



ARKANSAS SECRETARY OF STATE

MARK MARTIN

June 18, 2018

The Honorable Margaret Darter
Faulkner County Clerk
801 Locust St
Conway, AR 72034

Re: City of Conway Annexation Ordinance O-18-29

Dear Ms. Darter,

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 (petition by 100% of the landowners)

Effective Date: 03/29/2018 (default)

County: Faulkner

City: Conway

City Ordinance: O-18-29

Dated: 02/27/2018

County Court Order: CC-18-01

Filed 01/25/2018 Hon. Jim B. Baker, Faulkner County Judge

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 pending filing, please contact our office at 501-682-3401.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia Fisher".

Cynthia Fisher
Arkansas Secretary of State Legal Division
500 Woodlane St, Room 256
Little Rock, AR 72201
501-682-3401

cc: Arkansas Geographic Information Systems Office (w/ encl)
Arkansas Highway and Transportation Department Mapping Department (w/ encl)
Department of Finance and Administration (w/encl)
Arkansas Public Service Commission (w.encl)
UALR Institution for Economic Advancement (w/encl)
Tom-Tom (w/encl)
Mr. Michael Garrett, Conway City Clerk (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: Faulkner City/Town: Conway

City Ordinance/Resolution No: O-18-29 Date approved: 02/27/2018

County Court Case No: CC 18-01 Date Order Filed: 01/25/2018

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

Date Change Effective: 03/29/2018 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: Mr. Michael Garrett Title: Conway City Clerk

Street Address: 1201 Oak St

City: Conway St: AR Zip code: 72032

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: Faulkner 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

MAY 18 2018

**Arkansas
Secretary of State**



City of Conway, Arkansas
Ordinance No. O-18-29



L201804428
CERTIFICATE OF RECORD
FAULKNER CO, AR FEE \$25.00
RECORDED: 03-22-2018 02:53:04 PM
CRYSTAL TAYLOR
CIRCUIT CLERK
BY: LIZ BAUMGARTNER, D.C.
ORDINANCE
3 Pages

A ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS COMPRISED OF 3.15 ACRES IDENTIFIED AS 6162 AND 6231 MARSHALL RIVER ROAD, TO THE CITY OF CONWAY, FOR OTHER PURPOSES:

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

Section 1: That the City of Conway, Arkansas, hereby accepts the hereinafter described territory, annexed to said City by order of the County Court of Faulkner County, Arkansas heretofore entered on **January 25, 2018** and said territory being situated in Faulkner County, Arkansas, shall be a part of the City of Conway and shall be rezoned **A-1** and described as follows:

[6162 Marshall River Road]

Part of the NE 1/4 NW 1/4 Section 19, T5N, R14W, Faulkner County, Arkansas, described as beginning at the NW corner of said NE 1/4 NW 1/4, thence along the North line of said NE 1/4 NW 1/4 S89°22'30" East, 173.64 feet; thence S00°30' West, 140.5 feet; thence S89°22'30" East, 191.5 feet; thence S00°39' West, 81.12 feet or to the centerline of a 30 foot public road easement; thence along said centerline to a point S75°24' West, 39.11 feet; thence S60°15'25" West, 107.37 feet; thence S48°02'50" West, 195.79 feet; thence S87°36'26" West, 86.0 feet or to the West line of said NE 1/4 NW 1/4; thence along said West line North 423.2 feet to the point of beginning. Reserving the South 15.0 feet for public road purposes.

[6231 Marshall River Road]

Part of the N 1/2, NW 1/4 NW 1/4, Section 19, T5N, R14W, Faulkner County, Arkansas, described as beginning at the SE corner of said N 1/2, NW 1/4 NW 1/4; thence North 172 feet to the point of beginning; thence continuing North 130.0 feet; thence S88°51'38" W, 278.80 feet; thence S39°30' W, 171.30 feet; thence N88°51'38" E, 387.77 feet, to the point of beginning containing 1.0 acres more or less together with road easements described as being a part of the NE 1/4 NW 1/4, Section 18, T5N, R14W, Faulkner County, Arkansas, described as beginning at the SW corner of the N 1/2, of the NE 1/4 NW 1/4 of said Section 19; thence North 237.3 feet to the origination point of said road easement; thence N87°36'26" E 86.0 feet; thence N48°02'50" E 197.75 feet; thence N60°15'25" E 128.73 feet; thence N75°24' E 272.61 feet; thence S74°26' E 238.74 feet; thence S31°36' E 159.60 feet; thence S8°44' E 201.7 feet; thence S75°08' E 66.9 feet; thence N31°44' E 201.7 feet; thence S75°08' E 66.9 feet; thence N31°51' E 79.6 feet; thence S64°03' E 105.06 feet; thence S70°08' E 136.0 feet or to the West right of way of a county road, said point begin the termination point of said road easement.

FILED

MAY 18 2018

Arkansas
Secretary of State

And that the above described lands and territory be, and the same hereby are, declared to be a part of the City of Conway, Faulkner County, Arkansas.

Section 2: That the City of Conway hereby accepts the following section of street for the purpose of providing street frontage for the issuance of building permits, but NOT as public street for maintenance.

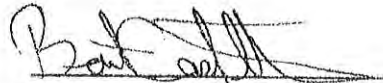
The portion of Marshall River road that fronts upon this property

Section 3: From and after this date, all inhabitants residing within and upon the hereinabove described lands and territory shall have and enjoy all the rights and privileges of, and be subject to all the laws, rules, ordinances, limitations and regulations imposed upon the inhabitants within the original limits of said City of Conway, Arkansas, and for voting purposes, said lands are hereby assigned to and designated as part of **Ward 1** of the City of Conway, Arkansas.


Section 4: It is hereby ascertained and declared that it is necessary for the protection and preservation of the public health and safety that the foregoing ordinance shall take effect and be in force from and after its passage and publication.

PASSED this 27th day of February, 2018.

Approved:


Mayor Bart Castleberry

Attest:


Michael O. Garrett
City Clerk/Treasurer



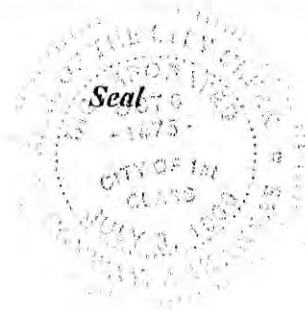
CERTIFICATE

**STATE OF ARKANSAS
COUNTY OF FAULKNER
CITY OF CONWAY**

I, Michael Garrett, the duly elected, qualified, and acting: Clerk-Treasurer of the City of Conway, Arkansas, do hereby certify that the attached and foregoing is a true and correct copy of an ordinance presented to the City Council of the City of Conway, Arkansas, at a meeting of that body held on the 27th day of February, 2018 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 5th day of March, 2018.


CITY CLERK-TREASURER



FILED

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS

2018 JAN 25 AM 10:43

Willie and Melinda Hoover, Petitioners

No. CC 2018-01

MARGARET DARTER
FAULKNER COUNTY CLERK

BY R. Walls, DC

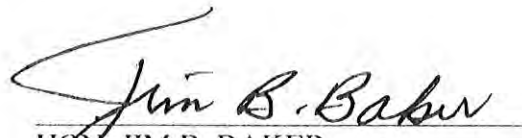
ORDER

Comes now before the Court is the above-styled case and after having been presented all the facts and circumstances and having considered the relevant laws, this Court finds and orders the following:

1. A petition for annexation was filed on or about August 24, 2017.
2. All appropriate signatures were affixed to the Petition, as required by A.C.A. 14-40-609.
3. The proposed site to be annexed was adequately described in the Petition and further displayed a map of the proposed site to be annexed.
4. The appropriate documentation was provided under A.C.A. 14-40-609.
5. Based on the above premises, the Petitioner's prayer is right and proper.

WHEREFORE, this Court finds that the Petition proposing the subject property's annexation into the City of Conway should be and hereby is GRANTED.

IT IS SO ORDERED.




HON. JIM B. BAKER
Faulkner County Judge
1/24/2018

Date

We verify that the above referenced Petition complies with A.C.A. 14-40-609.



Margaret Darter, Clerk



Damon Edwards, Assessor

FILED

MAY 18 2018

Arkansas
Secretary of State

Clerk's Certificate

STATE OF ARKANSAS
COUNTY OF FAULKNER

I, Margaret Darter, County Clerk of Faulkner County, Arkansas, do hereby certify that the foregoing pleadings are a true and correct copy of the original documents filed in my case in Case Number CC-18-01.

Witness my hand and seal as such Clerk on this 30 day of May 2016.



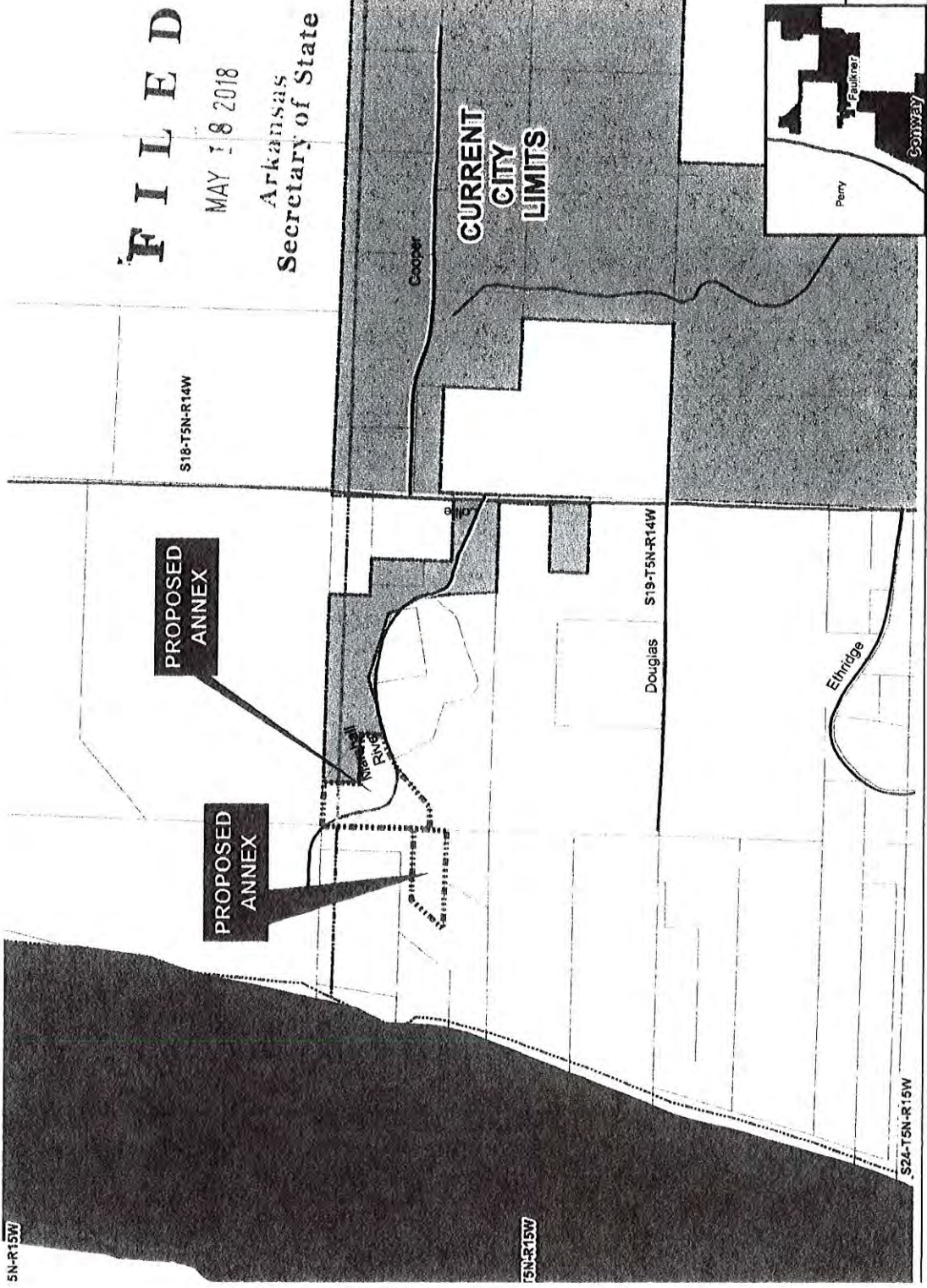
MARGARET DARTER
FAULKNER COUNTY CLERK

By Cara Walters D.C.

(Seal)

Proposed Annex: City of Conway
January 2018

City: Conway
Mayor: Bart Castleberry



FILED
MAY 18 2018
Arkansas
Secretary of State

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.

- Proposed Annex
- Sections
- Parcels
- Minor Road
- River
- Smaller Rivers
- Smaller Water Bodies
- Existing City
- Neighboring City
- County Boundary

0 0.0225 0.045 0.09
Miles





**ARKANSAS
GIS OFFICE**

January 9, 2018

Mrs. Melinda Hoover
6162 Marshall River Rd
Conway, AR 72034

RE: City of Conway Annexation Coordination Requirement

Mrs. Hoover,

Thank you for coordinating with our office as you seek to annex property into the City of Conway, AR located in Section 19, Township 5 North, Range 14 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
/jjw

FILED
MAY 18 2018
Ark.
Secretary of State

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

H:\City_Annexations\Cities\Conway\20180109\Doc\20180109_Conway_Annexation_Coordination_Letter.docx

May 30, 2018

Secretary of State
Attn: Annexation
State Capitol
500 Woodlane St., Suite 256
Little Rock, Arkansas 72201

Re: Faulkner County Annexations CC-2018-01
City of Conway

To whom it may concern:

Pursuant to A.C.A. §14-40-605, enclosed herein are certified copies of the Orders of the Court, the Ordinances and plats of the territory annexed in Faulkner County regarding the above referenced matter.

Sincerely,

A handwritten signature in cursive script that reads "Margaret Darter".

Margaret Darter

FILED

Name _____

No. CC-18-01

2018 JAN 10 AM 11: 01

MARGARET DARTER
FAULKNER COUNTY CLERK

BY D. Walls etc

PETITION OF ANNEXATION

Willie Hoover and Melinda Hoover for its petition for annexation of certain lands unto the City of Conway, Arkansas, states:

1. Petitioners are the owners of the following described lands in Faulkner County, Arkansas:

Address of 6162 Marshall River Rd., Conway, AR, also known as:

Part of the NE ¼ NW ¼ of Section 19, T5N, R14W, Faulkner County, Arkansas, described as beginning at the NW corner of said NE ¼ NW ¼, thence along the North line of said NE ¼ NW ¼ South 89 degrees 22 minutes 30 seconds East, 173.64 feet; thence South 0 degrees 30 minutes West, 140.5 feet; thence South 89 degrees 22 minutes 30 seconds East, 191.5 feet; thence South 0 degrees 39 minutes West, 81.12 feet or the centerline of a 30 foot public road easement; thence along said centerline to a point South 75 degrees 24 minutes West, 39.11 feet; thence South 60 degrees 15 minutes 25 seconds West, 107.37 feet; thence South 48 degrees 02 minutes 50 seconds West, 195.79 feet; thence South 87 degrees 36 minutes 26 seconds West, 86.0 feet or to the West line of said NE ¼ NW ¼; thence along said West line North 423.2 feet to the point of beginning. Reserving the South 15.0 feet for public road purposes.

Address of 6231 Marshall River Rd., Conway, AR, also known as:

Part of the N ½, NW ¼ NW ¼, Section 19, T-5-N, R-14-W, Faulkner County, Arkansas, described as beginning at the SE corner of said N ½, NW ¼, NW ¼; thence North 172 feet to the point of beginning; thence continuing North 130.0 feet; thence S 88 degrees 51'38" W 278.80 feet; thence S 39 degrees 30' W 171.30 feet; thence N 88 degrees 51'38" E 387.77 feet, to the point of beginning containing 1.0 acres more or less together with road easements described as follows:

FILED

MAY 18 2018

Arkansas
Secretary of Sta

being a strip of land lying 15.0 feet each side of a line described as being a part of the NE ¼, NW ¼, Section 19, T-5-N, R-14-W, Faulkner County, Arkansas, described as beginning at the SW corner of the N ½, of the NE ¼ NW ¼ of said Section 19; thence North 237.3 feet to the origination point of said road easement; thence N 87 degrees 36'26" E 86.0 feet; thence N 48 degrees 02'50" E 195.75 feet; thence N 60 degrees 15'25" E 128.73 feet; thence N 75 degrees 24' E 272.61 feet; thence S 74 degrees 26' E 238.74 feet; thence S 31 degrees 36' E 159.60 feet; thence S 8 degrees 44' E 201.7 feet; thence S 75 degrees 08' E 66.9 feet; thence N 31 degrees 44' E 201.7 feet; thence S 75 degrees 08' E 66.9 feet; thence N 31 degrees 51' E 79.6 feet; thence S 64 degrees 03' E 105.06 feet; thence S 70 degrees 08' E 136.0 feet or to the West right of way of a county road, said point being the termination point of said road easement.

2. Said lands are contiguous to and adjoin lands which are included within the city limits of the City of Conway, Arkansas; said lands are adaptable for residential purposes; an accurate map of said lands is attached to this petition; the limits of the territory to be annexed have been accurately described herein; all other requirements of the law for the annexation of said lands into the City of Conway, Arkansas, have been met; and said lands should be annexed unto the City of Conway, Arkansas, and become part thereof.

WHEREFORE, the Petitioners pray that this Court enter its order abandoning unto the City of Conway, Arkansas, for annexation, the aforesaid lands.

All Petitioners must sign

Name Willie Hoover

Name Melinda Hoover

Address 6162 Marshall River Rd.

City, State, Zip Conway, AR, 72034

By: Willie Hoover & Melinda Hoover

FILED

Name Willie Hoover and Melinda Hoover

No. CC-18-01

2018 JAN 26 PM 12: 50

MARGARET DARTER
FAULKNER COUNTY CLERK

BY R. Walls DC

AMENDMENT TO PETITION OF ANNEXATION

Willie Hoover and Melinda Hoover for its petition for annexation of certain lands unto the City of Conway, Arkansas, states:

1. Petitioners are the owners of the following described lands in Faulkner County, Arkansas, as verified by a certified title company, per Exhibit A attached:

Address of 6162 Marshall River Rd., Conway, AR, also known as:

Part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19, T5N, R14W, Faulkner County, Arkansas, described as beginning at the NW corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, thence along the North line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ South 89 degrees 22 minutes 30 seconds East, 173.64 feet; thence South 0 degrees 30 minutes West, 140.5 feet; thence South 89 degrees 22 minutes 30 seconds East, 191.5 feet; thence South 0 degrees 39 minutes West, 81.12 feet or the centerline of a 30 foot public road easement; thence along said centerline to a point South 75 degrees 24 minutes West, 39.11 feet; thence South 60 degrees 15 minutes 25 seconds West, 107.37 feet; thence South 48 degrees 02 minutes 50 seconds West, 195.79 feet; thence South 87 degrees 36 minutes 26 seconds West, 86.0 feet or to the West line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence along said West line North 423.2 feet to the point of beginning. Reserving the South 15.0 feet for public road purposes.

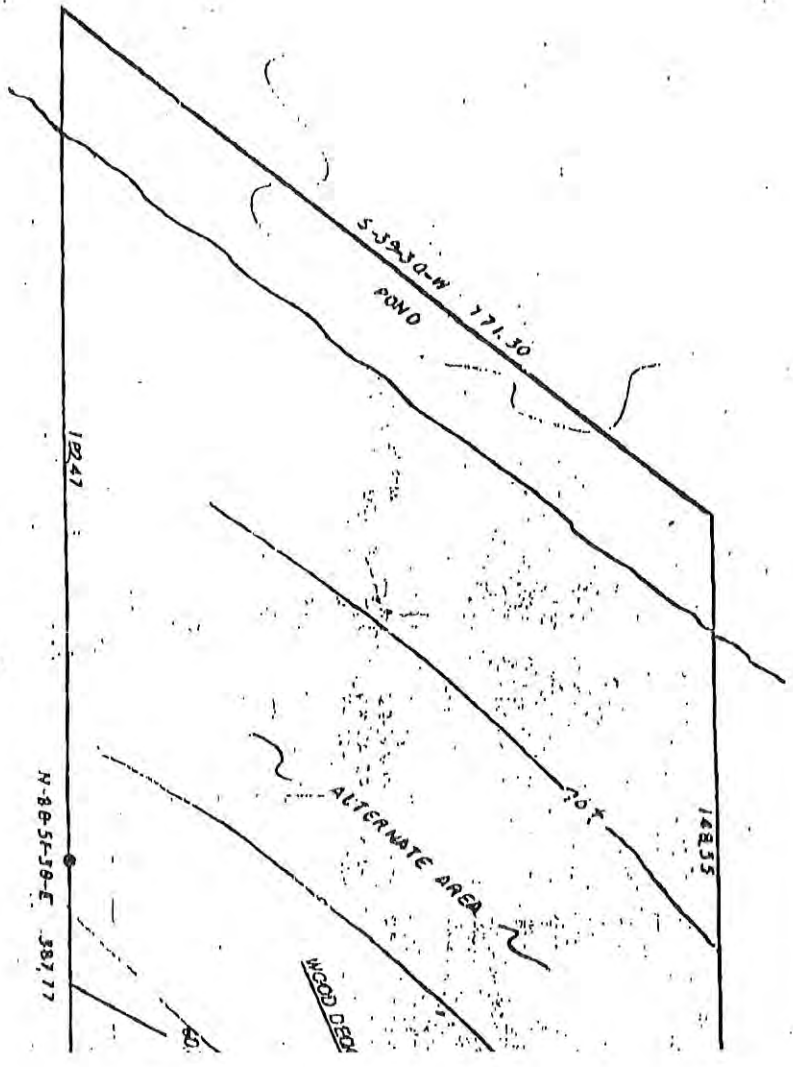
Address of 6231 Marshall River Rd., Conway, AR, also known as:

Part of the N $\frac{1}{2}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 19, T-5-N, R-14-W, Faulkner County, Arkansas, described as beginning at the SE corner of said N $\frac{1}{2}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$; thence North 172 feet to the point of beginning; thence continuing North 130.0 feet; thence S 88 degrees 51'38" W 278.80 feet; thence S 39 degrees 30' W 171.30 feet; thence N 88 degrees 51'38" E 387.77 feet, to the point of beginning containing 1.0 acres more or less together with road easements described as follows:

being a strip of land lying 15.0 feet each side of a line described as being a part of the NE ¼, NW ¼, Section 19, T-5-N, R-14-W, Faulkner County, Arkansas, described as beginning at the SW corner of the N ½, of the NE ¼ NW ¼ of said Section 19; thence North 237.3 feet to the origination point of said road easement; thence N 87 degrees 36'26" E 86.0 feet; thence N 48 degrees 02'50" E 195.75 feet; thence N 60 degrees 15'25" E 128.73 feet; thence N 75 degrees 24' E 272.61 feet; thence S 74 degrees 26' E 238.74 feet; thence S 31 degrees 36' E 159.60 feet; thence S 8 degrees 44' E 201.7 feet; thence S 75 degrees 08' E 66.9 feet; thence N 31 degrees 44' E 201.7 feet; thence S 75 degrees 08' E 66.9 feet; thence N 31 degrees 51' E 79.6 feet; thence S 64 degrees 03' E 105.06 feet; thence S 70 degrees 08' E 136.0 feet or to the West right of way of a county road, said point being the termination point of said road easement.

2. Said lands are contiguous to and adjoin lands which are included within the city limits of the City of Conway, Arkansas, and no enclaves will be created if the property or properties are accepted by the City of Conway, Arkansas, as verified by a certified surveyor in the attached Exhibit B; said lands are adaptable for residential purposes; an accurate map of said lands is attached to this petition; the limits of the territory to be annexed have been accurately described herein; all other requirements of the law for the annexation of said lands into the City of Conway, Arkansas, have been met; and said lands should be annexed unto the City of Conway, Arkansas, and become part thereof.
3. The petitioners are petitioning for annexation to the City of Conway, in order to obtain the following services that will be extended to the area within three (3) years after the date the annexation becomes final: Electric, Internet, Cable, and Trash Pick-up.

WHEREFORE, the Petitioners pray that this Court enter its order abandoning unto the City of Conway, Arkansas, for annexation, the aforesaid lands.



Survey and percolation test: Jerry Pickens
 Date: 5-25-89
 Scale: 1 inch equals 30 feet
 a denotes iron pin found

I hereby certify that I have surveyed a part of the N $\frac{1}{2}$, NW $\frac{1}{4}$, NW $\frac{1}{4}$, S R-14-W, Faulkner County, Arkansas, described as beginning at the SE said NW $\frac{1}{2}$, NW $\frac{1}{4}$; thence North 172.0 feet to the point of beginning continuing North 130.0 feet; thence S-88-51-38-W 278.80 feet; thence 171.30 feet; thence N-88-51-38-E 387.77 ft. to the point of beginning 1.0 acres, more or less. Property corners are located in accordance with monuments in the area. Improvements are as shown. Encroachments, if any, are as shown. This property is not in the 100 year flood plain. Information is at flood hazard map H-01-47, Community No. 050431A, page 32.

Billy P. Tyler
 Billy P. Tyler, Arkansas Registered Land Surveyor No. 231
 Designated Rep. 23-07

All Petitioners must sign

Name Willie Hoover and Melinda Hoover

Address 6162 Marshall River Rd.

City, State, Zip Conway, AR, 72034

By: Willie Hoover

By: Melinda Hoover

Mckenzie Mahan



Exhibit A



1301 Main Street
Conway, Arkansas 72034
Phone: 501-327-6811
FAX: 501-329-4962

LIMITED TITLE SEARCH

Date: January 22, 2018
Prepared For: Willie E. Hoover and Melinda J. Hoover
File Number: 18-027016-350

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Faulkner County, Arkansas have been examined as to the following described property from September 11, 1996 at 8:00 AM to January 4, 2018 at 8:00 AM:

Tract 1:

Part of the N ½, NW ¼, Section 19, T-5-N, R-14-W, Faulkner County, Arkansas, described as beginning at the SE corner of said N ½, NW ¼, NW ¼; thence North 172.0 feet to the point of beginning; thence continuing North 130.0 feet; thence S 88 degrees 51'38" W 278.80 feet; thence S 39 degrees 30' W 171.30 feet; thence N 88 degrees 51'38" E 387.77 feet, to the point of beginning containing 1.0 acres more or less together with road easements described as follows: Being a strip of land lying 15.0 feet each side of a line described as being a part of the NE ¼, NW ¼, Section 19, T-5-N, R-14-W, Faulkner County, Arkansas, described as beginning at the SW corner of the N 1/2, of the NE ¼ NW ¼ of said Section 19; thence North 237.3 feet to the origination point of said road easement; thence N 87 degrees 36'26" E 86.0 feet; thence N 48 degrees 02'50" E 195.75 feet; thence N60 degrees 15'25" E 128.73 feet; thence N 75 degrees 24' E 272.61 feet; thence S 74 degrees 26' E 238.74 feet; thence S 31 degrees 36' E 159.60 feet; thence S 8 degrees 44' E 201.7 feet; thence S 75 degrees 08' E 66.9 feet; thence N 31 degrees 44' E 201.7 feet; thence S 75 degrees 08' E 66.9 feet; thence N 31 degrees 51' E 79.6 feet; thence S 64 degrees 03' E 105.06 feet; thence S 70 degrees 08' E 136.0 feet or to the West right of way of a county road, said point being the termination point of said road easement.

Tract 2:

Part of the NE ¼ NW ¼ of Section 19, T5N, R14W, Faulkner County, Arkansas, described as beginning at the NW corner of said NE ¼ NW ¼, thence along the North line of said NE ¼ NW ¼ South 89 degrees 22 minutes 30 seconds East, 173.64 feet; thence South 0 degrees 30 minutes West, 140.5 feet; thence South 89 degrees 22 minutes 30 seconds East, 191.5 feet; thence South 0 degrees 39 minutes West, 81.12 feet or the centerline of a 30 foot public road easement; thence along said centerline to a point South 75 degrees 24 minutes West, 39.11 feet; thence South 60 degrees 15 minutes 25 seconds West, 107.37 feet; thence South 48 degrees 02 minutes 50 seconds West, 195.79 feet; thence South 87 degrees 36 minutes 26 seconds West, 86.0 feet or to the West

line of said NE ¼ NW ¼; thence along said West line North 423.2 feet to the point of beginning. Reserving the South 15.0 feet for public road purposes.

The following instruments were found of record during the aforementioned period which affect the above described property:

1. Warranty Deed between Willie E. Marshall, of lawful age (Grantor) and Willie Hoover and Melinda Hoover, husband and wife (Grantee), recorded on September 11, 1996 in Book 642, page 176, and corrected in Book 645, page 148, records of Faulkner County, Arkansas. (Tract 2)
2. Quitclaim Deed between Herbert S. Hoover and Donna S. Hoover (Grantor) and Willie E. Hoover and Melinda J. Hoover (Grantee), recorded on November 6, 2001 as Document No. 2001-20720, records of Faulkner County, Arkansas. (Tract 1)

Judgments have been checked on Willie and Melinda Hoover during the aforementioned period, and the following were found:


None

If tax information was requested, please see the attached tax certificate for the real property tax information as to the above described property.

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

Lenders Title Company



By: Julie A. Parker

Arkansas Insurance Department
Contact Information:

Arkansas Insurance Department
Consumer Services Division
1200 West Third Street
Little Rock, AR 72201-1904

(800) 852-5494

(501) 371-2640



240 Skyline Drive, Suite 3000 · Conway, Arkansas 72032
(501) 329-1400 office · (501) 327-3972 Fax


Date: January 17, 2018

Prepared for: Melinda Hoover

RE: Annexation of lands into the City of Conway, Arkansas

To whom it may concern,

This letter is being written to verify that the 2.15 acres (address 6162 Marshall River Road) in Section 19, T-5-N, R-14-W, Faulkner County, Arkansas is contiguous to the City limits of Conway Arkansas and the 1.0 acres (6231 Marshall River Road) lying in Section 19, T-5-N, R-14-W, Faulkner County, Arkansas is contiguous to the aforementioned 2.15 acres extending farther westbound toward the Arkansas River according to a map generated by Jennifer Wheeler (GIS Analyst) for Arkansas GIS office and a letter dated January 9, 2018 and does not create an enclave.


Billy P. Tyler
APLS #231

