



Arkansas Secretary of State

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

Municipal Boundary Change Checklist

County: Lonoke City/Town: Cabot

City Ordinance/Resolution No: 12 of 2017 Date approved: 04/14/2017

County Court Case No: C-2017-41 Date Order Filed: 03/31/2017

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

Date Change Effective: 04/14/2017 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 *(required except for island annexation and annexation approved by election)*
- 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 or File marked copy of the certified special election results *(if applicable)*
- File marked copy of Complaint and final Circuit Court Order *(Court Challenge only)*

Municipal Contact:

Name: Ms. Tammy Yocom Title: Cabot City Clerk and Treasurer

Street Address: 101 North Second St.

City: Cabot St: AR Zip code: 72023

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: _____

Date: _____

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

FILED

AUG 30 2017

Received by: *Cynthia Fisher*

Arkansas
Secretary of State

CITY OF CABOT

Tammy Yocom

City Clerk and Treasurer

May 10, 2017


Ms. Dawn Porterfield
Lonoke County Clerk
P.O. Box 188
Lonoke, AR 72086

Ms. Porterfield,

Please record the enclosed City of Cabot annexations in the Lonoke County books and return the paperwork to my attention.

Ordinance No. 33 of 2016
Ordinance No. 12 of 2017

Thank you.


Vicki Burt, Sr. Deputy City Clerk
City of Cabot
501-843-3566 ext. 1023

COPY

ORDINANCE NO. 12 OF 2017

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF CABOT (Referred to as Bob Tasler Annex), ARKANSAS, AND MAKING SAME A PART OF THE CITY OF CABOT, ARKANSAS, ASSIGNING SAME TO WARDS, AND ZONING SAID ANNEXED TERRITORY; DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES

WHEREAS, a Petition was filed on the 3rd day of March 23, 2017, with the County Clerk of Lonoke County, Arkansas, by one hundred percent (100%) of the total number of real estate owners of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Cabot, Arkansas; and,

WHEREAS, on the 31st day of March 31, 2017, the County Court of Lonoke County, Arkansas, found that the Petition was signed by one hundred percent (100%) of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Cabot, Arkansas; that an accurate plat or map of said territory had been filed with and made a part of said Petition; that the Petition contained a Schedule of Services of the City of Cabot, and that the territory has been properly coordinated with the Arkansas GIS office; and that all things pertaining thereto had been done in the manner prescribed by law, and that said lands and territory should be annexed to and made a part of the City of Cabot, Arkansas, subject to the acceptance of same by the City Council of said City at the proper time, as provided by law.

COPY

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

SECTION 1: The following described lands and territories annexed to the City of Cabot, by Order of the County Court of Lonoke County, Arkansas, by its Order of March 31, 2017, be and are hereby accepted by the City of Cabot, Arkansas, said territory hereinafter

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AUG 30 2017

**Arkansas
Secretary of State**

described shall be hereafter deemed and taken to be a part and parcel of the limits of the City of Cabot, Arkansas, and the inhabitants residing therein shall have and enjoy all of the rights and privileges of the inhabitants within the original limits of the City of Cabot, Arkansas.

SECTION 2: The lands and territories are hereby annexed to and accepted by the City of Cabot, Arkansas, and particularly described as follows:

Survey Description

Part of the Northeast one-quarter of Section 35, T-5-N, R-10-W, Lonoke County, Arkansas and being more particularly described as follows:

Beginning at a one inch pipe found for the Northwest corner of the Southwest one-quarter of said Northeast one-quarter of Section 35, T-5-N, R-10-W; thence North 55 degrees 52 minutes 22 seconds East, 152.03 feet to a #4 rebar found on the south boundary line of Cypress Creek Golf course; thence along said South boundary the following bearings; thence South 64 degrees 22 minutes 08 seconds East, 181.95 feet to a #4 rebar found; thence South 89 degrees 16 minutes 09 seconds East, 506.66 feet to a #4 rebar found; thence South 77 degrees 28 minutes 43 seconds East, 385.08 feet to a #4 rebar found; thence South 79 degrees 32 minutes 27 seconds East, 484.79 feet to a #4 rebar found; thence North 88 degrees 01 minutes 57 seconds East, 313.75 feet to a #4 rebar found; thence South 77 degrees 21 minutes 51 seconds East, 230.14 feet to a #4 rebar set on the centerline of a 180.0 feet wide electric transmission Right of Way for Energy Arkansas; thence leaving said South boundary line and along the centerline of said 180 feet wide transmission Right of Way South 17 degrees 04 minutes 08 seconds West, 1214.25 feet to a #4 rebar set on the South line of said Northeast one-quarter of section 35; thence along said South line North 88 degrees 41 minutes 30 seconds West, 1850.53 feet to a #3 rebar found for the Southwest corner of said Northeast one-quarter Section 35; thence North 00 degrees 49 minutes 17 seconds East, 1329.60 feet along the West line of said Northeast one-quarter of section 35 to the point of beginning and containing 59.94 acres more or less of which 2.53 Acres are included within the Entergy Arkansas Transmission Line Easement located along the Easterly Boundary and 4.39 Acres are included within the First Electric Cooperative Transmission and Distribution Easement located along the Southerly Boundary. Basis for Bearing is Grid North of the Arkansas State Plane Coordinate System North Zone. Subject to recorded or prescriptive easements for Ingress-Egress and placement of existing utilities, Also Subject to a sixty foot road and utility easement for the proposed extension of Club House Road to be dedicated to the public across the Northeast Corner of the above described property from an extension of the centerline of said Club Road Southwesterly to the existing gravel road as shown on the Survey plat by David R. Jones dated May, 2005.

SECTION 3: The above described annexed lands and territories are hereby assigned and attached to Ward 2 of the City of Cabot, Arkansas, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

SECTION 4: The above described annexed lands and territories are hereby zoned R-1.

SECTION 5: Water and sewer services are available on adjacent property to the proposed annexation. The Property owner or developer will be responsible to extend water and sewer facilities to the annexed property at their expense. Cabot Waterworks may require additional infrastructure improvements at the owner/developer's expense, depending on the final development plans for the property. All infrastructure improvements shall be constructed in accordance with Cabot Waterworks Policies and construction specifications.

SECTION 6: Emergency. Whereas, it is found and declared by the City Council of the City of Cabot, Arkansas, that there is now an extreme urgency that the lands and territories herein be immediately annexed to and accepted by the City of Cabot, Arkansas, so that said property and the citizens and property owners of said lands and territories described herein can be entitled to fire and police protection, zoning, and other protection and benefit; that said benefits and protections are urgently needed now in order to allow orderly growth and development of said lands and territories. The property owner has a closing set for April 19, 2017 contingent upon the City of Cabot accepting said lands. Therefore, an emergency is hereby declared to exist; this Ordinance being necessary for the preservation of public peace, health and safety shall take effect and be in full force and affect from and after its passage.

SPONSOR:
William A. "Bill" Cypert, Mayor

PASSED: 8-0 w/EC
DATE: April 17, 2017
APPROVED:

William A. Cypert
William A. "Bill" Cypert, Mayor



APPROVED AS TO FORM:

Jim Taylor
Jim Taylor, City Attorney

ATTEST:

Tammy Yocum
Tammy Yocum, City Clerk-Treasurer

IN THE COUNTY COURT OF LONOKE COUNTY, ARKANSAS

FILED

IN THE MATTER OF THE ANNEXING TO THE CITY
OF CABOT, ARKANSAS, CERTAIN TERRITORY
CONTIGUOUS TO THE SAID CITY OF LONOKE COUNTY, ARKANSAS

2017 MAR 31 AM 10:08

DAWN PORTERFIELD
CASE NO. C-2017-41

ORDER *MLK* D.C.

On this 31 day of March 2017, comes before the County Court of Lonoke County, Arkansas, the Petition and Amended Petition of the majority of the real estate owners to annex certain described lands to the City of Cabot, Lonoke County, Arkansas. After reviewing the pleadings, testimony and other proof, the Court hereby orders, adjudges and decrees as follows:

1. That this court has jurisdiction and venue is proper. The court finds that all of the real estate owners of the described lands attached hereto have signed the Petition.
2. The property described above is contiguous to and adjoins to the City of Cabot, Lonoke County, Arkansas.
3. The Petition is granted. The property described herein shall be annexed and shall be part of the City of Cabot, Lonoke County, Arkansas.

IT IS THEREFORE ORDERED AND ADJUDGED that the property described herein shall be annexed and shall be part of the City of Cabot, Lonoke County, Arkansas, and the Petition and Amended Petition here granted.

IT IS SO ORDERED.

Dawn Porterfield
COUNTY JUDGE

March 31, 2017
DATE

FILED
AUG 30 2017

Arkansas
Secretary of State

FILED

2017 MAR 31 AM 10:08

Survey Description

Part of the Northeast one-quarter of Section 35, T-5-N, R-10-W, Lonoke County, Arkansas, being more particularly described as follows:

DAVID R. JONES, CLERK
DAWN PORTERFIELD

BY *[Signature]* D.C.

Beginning at a one inch pipe found for the Northwest corner of the Southwest one-quarter of said Northeast one-quarter of Section 35, T-5-N, R-10-W; thence North 55 degrees 52 minutes 22 seconds East, 152.03 feet to a #4 rebar found on the south boundary line of Cypress Creek Golf course; thence along said South boundary the following bearings; thence South 64 degrees 22 minutes 08 seconds East, 181.95 feet to a #4 rebar found; thence South 89 degrees 16 minutes 09 seconds East, 506.66 feet to a #4 rebar found; thence South 77 degrees 28 minutes 43 seconds East, 385.08 feet to a #4 rebar found; thence South 79 degrees 32 minutes 27 seconds East, 484.79 feet to a #4 rebar found; thence North 88 degrees 01 minutes 57 seconds East, 313.75 feet to a #4 rebar found; thence South 77 degrees 21 minutes 51 seconds East, 230.34 feet to a #4 rebar set on the centerline of a 180.0 feet wide electric transmission Right of Way for Entergy Arkansas; thence leaving said South boundary line and along the centerline of said 180 feet wide transmission Right of Way South 17 degrees 04 minutes 08 seconds West, 1214.25 feet to a #4 rebar set on the South line of said Northeast one-quarter of section 35; thence along said South line North 88 degrees 41 minutes 30 seconds West, 1850.53 feet to a #3 rebar found for the Southwest corner of said Northeast one-quarter Section 35; thence North 00 degrees 49 minutes 17 seconds East, 1329.60 feet along the West line of said Northeast one-quarter of section 35 to the point of beginning and containing 59.94 acres more or less of which 2.53 Acres are included within the Entergy Arkansas Transmission Line Easement located along the Easterly Boundary and 4.39 Acres are included within the First Electric Cooperative Transmission and Distribution Easement located along the Southerly Boundary. Basis for Bearing is Grid North of the Arkansas State Plane Coordinate System North Zone. Subject to recorded or prescriptive easements for Ingress-Egress and placement of existing utilities, Also. Subject to a sixty foot road and utility easement for the proposed extension of Club House Road to be dedicated to the public across the Northeast Corner of the above described property from an extension of the centerline of said Club Road Southeasterly to the existing gravel road as shown on the Survey plat by David R. Jones dated May, 2005.



**ARKANSAS
GIS OFFICE**

March 21, 2017

Crystal Callahan
PO Box 1113
Cabot, AR 72023

RE: City of Cabot Annexation Coordination Requirement

Ms. Callahan,

Thank you for coordinating with our office as you seek to annex property into the City of Cabot, AR. This letter represents confirmation that you have properly coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90th General Assembly.

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

Thank you,

Jennifer Wheeler, GIS Analyst
/jjw

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

CC: Adam Whitlow, Engineer/Surveyor, Whitlow Engineering Service, Inc.

H:\City_Annexations\Templates\Folder Structure\Doc\20170321_Cabot_Annexation_Coordination_Letter.docx

FILED

AUG 30 2017

**Arkansas
Secretary of State**

City: Cabot
Mayor: Bill Cypert

Arkansas Code 14-40-101.

Below an entity undertakes an annexation, consolidation or detachment proceeding under this chapter, the entity shall cooperate with the Arkansas Geographic Information Systems Office for preparation of best available and digital mapping for the relevant annexation, consolidation, and detachment areas.

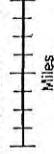
The map contained herein, as evidence, for a city has met requirements of Act 914 of 2015

- Arkansas Incorporation
- Arkansas Detachment
- Arkansas Consolidation
- Arkansas Annexation
- Arkansas City
- Arkansas County
- Arkansas Precinct
- Arkansas School District
- Arkansas Special District
- Arkansas Township
- Arkansas Water District
- Arkansas Water Utility District
- Arkansas Other

FILED

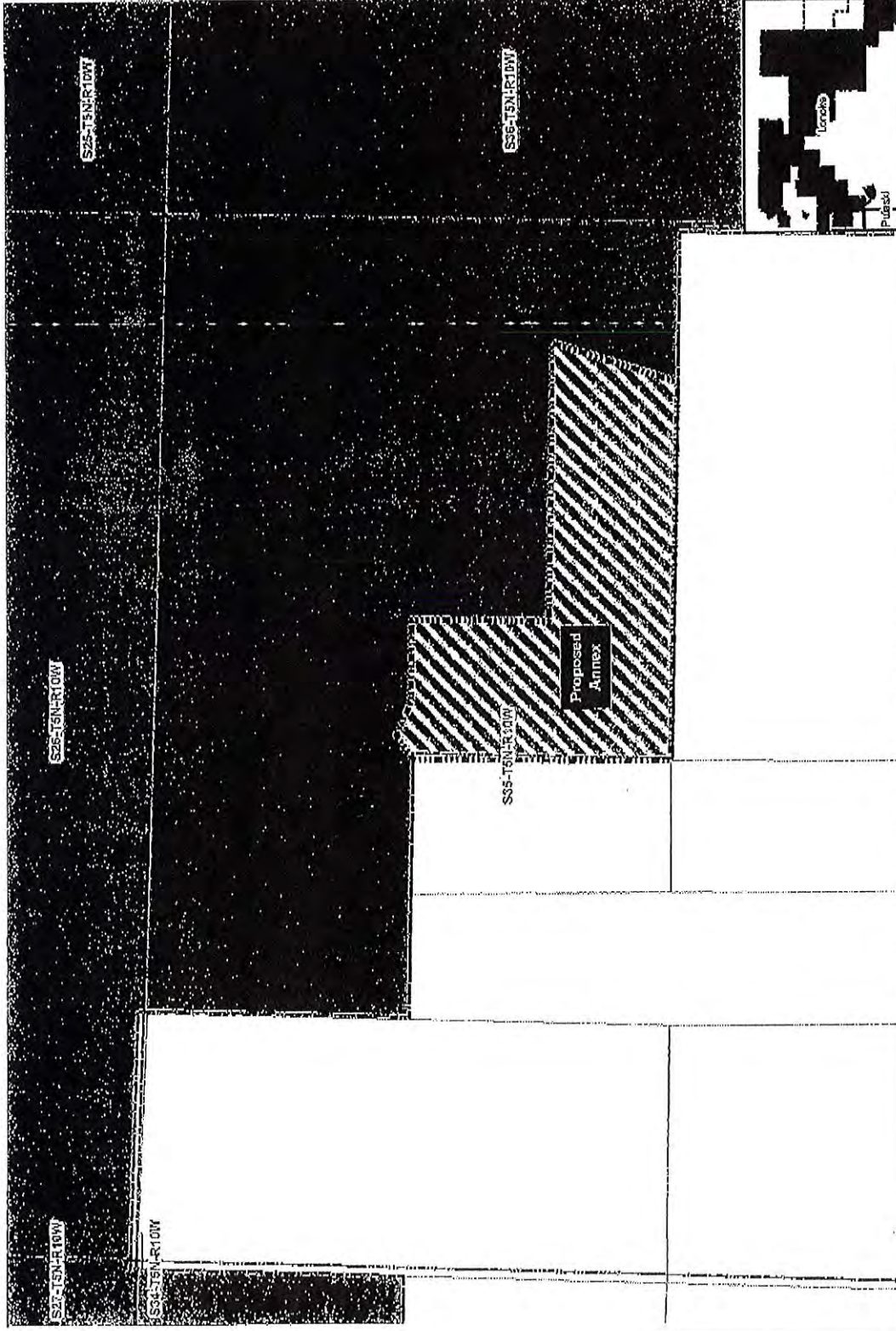
AUG 30 2017

Arkansas
Secretary of State



ARKANSAS
GIS OFFICE

Proposed Annex: City of Cabot
March 2017



FILED

2017 MAR 23 AM 11:42

LONOKE COUNTY CLERK
DAWN PORTERFIELD

BY M.L. D.C.

IN THE COUNTY COURT OF LONOKE COUNTY, ARKANSAS

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

CASE NO. C-2017-41

PETITION

We, as property owners of the area described in the attached Exhibits "A" and "B" do hereby petition the County Court of Lonoke County, Arkansas, to annex the following land to the City of Cabot, Arkansas. We further state that the petition is signed by the real estate owners the entire acreage of said area.

Description of the area to be annexed to the City of Cabot, Arkansas:

See Exhibit "A" and "B" attached hereto and incorporated by this reference.

Respectfully Submitted,

Bob D. Tasler
Bob D. Tasler
605-3847

Letha M. Tasler
Letha M. Tasler

VERIFICATION

I, the undersigned, hereby state on oath that I have read the foregoing pleading, know and understand the contents thereof, and the allegations contained therein are true and correct to the best of my knowledge and belief.

DATED this 23 day of March, 2017.

Bob D. Tasler
Bob D. Tasler

I, the undersigned, hereby state on oath that I have read the foregoing pleading, know and understand the contents thereof, and the allegations contained therein are true and correct to the best of my knowledge and belief.

DATED this 23 day of March, 2017.

Letha M. Tasler
Letha M. Tasler

STATE OF ARKANSAS)
)SS
COUNTY OF LONOKE)

SUBSCRIBED and SWORN to before me on this 23 day of March 2017.

Scherrey Polzin
NOTARY PUBLIC

MY COMMISSION EXPIRES:

August 3, 2021



OWNERSHIP RECORD AND DESCRIPTION

Owner Name	TASLER, BOB D & LEATHA M
Property Address	TASLER, BOB D & LEATHA M PO BOX 1248
Exemption Status	NON-EXEMPT
Legal Description	CABOT AR 72023 NON-EXEMPT
Lot	Lot/Long /
Block	
Subdivision	
School District	4 CB Nbrhd Code CABOT7 Market 1
Acres	40.28 Timber 34.81
Old Parcel	
Legal Description	35-SN-10 1/2 SW NE&PT S1/2 S1/2 NE

OWNERSHIP RECORD AND DESCRIPTION

Land	5,900	Improvements	1,180	Assessed Improvements	1,180	Total Appraised	5,900
Assessed Land	1,180	Assessed Improvements	1,180			Total Assessed	1,180

ASSESSMENT HISTORY

Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments
2017	1,180	0	1,180	1,180	No	EMM 3/30/17 ANNEXED INTO THE CI

OWNERSHIP RECORD

Stamps	Price	Grantor/Grantee	Date Sold	Book/Page	Type	Remarks
1386	420000	MINOTON CONST TO TASLER & WF	06/14/06	2006/06088	WD	
0	0	ROAD & UTILITY EASEMENT TO ROAD & UTILITY EA	06/14/06	2006/08087	ED	

BUILDING PERMIT RECORD

Date	Amount	Purpose	District	Amount	Comment

LAND RECORD

Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adjustment	Value
TIMBER	f3	NE					9.16 Ac	165.00	1.00	1,511
PASTURE	f3	NE					1.59 Ac	115.00	1.00	183
PASTURE	f3	NE					3.16 Ac	250.00	1.00	790
PASTURE	9	NE					0.7 Ac	130.00	1.00	91
TIMBER	f1	NE					11.76 Ac	135.00	1.00	1,590
TIMBER	9	NE					19.87 Ac	125.00	1.00	1,734

TOTALS

										40.28	5,393
--	--	--	--	--	--	--	--	--	--	-------	-------

2017 MAR 31 AM 10:08
 LONEKE COUNTY CLERK
 DAWN PORTERFIELD
 By: *[Signature]* D.C.

REVIEW RECORD

Action	Date	By	USE CODES
PRINTED	08/30/17	EMM	RURAL

COMMENTS

EMM 3/30/17 ANNEXED INTO THE CITY OF CABOT 3/23/2017 C-2017-44

OWNERSHIP RECORD AND DESCRIPTION										APPRAISAL SUMMARY									
OWNER NAME					CONTROL CARD-CABOT CITY					IMPROVEMENTS					TOTAL APPRAISED				
PROPERTY ADDRESS					CONTROL CARD-CABOT CITY					ASSESSED IMPROVEMENTS					TOTAL ASSESSED				
Taxpayer Name: CONTROL CARD-CABOT CITY Address: CONTROL CARD-CABOT CITY Exemption Status: NON-EXEMPT LEGAL DESCRIPTION:										ASSESSMENT HISTORY (First 5 of 6 records shown) Year: 2017, 2016, 2013, 2012, 2011, 2009 Land: 0, 1,180, 1,350, 1,350, 1,350, 1,180 Full Value: 0, 1,350, 1,350, 1,350, 1,250, 1,160 Effective Value: 0, 1,180, 1,350, 1,350, 1,250, 1,160 Homestead?: No, No, No, No, No, No Comments: EMM 3/30/17 ANNEXED INTO THE C; 2016 REVAL MASS UPDATE - Paste An; MASS UPDATE Mass Update - Advance; 2012 ADVANCE Mass Update - Advan; 2011 MASS UPDATE Mass Update - P; 2009 MASS UPDATE Mass Update - A									
Lot: [] Block: [] Subdivision: [] School District: 4 Acres: 40.25 Cvd Parcel: [] Legal Description: 35-5W-10 T 31/2 NE										OWNERSHIP RECORD Stamps: [] Price: [] Grantor/Grantee: ANNEXATION C-2017-41 TO CITY OF CABOT Date Sold: 03/23/17 Book/Page: C-2017/41 ANX Date: 06/14/06 District: [] Amount: [] Purpose: [] Comment: []									
TREND: Improving, Stable, Declining, None STREET: Concrete, Asphalt, G & G, Gravel, Dirt UTILITIES: No Water, No Sewer, No Gas, No Electric, No Phone TOPO: High, Low, Rough, Flat LANDSCAPING: Good, Average, Poor, None										BUILDING PERMIT RECORD Date: [] Amount: [] District: [] Comment: []									
COMMENTS: EMM 3/30/17 CONTROL CARD-CITY OF CABOT RFG 11/22/10 13:42 2011 REAPP										LAND RECORD Use Code: PASTURE, PASTURE, PASTURE, TIMBER, TIMBER, TIMBER Soil Code: 11, 13, 9, 11, 13, 9 Qtr Sec: NE, NE, NE, NE, NE, NE Front: [] Rear: [] Depth: [] Depth %: [] Size: 1.59 Ac, 3.16 Ac, 0.7 Ac, 11.78 Ac, 9.15 Ac, 13.87 Ac Rate: 115.00, 258.00, 130.00, 135.00, 185.00, 125.00 Adjustment: .00, .00, .00, .00, .00, .00 Value: 0, 0, 0, 0, 0, 0									
REVIEW RECORD Action: [] Date: 03/30/17, 03/01/16, 02/10/16 By: AGR, EWM, MMB, KRS										USE CODES AGR, RURAL									
TOTALS Acres: 40.25										TOTALS Acres: 40.25									

FILED
 2017 MAR 31 AM 10:09
 LONOKE COUNTY CLERK
 DAWN FORSTER FIELD
 BY: [Signature] D.C.

Cabot Public Works Department



1 City Plaza, Suite A • Cabot, Arkansas 72023
Telephone (501) 843-4819 • Fax (501) 941-1302



April 12, 2017

Mayor Bill Cypert
101 N. Second St.
Cabot, AR 72023


RE: "Tasler Annexation" Lonoke County Case #C-2017-41

Mayor,

Staff has reviewed the submission for the above mentioned Annexation. Staff has no objections to the Annexation of the Property. However, some General Comments have been made by each department if the property is developed:

- **Fire Dept** – Any Future development of parcel will confirm to the current Arkansas Fire Prevention Code.
- **Public Works** – No special Zoning has been requested, The property will be Zoned R-1 upon it's annexation to the City.
- **Public Works** – Any Development of the property will comply with the City of Cabot Unified Development Code.
- **Cabot Waterworks** - In order to provide water and wastewater services to the property, Cabot Waterworks requires the following:
 - o The Property shall be annexed into the City of Cabot.
 - o A final plat shall be filed at the County Courthouse
 - o A complete set of plans approved by Cabot Public Works and Cabot Waterworks conforming to Cabot UDC and Cabot Waterworks Policies and Standard Construction Specifications
 - o Engineering Design of water and wastewater facilities shall be approved by Cabot Waterworks.
 - o Cabot Waterworks Policy requires Developer to deposit future O&M and replacement costs for sewer pumps and grinder pumps.
 - o A fully executed Developer Agreement with Cabot Waterworks.
 - o Water and Wastewater Facilities shall be constructed in accordance with Cabot Waterworks Standard Specifications and pass inspections by Cabot Waterworks.
 - o As-Built drawings shall be provided to Cabot Waterworks in an ACAD.dwg file in Arkansas State Plane (south) Coordinates.
 - o The Developer may connect up to 80 single-family or multifamily connections to the existing 6" sewer force main running east and west along the south side of the property. Each Multi-Family rental unit is considered one connection.
 - o As an option, Developer may extend a gravity sewer to the Four Mile Creek sewer Interceptor located approximately 3,350' south of the Tasler Property.

Sincerely,


Brian Boroughs
Public Works Director
City of Cabot, AR

LEADER PUBLISHING, INC.

P.O. Box 766 • 404 Graham Road • Jacksonville, Ark. • 72076
105 North 8th Street • Cabot, Ark. • 72023
(501) 982-9421 • (501) 941-5132 • 501-985-0026 (Fax)

*Publishers of The Leader on Wednesdays and Saturdays in North Pulaski, Lonoke, White and Prairie Counties
Combat Airlifter — The newspaper at Little Rock Air Force Base*

State of Arkansas

County of Pulaski
County of Lonoke

This is to certify that the attached legal advertisement
being _____
City of Cabot

In the matter of _____ Ordinance no. 12 of 2017

versus _____

pending in the _____
court of said county, was published for _____ 1

consecutive times on the following dates:
_____ April 22, 2017, _____, 2017,
_____, 2017, _____, 2017,
_____, 2017, _____, 2017,

in the regular edition of The Leader, a newspaper of
general bona fide circulation, having a Periodical Postal
Permit and published continuously for a period of more
than one year in the County of Lonoke, County of Pulaski,
County of White or County of Prairie, State of Arkansas.

PUBLICATION FEE.....\$ 155.17

By: _____
(for Garrick Feldman, publisher)

State of Arkansas
County of Lonoke

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS
26th DAY OF April, 2017.

(Joseph M. Robinson)
Notary Public, Lonoke Co., Arkansas
Commission #12388483
My commission expires July 25, 2022

LEGAL NOTICE

LEGAL NOTICE as published
in the April 22nd, 2017 edi-
tion of The Leader.

ORDINANCE NO. 12 OF
2017

AN ORDINANCE ACCEPT-
ING THE ANNEXATION
OF CERTAIN TERRITORY
TO THE CITY OF CABOT
(Referred to as Bob Teasler
Annex), ARKANSAS, AND
MAKING SAME A PART
OF THE CITY OF CABOT,
ARKANSAS, ASSIGNING
SAME TO WARDS, AND
ZONING SAID ANNEXED
TERRITORY; DECLARING
AN EMERGENCY, AND FOR
OTHER PURPOSES.

WHEREAS, A Petition was
filed on the 3rd day of March
23, 2017, with the County
Clark of Lonoke County,
Arkansas, by one hundred
percent (100%) of the total
number of real estate owners
of the hereinafter described
territory praying that said
territory be annexed to, and
made a part of the City of
Cabot, Arkansas; and,

WHEREAS, ON the 31st
day of March 31, 2017, the
County Court of Lonoke
County, Arkansas, found that
the Petition was signed by
one hundred percent (100%)
of the real estate owners in
said territory; that said terri-
tory was contiguous and ad-
joining the present corporate
limits of the City of Cabot,
Arkansas; that an accurate
plat or map of said terri-
tory had been filed with and
made a part of said Petition;
that the Petition contained a
Schedule of Services of the
City of Cabot, and that the
territory has been properly
coordinated with the Arkan-
sas GIS office; and that all
things pertaining thereto
had been done in the man-
ner prescribed by law, and
that said lands and territory
should be annexed to and
made a part of the City of
Cabot, Arkansas, subject to
the acceptance of same by
the City Council of said City
at the proper time, as pro-
vided by law.

NOW, THEREFORE, BE IT
ORDAINED BY THE CITY
COUNCIL OF THE CITY OF
CABOT, ARKANSAS, THAT

SECTION 1: The following
described lands and terri-
tories annexed to the City of
Cabot, by Order of the Coun-
ty Court of Lonoke County,
Arkansas, by its Order of
March 31, 2017, be and are
hereby accepted by the City
of Cabot, Arkansas, said terri-
tory hereinafter described
shall be hereafter deemed
and taken to be a part and
parcel of the limits of the City
of Cabot, Arkansas, and the
inhabitants residing therein
shall have and enjoy all of
the rights and privileges of
the inhabitants within the
original limits of the City of
Cabot, Arkansas.

SECTION 2: The lands and
territories are hereby an-
nexed to and accepted by
the City of Cabot, Arkansas,
and particularly described as
follows:

SURVEY DESCRIPTION:

PART OF the Northeast one-
quarter of Section 35, T-5-N,
R-10-W, Lonoke County, Ar-
kansas and being more par-
ticularly described as follows:

BEGINNING AT a one inch
plate found for the North-
west corner of the South-
west one-quarter of
Northeast one-quarter of
Section 35, T-5-N, R-10-W,
thence North 55 degrees 52
minutes 22 seconds East,
152.03 feet to a #4 rebar
found on the south boundary
line of Cypress Creek Golf
Course; thence along said
South boundary the follow-
ing meanders; thence South
84 degrees 22 minutes 09
seconds East, 181.85 feet
to a #4 rebar found; thence
South 89 degrees 16 minutes
00 seconds East, 508.68 feet
to a #4 rebar found; thence
South 77 degrees 28 minutes
43 seconds East, 385.08 feet
to a #4 rebar found; thence
South 79 degrees 32 minutes
27 seconds East, 484.79 feet
to a #4 rebar found; thence
North 88 degrees 01 minutes
57 seconds East, 313.76 feet
to a #4 rebar found; thence
South 77 degrees 21 minutes
51 seconds East, 230.04 feet
to a #4 rebar set on the cen-
terline of a 180.0 foot wide
electric transmission Right
of Way for Entergy Arkansas;
thence leaving said South
boundary line and along the
centerline of said 180 foot
wide transmission Right of
Way South 17 degrees 04
minutes 08 seconds West,
121.26 feet to a #4 rebar
set on the South line of
said Northeast one-quarter
of Section 35; thence along
said South line North 84 de-

grees 17 minutes 08 seconds
West corner of said North-
west one-quarter Section 35;
thence North 00 degrees 49
minutes 17 seconds East,
1320.80 feet along the West
line of said Northeast one-
quarter of section 35 to the
point of beginning and con-
taining 89.84 acres more or
less of which 2.63 Acres are
included within the Entergy
Arkansas Transmission Line
Easement located along the
Easterly Boundary and 4.39
Acres are included within
the First Electric Cooperative
Transmission and Distribu-
tion Easement located along
the Southerly Boundary. Be-
lie for bearing is Grid North
of the Arkansas State Plane
Coordinate System North
Zone. Subject to recorded or
prescriptive easements for
ingress, egress and place-
ment of existing utilities.
Also Subject to a sixty foot
road and utility easement
for the proposed exten-
sion of Club House Road to
be dedicated to the public
across the Northeast Corner
of the above described prop-
erty from an extension of the
centerline of said Club Road
Southeasterly to the exist-
ing grave road as shown on
the Survey plat by David R.
James dated May, 2005.

SECTION 3: The above de-
scribed annexed lands and
territories are hereby an-
nexed and attached to Ward
2 of the City of Cabot, Ar-
kansas, and the same shall
hereafter be a part of said
ward as fully as existing parts
of said ward.

SECTION 4: The above de-
scribed annexed lands and
territories are hereby zoned
R-1.

SECTION 5: Water and sewer
services are available on
adjacent property to the
proposed annexation. The
Property owner or developer
will be responsible to extend
water and sewer facilities to
the annexed property at their
expense. Cabot Waterworks
may require additional in-
frastructure improvements
at the owner/developer's
expense, depending on the
final development plans for
the property. All infrastruc-
ture improvements shall be
constructed in accordance
with Cabot Waterworks Pol-
icies and construction spec-
ifications.

SECTION 6: Emergency.
Whereas, It is found and de-
clared by the City Council of
the City of Cabot, Arkansas,
that there is now an extreme

ately annexed to the City of
Arkansas, so that said
and the citizens and
owners of said land
parcels described,
be entitled to fire
protection, zoning
protection and in-
clude benefits at-
tending thereon are
urgent now in order to
attain growth and deve-
lopment of said lands and
the property owned
closing set for April
contingent upon
Cabot accepting
Therefore, an em-
ergency is hereby declared
and it is the intent of this
Ordinance being
for the preservat-
ion of the public health,
safety, peace, health,
and general welfare,
that this Ordinance shall
take effect and be in full
force and effect after its
passage.

SPONSOR: WLLI
Cypert, Mayor
PASSED: 8-0
DATE: 4/17-17
APPROVED: W
"Bill" Cypert, M
APPROVED AS
Jim Taylor, City A
ATTEST: TAMMY
Clerk-Treasurer

