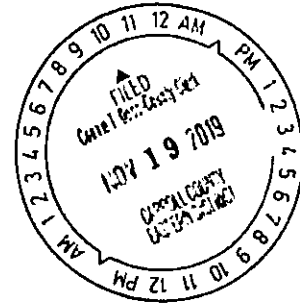


City Clerk

(SEAL)

2019-652

AFFIDAVIT OF PUBLICATION



COUNTY OF CARROLL
STATE OF ARKANSAS ss.

I, Bob Moore do solemnly swear that I am the Publisher of the **CARROLL COUNTY NEWS WEEKEND EDITION**, and that the same is a weekly newspaper, and that it has a general and bona fide circulation in Carroll County, Arkansas, and is printed and published at Berryville, in Carroll County, Arkansas, on FRIDAY of each week; that the advertisement hereto was printed and published in said newspaper for 1 consecutive time(s), weekly, on the following date(s) of said publication:

RESOLUTION NO. 1058

A RESOLUTION ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF BERRYVILLE; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; AND AS SIGNING SUCH TO WARDS

WHEREAS, a petition was filed, pursuant to A.C.A. § 14-40-609, for the annexation of certain territory into the City of Berryville, Arkansas; and

WHEREAS, the Carroll County Assessor and the Carroll County Clerk have (A) Verified the identity of the petitioner(s); (B) Verified that there are no property owners included in the petition that do not wish to have their property annexed; (C) Verified that the property or properties are contiguous with the City; (D) Verified that no enclaves will be created if the petition is accepted by the City; and presented the petition and their respective verifications to the Carroll County Judge; and

WHEREAS, the County Judge has (A) reviewed the petition and verifications for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the petition contains a schedule of

November 8, 2019
 _____ 2019
 _____ 2019
 _____ 2019
 _____ 2019

Bob Moore

Subscribed and sworn to before me, this 8th day of November, 2019.

My Commission Expires 12/21/2025 Melody A. Strodtman Notary Public

Publication Fees \$ 200.50 total

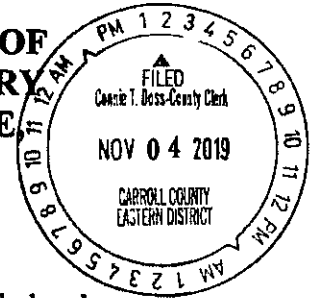
REMARKS:

MELODY A. STRODTMAN
NOTARY PUBLIC - STATE OF ARKANSAS
CARROLL COUNTY
My Commission Expires 12-21-2025
Commission: # 12698378

2019-655

AMENDED PETITION FOR ANNEXATION

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



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 Berryville, Arkansas, to annex the following lands to the City of Berryville, Arkansas:

Those approximately 50 acres not already within the corporate limits of the City of Berryville, Arkansas within the following described real property: The NE ¼ of the SE ¼ of Section 31, and the N ½ of the NW ¼ of the SW ¼ of Section 32, Township 20 North, Range 24 West, Carroll County, Arkansas, containing 60 acres, more or less, lying on the West side of AR Highway 21.

2. We further state that this petition is signed before a notary 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. Accompanying this petition is a title opinion verifying that the petitioners are all owners of record of the relevant properties attached hereto as "Exhibit A".
4. That said property described herein is contiguous to and adjoining the present Berryville city limits, and no enclaves will be created through this annexation, as indicated by the surveyor's letter attached hereto as "Exhibit B".
5. That the following schedule of services shall be extended to the area by the City of Berryville within three (3) years after the date the annexation becomes final, attached hereto as "Exhibit C".

DATE: 11-4-19

[Handwritten Signature]

Signature of Property Owner(s)

property owner

[Handwritten Signature]

Signature of Attesting Witness

[Handwritten Signature]
Witness

Denn. S R Lucas

Printed Name of Property Owner(s)

property owner

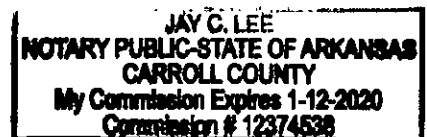
DARLA L LUCAS

Printed Name of Witness

Jay Lee
Witness

101 Ridgshaven Dr. Berryville, AR 72616

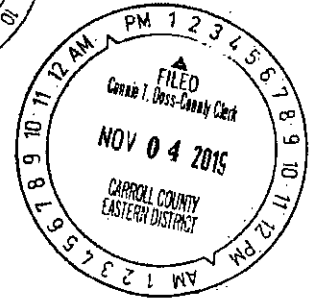
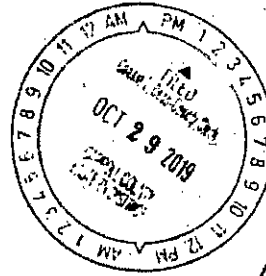
Address of Property Owner(s)



2019 - 399



October 28, 2019



I, Debra Marr, do state and affirm that Dennis R. Lucas and Daria L. Lucas are the current owners of a certain property described in quit claim deed executed on the 12th day of January, 2006 and recorded the 1st day of May, 2006 in Book 161 at pages 137-138.

See Exhibit A

Debra Marr

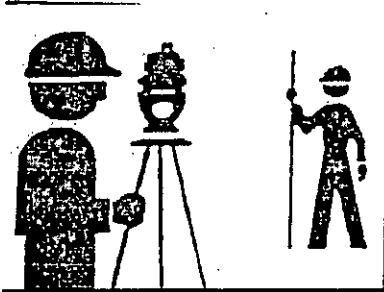
Kings River Title

406 Public Square

Berryville AR, 72638

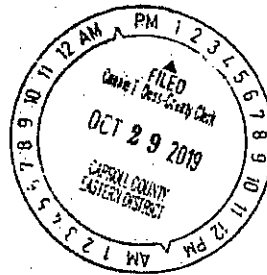
Exhibit
'A'

2019 - 400



DMS Surveying Co., Inc.

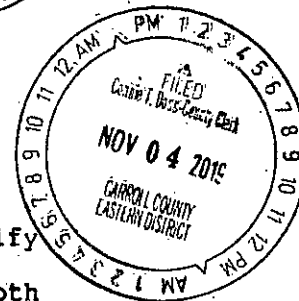
Gerald Farmer - PLS
P.O. Box 209
Berryville, AR 72616
(870) 423-4330
FAX # 423-4330



October 24, 2019

To whom it may concern:

As a local land surveyor, I am familiar with this property. In fact, we did a survey of this property in 2001. I can verify that this land is contiguous with the city of Berryville on both the north and east sides, and annexation would not create any enclaves.



Sincerely,

Gerald Farmer PLS #1302
DMS Surveying Co., Inc.

Exhibit

'B'

2019 - 401

QUIT CLAIM DEED
Single Person

The material in the blank spaces of this form was inserted by Norma L. Sims, 406 Public Square, Berryville, AR. 72616.

KNOW ALL MEN BY THESE PRESENTS:

That I, **DAVID LANE HENDERSON**, a single person, ("Grantor"), for and in consideration of the sum of \$10.00 to Grantor in hand paid by **DENNIS R. LUCAS and DARLA L. LUCAS**, husband and wife, ("Grantee") does hereby grant, sell and quitclaim unto **DENNIS R. LUCAS and DARLA L. LUCAS**, husband and wife, creating an estate by the entirety, with full rights of survivorship, Grantee and Grantee's heirs and assigns forever, the following described land, situate in Carroll County, State of Arkansas, to wit:

CERTIFICATE OF RECORD
Filed for record in my office on the 1 day of May, 2006 at 1:10 o'clock P. M. And now recorded in Book 1161 Page 137-138 day of May, 2006
Ramona Wilson (seal)
Clerk by Crystal Jusby, DC

I certify under penalty of perjury that the legally correct amount of documentary stamps have been placed on this instrument.
Dennis R. Lucas
Grantee
328 SR 636 Green Forest Av
Address

All my right, title and interest to the following described lands:

The NE ¼ of the SE ¼ of Section 31, and the N ½ of the NW ¼ of the SW ¼ of Section 32, Township 20 North, Range 24 West, containing 60 acres, more or less, on which a dwelling and other buildings are located, lying on the West side of Highway #21.
LESS AND EXCEPT: A part of the N ½ of the NW ¼ of the SW ¼ of Section 32, Township 20 North, Range 24 West, Carroll County, Arkansas and being more particularly described as follows: Commence at the Northeast corner of said N ½ of the NW ¼ of the SW ¼ for the point of beginning: thence S 0°51'37"W 150.00 feet. thence N 89°58'35"W 290.43 feet, thence N 0°51'37"E 150.00 feet, thence S 89°58'35"E 290.43 feet to the point of beginning, containing 1.00 acres, more or less, and being subject to a highway right-of-way along the east side.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the **GRANTEES** and unto their heirs and assigns, forever, with all appurtenances thereunto belonging.

WITNESS my hand and seal on this 12 day of January, 2006.

X David Lane Henderson (SEAL)
DAVID LANE HENDERSON

ACKNOWLEDGMENT

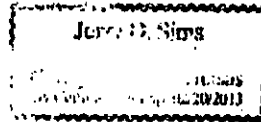
STATE OF ARKANSAS }
 } ss.
COUNTY OF CARROLL }

BE IT REMEMBERED, That on this day came before the undersigned a Notary Public, within and for the County aforesaid, duly commissioned and acting, DAVID LANE HENDERSON, a single person, to me well known as the Grantor in the foregoing Deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 12 day of
January, 2006.

My Commission Expires: 02/20/2013

Jerry D. Sims
Notary Public



City of

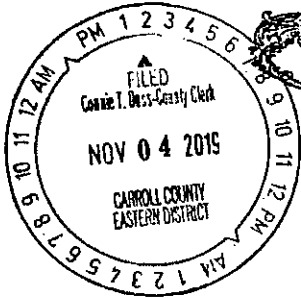
BERRYVILLE

Mayor's Office

P.O. Box 227


Berryville, AR 72616

Phone (870) 423-4414 Fax (870) 423-4295



In the matter of annexing approximately 50 acres of property owned by Dennis R. and Darla L. Lucas, the City of Berryville hereby agrees to extend the following schedule of services to the area:

- 1) City of Berryville Fire Department protection immediately upon annexation;
- 2) City of Berryville Police Department protection immediately upon annexation;
- 3) City of Berryville Water Department service within 1 year of annexation;
- 4) City of Berryville Sewer Department service within 1 year of annexation



 Mayor Tim McKinney

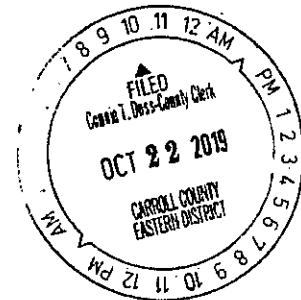
Exhibit

C

2019-404

IN THE COUNTY COURT OF
Carroll COUNTY, ARKAN-
SAS IN THE MATTER OF ANNEX-
ING TO THE CITY OF Berryville,
ARKANSAS, CERTAIN TERRITORY
CONTIGUOUS TO THE SAID CITY
OF Berryville, ARKANSAS.

ORDER CONCERNING
ANNEXATION



On this regular day of a regular term of the County Court of Carroll County, Arkansas, there is presented to the Court by [name(s)] the petition of real estate owners desiring the annexation of territory to the [City or Town] of Berryville, Arkansas, more particularly described therein. The court has received the verification of the county assessor and county clerk required by A.C.A. § 14-40-609. This Court being fully advised of the facts and the law, does hereby find as follows:

The Court finds that the petition and verifications are complete and accurate.

The Court further finds that no enclaves will be created by the annexation.

The Court finds that the petition contains a schedule of services.

The Court further finds that the territory consists of lands that [use one or more of the following criteria]:

1. Are platted and held for sale or use as municipal lots;
2. Whether platted or not, are held to be sold as suburban property;
3. Furnish the abode for a densely settled community or represent the actual growth of the municipality beyond its legal boundary;
4. Are needed for any proper municipal purposes such as the extension of needed police regulation; or
5. Are valuable by reason of their adaptability for prospective municipal uses.

Therefore, the Court hereby ORDERS that the petition and this Order be delivered to the [City or Town] of Berryville, Arkansas.

Important: While the Vestal criteria codified in A.C.A. § 14-40-302 do not explicitly apply to petition-based annexations, the Arkansas Supreme Court held that the Vestal criteria "applies regardless of whether the annexation proceeding was initiated by the city or the by the adjoining landowners." City of Jacksonville v. City of Sherwood, 375 Ark. 107, 110 (Ark. 2008).

2019 - 375

2. 100% Petition Method

PETITION FOR ANNEXATION
 IN THE MATTER OF ANNEXING
 TO _____
 DATE: 10-16-2019 THE
 [CITY/TOWN] OF Berryville,
 ARKANSAS CERTAIN TERRI-
 TORY CONTIGUOUS TO SAID
 [CITY/TOWN] OF Berryville,
 ARKANSAS



ome now the undersigned petitioners, and state as fol-
 ws:

1. That we, owning 100% of the property in the follow-
 ing described area, do hereby petition, pursuant to
 A.C.A. § 14-40-609, the [City/Town] Council of
 _____, Arkansas, to annex the following lands to the
 [City/Town] of _____, Arkansas:
2. (Description of the area to be annexed)
3. We further state that this petition is signed before a
 notary 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.
4. Accompanying this petition is a title opinion verify-
 ing that the petitioners are all owners of record of
 the relevant properties attached hereto as Exhibit A.
5. That said property described herein is contiguous
 to and adjoining the present Berryville [City/Town]
 limits, and no enclaves will be created through this
 annexation, as indicated by the surveyor's letter
 attached hereto as Exhibit B.
6. That the following schedule of services shall be
 extended to the area by the [City/Town] of _____
 within three (3) years after the date the annexation
 becomes final: (Insert services that will be extended
 to the service area).

Signature of Property Owner _____ Signature of Attesting Witness _____

Printed Name of Owner _____ Printed Name of Witness _____

Address _____
 [repeat for additional property owners]

VERIFICATION

I, Jeannie Davidson, County (Assessor or Clerk) of the
 County of Carroll, Arkansas, with
 respect to the annexation by one-hundred percent peti-
 tion filed by [petitioner name(s)] on [date], do hereby
 verify:

1. That the identity of the petitioner(s) as listed on the
 petition (is) is not] accurate.
2. That all property owners included in the petition
(do) do not] wish to have their property annexed.
3. That the property or properties (are) are not]
 contiguous with the city or town.
4. That an enclave(s) [will / will not] be created if the
 petition is accepted by the city or town.
5. That the petition (does) does not] contain a sched-
 ular of services.

COMMENTS: _____

Denms R Lucas
 Signature of Property Owner
Denms R Lucas
 Printed Name of Owner
101 Ridge Haven Dr. Berryville
 Address

Jay Lee
 Signature of Attesting Witness
Jay Lee
 Printed Name of Witness

SIGNED: Jeannie Davidson
 County Assessor or County Clerk

DATE: 10/16/2019

Note: both the County Assessor and the County
 Clerk must verify the listed items. The "comments"
 section may be used to provide additional information
 if desired. This form is to be presented to the county
 judge within fifteen days of filing by the petitioners
 with the County Assessor and County Clerk.

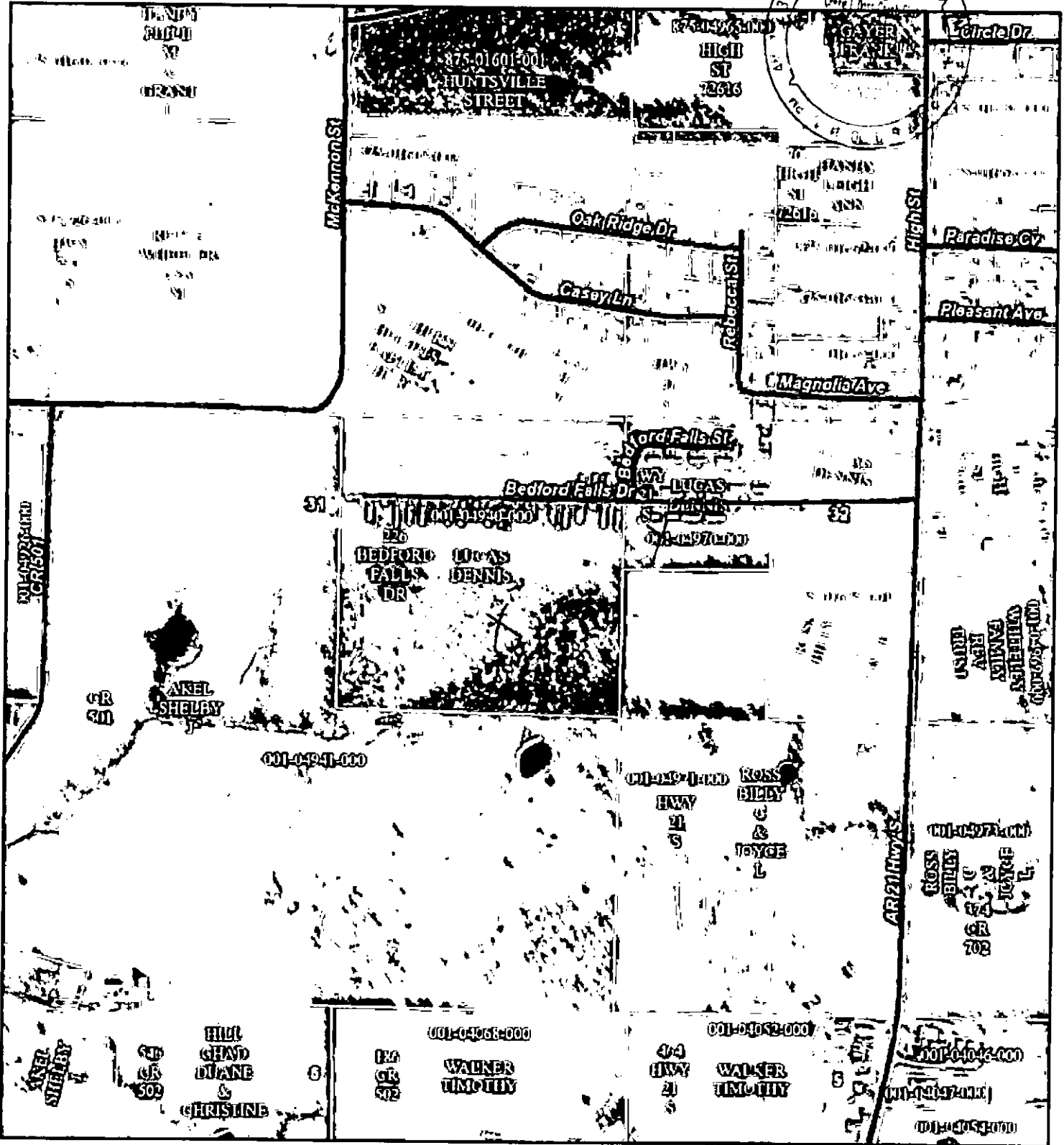
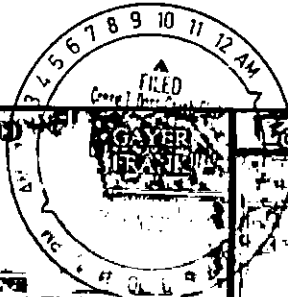


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Carroll County

Assessor's Office

Jeannie Davidson, Assessor



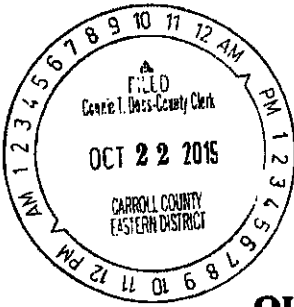
Date Created: 10/16/2019
Created By: Jeannie Davidson

not a legal plat

1 inch = 603 feet

via DataScout OneMap

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



QUIT CLAIM DEED
Single Person

KNOW ALL MEN BY THESE PRESENTS:

That I, **DAVID LANE HENDERSON**, a single person, ("Grantor"), for and in consideration of the sum of \$10.00 to Grantor in hand paid by **DENNIS R. LUCAS and DARLA L. LUCAS**, husband and wife, ("Grantee") does hereby grant, sell and quitclaim unto **DENNIS R. LUCAS and DARLA L. LUCAS**, husband and wife, creating an estate by the entirety, with full rights of survivorship, Grantee and Grantee's heirs and assigns forever, the following described land, situate in Carroll County, State of Arkansas, to wit:

All my right, title and interest to the following described lands:

The NE ¼ of the SE ¼ of Section 31, and the N ½ of the NW ¼ of the SW ¼ of Section 32, Township 20 North, Range 24 West, containing 60 acres, more or less, on which a dwelling and other buildings are located, lying on the West side of Highway #21.
LESS AND EXCEPT: A part of the N ½ of the NW ¼ of the SW ¼ of Section 32, Township 20 North, Range 24 West, Carroll County, Arkansas and being more particularly described as follows: Commence at the Northeast corner of said N ½ of the NW ¼ of the SW ¼ for the point of beginning: thence S 0°51'37"W 150.00 feet. thence N 89°58'35"W 290.43 feet, thence N 0°51'37"E 150.00 feet, thence S 89°58'35"E 290.43 feet to the point of beginning, containing 1.00 acres, more or less, and being subject to a highway right-of-way along the east side.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the **GRANTEES** and unto their heirs and assigns, forever, with all appurtenances thereunto belonging.

The material in the blank spaces of this form was inserted by Norma L. Sims, 406 Public Square, Berryville, AR 72616.

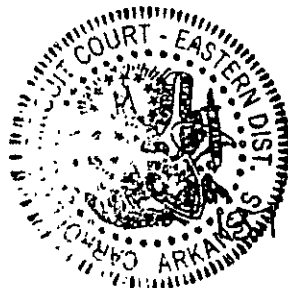
CERTIFICATE OF RECORD

Filed for record in my office on the 1 day of May, 2006 at 1:10 o'clock P.M. And now recorded in Book 161 Page 137-138 1 day of May, 2006

Ramona Wilson (Clerk)
Clerk By: Crystal Dunsby DC

I certify under penalty of perjury that the legally correct amount of documentary stamps have been placed on this instrument.

Dennis R. Lucas
Grantee
328 CR 636 Green Forest Ar
Address



STATE OF ARKANSAS
COUNTY OF CARROLL
I hereby certify that the foregoing is a true copy of the original
Quit Claim Deed

on file/issued in this office.
Ramona Wilson Clerk
By Sharon D.C. D.C.



WITNESS my hand and seal on this 12 day of January, 2006.

David Lane Henderson (SEAL)
DAVID LANE HENDERSON

ACKNOWLEDGMENT

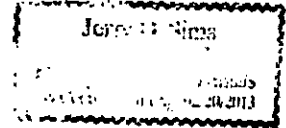
STATE OF ARKANSAS)
) ss.
COUNTY OF CARROLL)

BE IT REMEMBERED, That on this day came before the undersigned a Notary Public, within and for the County aforesaid, duly commissioned and acting, **DAVID LANE HENDERSON, a single person**, to me well known as the Grantor in the foregoing Deed, and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 12 day of January, 2006.

My Commission Expires: 02/20/2013

Jenny To Lewis
Notary Public



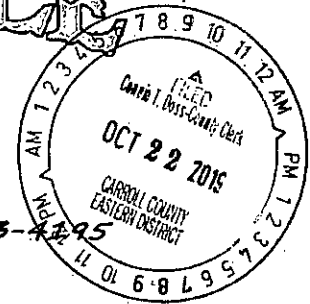
City of
BERRYVILLE

Mayor's Office

P.O. Box 227


Berryville, AR 72616

Phone (870) 423-4414 Fax (870) 423-4195



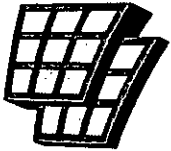
In the matter of annexing approximately 50 acres of property owned by Dennis R. and Darla L. Lucas, the City of Berryville hereby agrees to extend the following schedule of services to the area:

- 1) City of Berryville Fire Department protection immediately upon annexation;
- 2) City of Berryville Police Department protection immediately upon annexation;
- 3) City of Berryville Water Department service within 1 year of annexation;
- 4) City of Berryville Sewer Department service within 1 year of annexation



Mayor Tim McKinney

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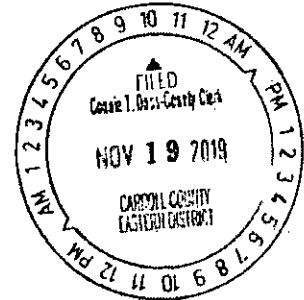


ARKANSAS GIS OFFICE

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

November 4, 2019

Mr. Jay Lee
Administrative Assistant
City of Berryville
PO Box 227
Berryville, AR 72616



RE: City of Berryville Annexation Coordination Requirement

Mr. Lee,

Thank you for coordinating with our office as you seek to annex property into the City of Berryville, AR located in Sections 31 and 32, Township 20 North, Range 24 West. This letter represents confirmation that you have properly coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90th General Assembly.

Our office will wait completion of any additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after any appropriate filing by your County Clerk.

Thank you,

Jennifer Wheeler, GIS Analyst

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

H:\City_Annexations\Cities\Berryville\20191104\Doc\20191104_Berryville_Annexation_Coordination_Letter.docx

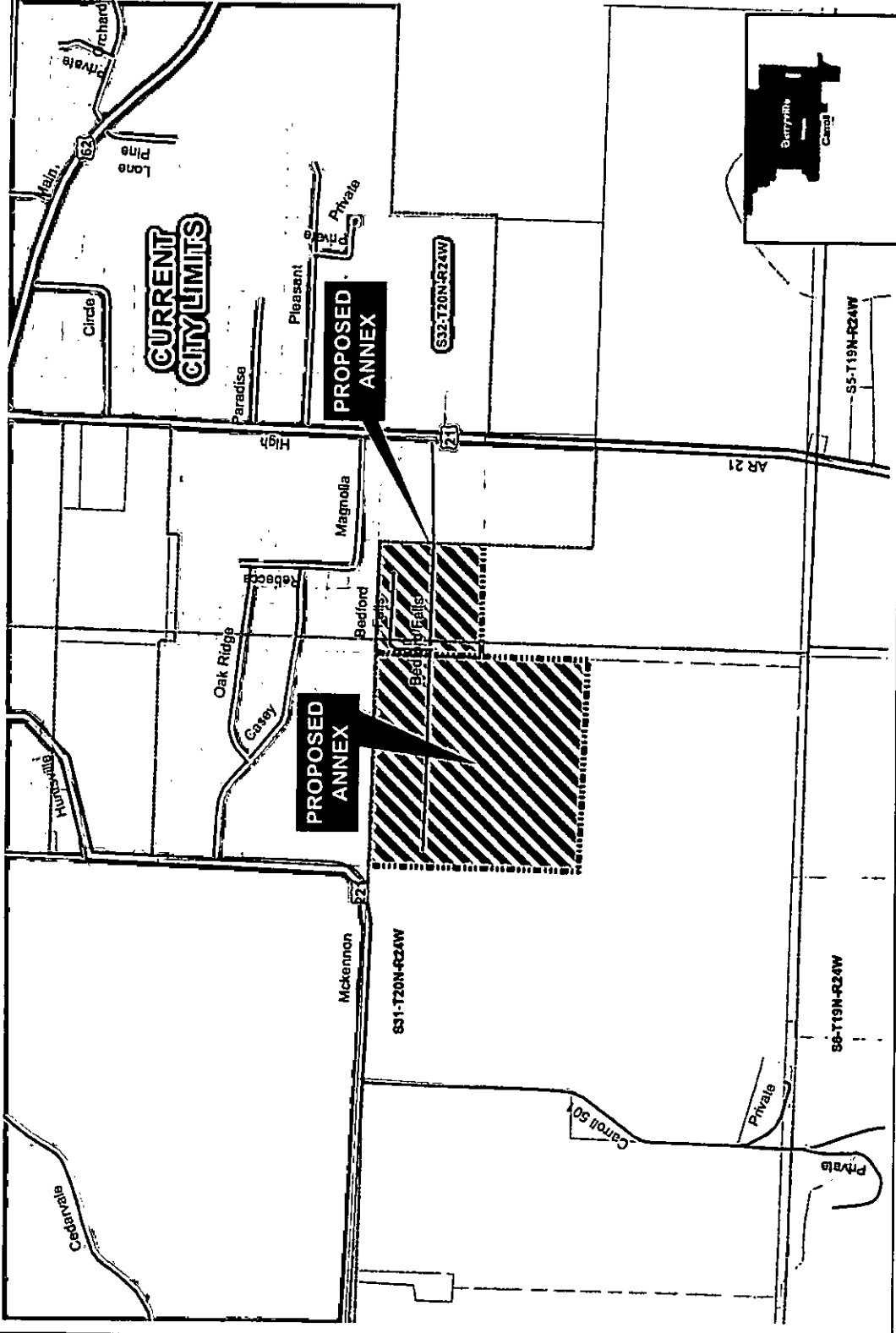
ARKANSAS GIS OFFICE
1 Capitol Mall, Suite 6D • Little Rock, AR 72201 • 501.682.2767
gis.arkansas.gov • transform.ar.gov



2019-656

Proposed Annex: City of Berryville
November 2019

City: Berryville
Mayor: Tim McKinney



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 874 of 2015

- Proposed Annex
- Current City Limits
- Street
- Railroad
- City

0 0.0375 0.075 0.15
Miles



\\City_Annexes\GIS\Berryville\20191104

2019-657