





# 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: 13 of 2018 Date approved: 06/18/2018

County Court Case No: C-2017-222 Date Order Filed: 03/07/2018

Type: Annexation by Petition majority of Landowners A.C.A §14-40-602

Date Change Effective: 06/18/2018 Set by:  Municipal Ordinance  Emergency Clause  Court  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: Ms. Tammy Yocom Title: Cabot City Clerk and Treasurer

Street Address: 1010 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: Lonoke County Clerk

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

Received by: *Cynthia Fisher*

**FILED**

**DEC 05 2018**

**Arkansas Secretary of State**

**ORDINANCE NO. 13 OF 2018**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY  
(REFERRED TO AS LAKEWOOD SUBDIVISION PHASE II ANNEX)  
TO THE CITY OF CABOT, 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 in March of 2018, with the County Clerk of Lonoke County, Arkansas, by the real estate owners, Jim and Nancy Green, of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Cabot, Arkansas; and,

**WHEREAS**, the County Court of Lonoke County, Arkansas, found that the Petition was signed by a 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; and that all things pertaining thereto had been done in the manner prescribed by law, and that said lands and territory could 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; and,

**WHEREAS**, the time fixed by law for appealing from said Orders of Annexation made by the County Court has expired and no appeal has been taken from said Orders.

**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 be and are hereby

**F I L E D**

**DEC 05 2018**

**Arkansas  
Secretary of State**

accepted by the City of Cabot, Arkansas, said territory 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. 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 2:** The lands and territories are hereby annexed to and accepted by the City of Cabot, Arkansas, and particularly described in Exhibit "A" of the Petition filed in the County Court of Lonoke County, Arkansas

**SECTION 3:** The above described annexed lands and territories are hereby assigned and attached to Ward 4 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:** 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 sanitation services urgently needed now in order to allow orderly growth and development of said lands and territories. Therefore, an emergency is

lands and territories. 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:**

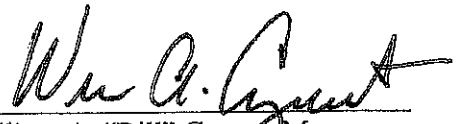
William A. "Bill" Cypert, Mayor

**Adoption:** 7-0

**Emergency Clause Adoption:** NO VOTE

**Date:** 6-13-2018

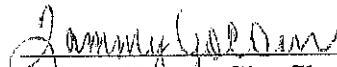
**Approved:**

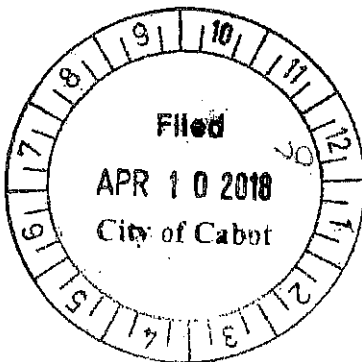
  
\_\_\_\_\_  
William A. "Bill" Cypert, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Jim Taylor, City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Tammy Yocum, City Clerk-Treasurer



IN THE COUNTY COURT OF LONOKE COUNTY, ARKANSAS

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

I  
James Green  
Petitioner

No. C-2017-222

FILED

2018 MAR -7 AM 10:17

LONOKE COUNTY CLERK  
DAWN PORTERFIELD

BY MA D.C.

ORDER FOR ANNEXATION

On this 7<sup>th</sup> day of March, is presented the Petition filed herein seeking to annex certain real property in the city of Cabot, Lonoke County, Arkansas. Based upon the record, statements of counsel and evidence presented, the Court being well and sufficiency advised states:

1. That Petitioners are the owners of record of certain tracts of real property contiguous to and adjoining the city of Cabot, Lonoke County, Arkansas, more particularly described in Exhibit "A" attached hereon.
2. That a true and correct copy of a map of the, property showing that it is contiguous to and adjoining the city limits of the city of Cabot, Arkansas, has been filed with the Court.
3. That the property is located in Lonoke County, Arkansas, and this Court has jurisdiction to hear the petition pursuant. to Ark. Stat. Ann. §14-40-601 (1998).
4. That Petitioners have requested this Court to annex the property into the city of Cabot, Lonoke County, Arkansas.
5. That good and sufficient notice was published in the Leader Cabot Arkansas, on 2-7-18, 2-14-18, 2-21-18, pursuant to the requirements of Ark. Stat. Ann. 14-40-602 (1998).
6. That more than thirty (30) days have passed since the filing of the petition and no objections have been filed against the annexation.

IT IS THEREFORE CONSIDERED, ORDERED AND ADJUDGED that said petition be, and the same hereby is granted; and that the above described property should be and hereby is annexed into the city of Cabot, Lonoke County, Ark

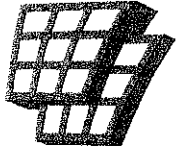


Doug Erwin, Lonoke County Judge

FILED

DEC 05 2018

Arkansas  
Secretary of State



**ARKANSAS  
GIS OFFICE**

March 22, 2018

James and Nancy Green  
1613 Foxwood Dr  
Jacksonville, AR 712076

RE: City of Cabot Annexation Coordination Requirement

Mrs. & Mrs. Green,

Thank you for coordinating with our office as you seek to annex property into the City of Cabot, AR, Lonoke County case number C-2017-222. 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,

Shelby D Johnson, State Geographic Information Officer  
/sdj

CC: Stephanie Putt  
Jackie Davis  
Karen Knebel  
Adma Whitlow  
Danny Clem  
Mark Smart  
James Walden

**F I L E D**

**DEC 05 2018**

**Arkansas  
Secretary of State**

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

H:\City\_Annexations\Cities\Cabot\20180321\Doc\20180322\_Cabot\_Annexation\_Coordination\_Letter.docx

[PETITIONER SUPPLIED LEGAL DESCRIPTION USED FOR ANNEXATION COORDINATION MAP]

PART OF THE SW 1/4 OF SECTION 26 AND PART OF THE NW1/4 OF SECTION 35, T-4-N, R-10-W, CITY OF CABOT, LONOKE COUNTY ARKANSAS, BEING PART OF LAKEWOOD SUBDIVISION, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER LOT 21 OF LAKEWOOD SUBDIVISION

THENCE N89°43'03"W 220.00 FT, TO THE POINT OF BEGINNING;

THENCE N78°35'07"W 1408.11 FT; THENCE N 00°16'57"E 40.00 FT; THENCE N85°23'11"E 25.00 FT; THENCE N04°36'49"W 200.00 FT; THENCE N85°23'11"E 31.42 FT; THENCE N04°36'49"W 170.00 FT; THENCE N85°23'08"E 628.36 FT; THENCE S 01°47'12"E 30.23 FT; TO THE SW CORNER LOT 51; THENCE N88°12'46"E 45.00 FT; THENCE S 01°47' 12"E 187.82 FT; THENCE N85°23'11"E 70.03 FT; THENCE S08°25'40"E 150.33 FT TO THE SE CORNER LOT 57; THENCE N78°19'20"E 88.81 FT; THENCE N48°47'26"E 66.20 FT; THENCE N40°27'52"E 73.54 FT; THENCE N30°30'21"E 74.54 FT; THENCE N03°26'50"E 106.09 FT; THENCE N01°47'12"W 95.00 FT; THENCE S89°43'03"E 361.65 FT; THENCE S00°16'57"W 763.78 FT, TO THE POINT OF BEGINNING.

CONTAINING 16.6 ACRES, MORE OR LESS.



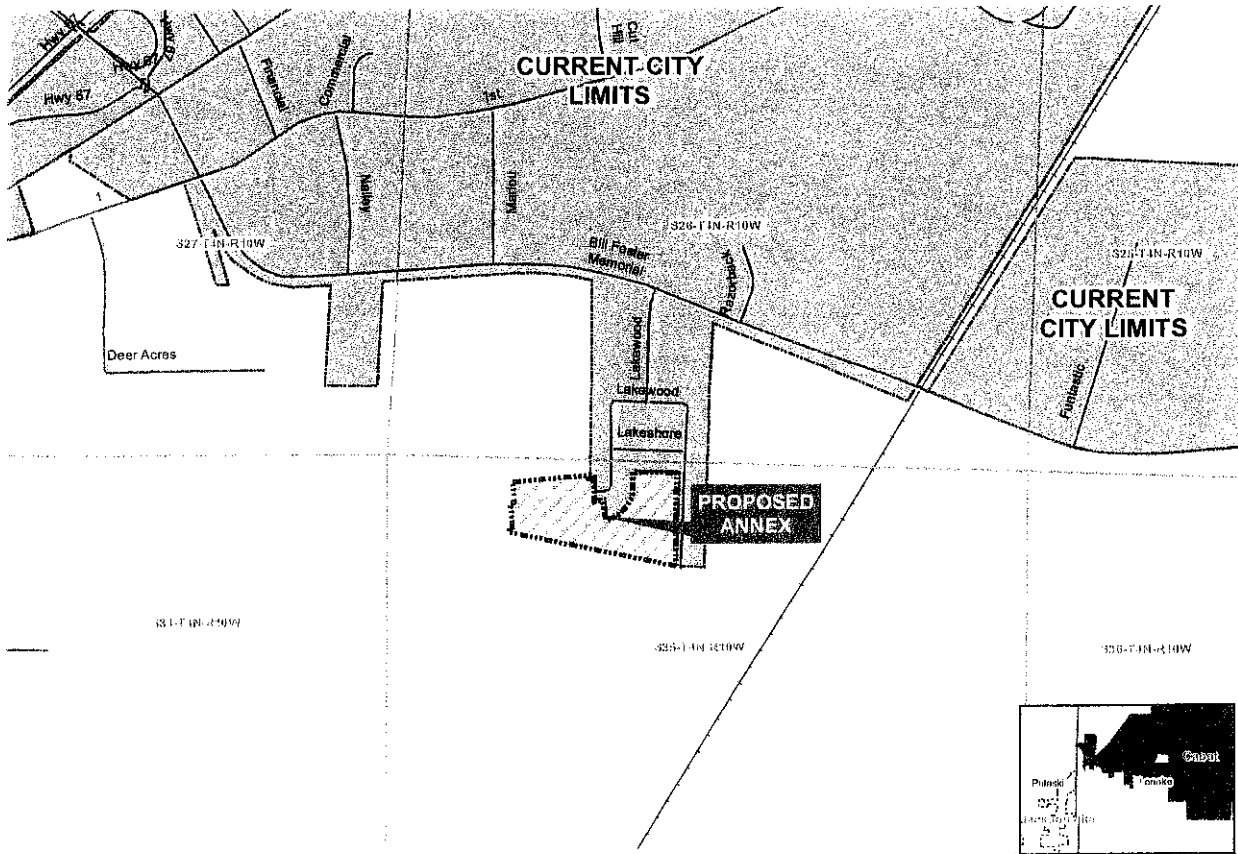
Proposed Annex: City of Cabot  
March 2018

City: Cabot  
Mayor: Bill Cypert

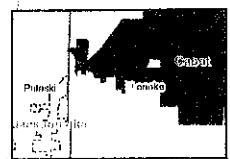
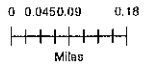
Arkansas Code 14-40-101.

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 substance, the entity has met requirements of Act 914 of 2015.



- Proposed Annex
- Sections
- Vieux Road
- Railroad
- Existing City



ARKANSAS GIS OFFICE

FILED: Annexes\2018\Map\20180328

**FILED**  
DEC 05 2018  
Arkansas  
Secretary of State

FILED

IN THE COUNTY COURT OF LONOKE COUNTY, ARKANSAS

2017 SEP 11 AM 10:50

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

LONOKE COUNTY CLERK  
DAWN PORTERFIELD

NO: C \_\_\_\_\_ BY \_\_\_\_\_ D.C.

**ANNEXATION PETITION**

Comes the undersigned Petitioners and for their Annexation Petition, state:

1. That the undersigned represent a majority of the real estate owners of the within described real property as defined in Ark. Code Ann. Section 14-40-601 (b).
2. That they desire that the following real property be annexed to and made a part of the City of Cabot, Lonoke County, Arkansas:

PART OF THE SW1/4 OF SECTION 26 AND PART OF THE NW1/4 OF SECTION 35, T-4-N, R-10-W, CITY OF CABOT, LONOKE COUNTY ARKANSAS, BEING PART OF LAKEWOOD SUBDIVISION, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER LOT 21 OF LAKEWOOD SUBDIVISION THENCE N89°43'03"W 220.00 FT, TO THE POINT OF BEGINNING; THENCE N78°35'07"W 1408.11 FT; THENCE N00°16'57"E 40.00 FT; THENCE N85°23'11"E 25.00 FT; THENCE N04°36'49"W 200.00 FT; THENCE N85°23'11"E 31.42 FT; THENCE N04°36'49"W 170.00 FT; THENCE N85°23'08"E 628.36 FT; THENCE S01°47'12"E 30.23 FT; TO THE SW CORNER LOT 51; THENCE N88°12'46"E 45.00 FT; THENCE S01°47'12"E 187.82 FT; THENCE N85°23'11"E 70.03 FT; THENCE S08°25'40"E 150.33 FT TO THE SE CORNER LOT 57; THENCE N78°19'20"E 88.81 FT; THENCE N48°47'26"E 66.20 FT; THENCE N40°27'52"E 73.54 FT; THENCE N30°30'21"E 74.54 FT; THENCE N03°26'50"E 106.09 FT; THENCE N01°47'12"W 95.00 FT; THENCE S89°43'03"E 361.65 FT; THENCE S00°16'57"W 763.78 FT, TO THE POINT OF BEGINNING.

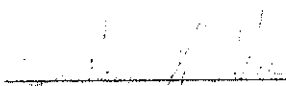
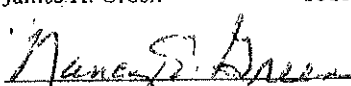
CONTAINING 16.6 ACRES, MORE OR LESS.

3. That the above described property is contiguous to and adjoining the present corporate limits of the City of Cabot, Lonoke County, Arkansas
4. That an accurate survey map thereof has been made and attached hereto as Exhibit A and made a part hereof.
5. That James H. Green has been appointed and authorized to act on behalf of the Petitioners.

**RECORDED**

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

Wherefore, Petitioners pray that the Clerk file this Petition and that the Court set a date not less than 30 days after the filing of this Petition for a Hearing on the Petition for the annexing of the above described property.

PETITIONERS	ADDRESS
 James H. Green	1613 Foxwood Dr. Jacksonville, Ar 72076
 Nancy C. Green	1613 Foxwood Dr Jacksonville, Ar 72076

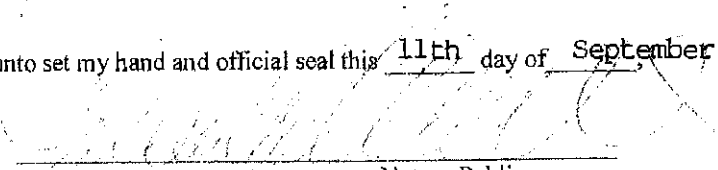
**ACKNOWLEDGMENT**

STATE OF ARKANSAS  
COUNTY OF LONOKE

On this 11<sup>th</sup> day of September 2017, before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named James H. Green and Nancy C. Green, husband and wife, to me personally well known, who stated that ~~he was~~ they were duly authorized in ~~his~~ their respective capacity to execute the foregoing instrument.

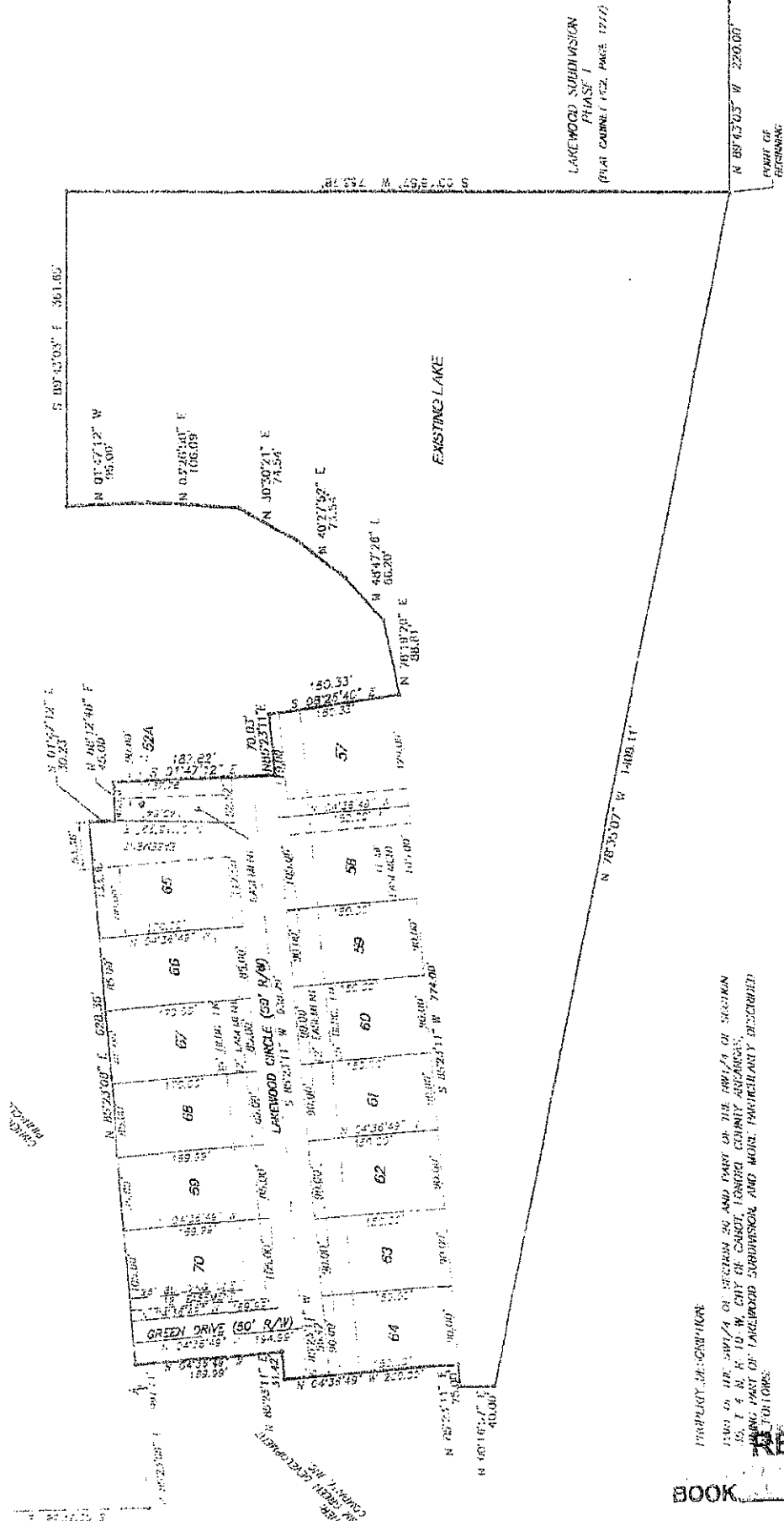
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 11<sup>th</sup> day of September 2017

My commission expires: 11/11/2020

  
Notary Public.  
Beverly Allison Wells

**RECORDED**  
BOOK        PAGE

EXHIBIT A



LAKEMOOD SUBDIVISION  
PHASE I  
(PLAT CORNER PAGE 1771)

PROPERTY DESCRIPTION

1/4 OF THE SW 1/4 OF SECTION 26 AND PART OF THE NW 1/4 OF SECTION 25, T 4 N, R 10 W, CITY OF CORCOR, TOWN OF CORCOR, COUNTY OF CORCOR, BEING PART OF LAKEMOOD SUBDIVISION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER LOT 21 OF LAKEMOOD SUBDIVISION  
THENCE N 88°33'03" W 200.00 FT. TO THE POINT OF BEGINNING  
THENCE N 70°35'07" W 1400.00 FT.; THENCE N 02°10'57" E 40.00 FT.; THENCE  
S 88°33'03" E 200.00 FT.; THENCE N 04°36'29" W 200.00 FT.; THENCE N  
02°10'57" E 40.00 FT.; THENCE N 04°36'29" W 200.00 FT.; THENCE N  
88°33'03" E 200.00 FT.; THENCE S 01°47'12" E 302.23 FT.; TO THE SW CORNER  
LOT 57; THENCE N 01°47'12" E 302.23 FT.; THENCE S 01°47'12" E 102.02 FT.;  
THENCE N 02°10'57" E 40.00 FT.; THENCE S 02°10'57" E 150.33 FT. TO THE  
SE CORNER LOT 57; THENCE N 02°10'57" E 40.00 FT.; THENCE N 04°36'29" W  
200.00 FT.; THENCE N 02°10'57" E 40.00 FT.; THENCE N 04°36'29" W  
200.00 FT.; THENCE S 01°47'12" E 302.23 FT.; TO THE POINT  
OF BEGINNING CONTAINING 16.63 ACRES, MORE OR LESS.

## Cynthia Fisher

---

**From:** Jessica Dennis <jdennis@cabotar.gov>  
**Sent:** Tuesday, November 13, 2018 10:36 AM  
**To:** Cynthia Fisher  
**Subject:** Jim Green Annexation  
**Attachments:** Ord No 13 of 2018.pdf

Good Morning,

Here is a copy of Ord. No. 13 of 2018. Please let me know if you need anything else.

--

Thanks,

Jessica Dennis  
Administrative Support Clerk  
City of Cabot

919-843-2506 ext 1027

# LEADER PUBLISHING, INC.

P.O. Box 766 • 404 Graham Road • Jacksonville, Ark. • 72076  
(501) 982-9421 • 501-985-0026 (Fax)

*Publishers of The Leader on Wednesdays and Saturdays in North Pulaski, Lonoke, White and Prairie Counties  
The 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 Jim Green Development

In the matter of Petition for Annexation  
to the City of Cabot

versus \_\_\_\_\_

pending in the \_\_\_\_\_  
court of said county, was published for 3

consecutive times on the following dates:

February 7th, 2018, \_\_\_\_\_, 2018,  
February 14th, 2018, \_\_\_\_\_, 2018,  
February 21st, 2018, \_\_\_\_\_, 2018,

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.....\$ 357.75

By: James M. Robison  
(for Garrick Feldman, publisher)

State of Arkansas  
County of Lonoke

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS  
21st DAY OF February 2018.

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

## LEGAL NOTICE

LEGAL NOTICE as published  
in the February 7th, 14th &  
21st, 2018 editions of The  
Leader

IN THE COUNTY COURT OF  
LONOKE COUNTY, ARKAN-  
SAS IN THE MATTER OF  
ANNEXATION OF CERTAIN  
TRACT OF REAL PROPER-  
TY TO THE CITY OF CABOT,  
ARKANSAS

NO C-2017-222

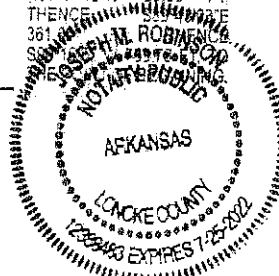
NOTICE

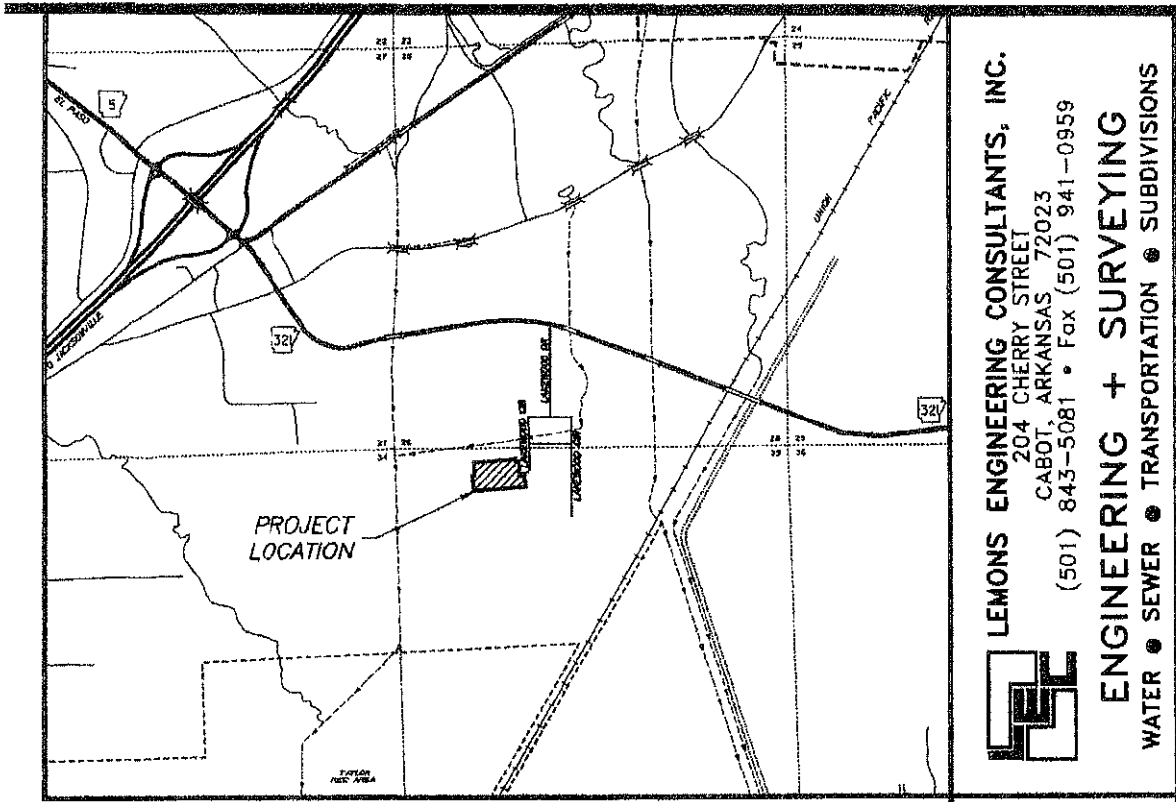
NOTICE IS hereby given that  
James Green filed a petition  
on Sept 17, 2017 for an a  
certain tract of land adjacent  
to Cabot, AR be annexed into  
the City of Cabot, Lonoke  
County, Arkansas.

PART OF THE SW1/4 OF  
SECTION 26 AND PART OF  
THE NW1/4 OF SECTION  
35, T-1-N, R-10-W, CITY OF  
CABOT, LONOKE COUNTY  
ARKANSAS, BEING PART  
OF LAKEWOOD SUBDIVI-  
SION, AND MORE PAR-  
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FOLLOWS:

COMMENCING AT THE  
SE CORNER LOT 21 OF  
LAKEWOOD SUBDIVISION.  
THENCE N89°43'03"W  
223.00 FT. TO THE POINT  
OF BEGINNING; THENCE  
N78°35'07"W 1408.11 FT.  
THENCE N02°46'57"E 40.00  
FT. THENCE N85°23'11"E  
25.00 FT. THENCE  
N04°36'49"W 200.00 FT.  
THENCE N85°23'11"E 31.42  
FT. THENCE N04°36'49"W  
175.00 FT. THENCE  
N85°23'03"E 628.36 FT.  
THENCE S01°47'12"E  
30.23 FT. TO THE SW  
CORNER LOT 51 THENCE  
N88°12'46"E 45.00 FT.  
THENCE S01°47'12"E  
187.82 FT. THENCE  
N85°23'11"E 70.03 FT.  
THENCE S08°25'40"E  
150.32 FT. TO THE SE  
CORNER LOT 57 THENCE  
N79°19'20"E 88.81 FT.  
THENCE N42°47'26"E 89.20  
FT. THENCE N40°27'52"E  
73.54 FT. THENCE  
N30°30'21"E 74.54 FT.  
THENCE N03°26'50"E  
108.09 FT. THENCE  
N01°47'12"W 35.00 FT.  
THENCE N03°26'50"E  
361.00 FT. TO THE POINT  
OF BEGINNING.

THE HEARING will be held  
at the Lonoke County Court-  
room Annex, 212 N. Cedar,  
Lonoke, AR 72086 on March  
7th at 10 AM. All interested  
persons or those persons  
who wish to be heard in this  
matter should attend this  
hearing. Questions: Please  
contact office of Lonoke  
County Judge, 501-876-6403  
This notice dated 2-2-2018.





VICINITY MAP  
SCALE: 1" = 2000'

**LEMONS ENGINEERING CONSULTANTS, INC.**  
 204 CHERRY STREET  
 CABOT, ARKANSAS 72023  
 (501) 843-5081 • Fax (501) 941-0959

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