



**ARKANSAS
GIS OFFICE**

Department of Transformation
and Shared Services

Governor Asa Hutchinson

Secretary Amy Fecher

Director Shelby Johnson

2020 DEC 23 11:23 AM

CO. CLERK
BENTON COUNTY, AR

August 10, 2020

Ms. Lorene Burns
Planning Director
City of Centerton
290 Main St.
Centerton, AR 72719

RE: City of Centerton Annexation Coordination Requirement

Ms. Burns,

Thank you for coordinating with our office as you seek to annex property into the City of Centerton, AR described as the "Stone Annexation" and located in Section 21, Township 20 North, Range 31 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\Centerton\20200810\Doc\20200810_Centerton_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



Stone Annexation (Centerton)

FILED
2020 DEC 23 PM 3:26

Parcels 18-09790-000 and 18-09790-001 with adjacent ROW same being:

CO. & PROBATE CLERK
BENTON COUNTY, AR

All of the NE 1/4 of the NW 1/4 of S21, T20N, R31W lying West of the East R-O-W of AR 72, in Benton County, AR

Proposed "Stone" Annex: City of Centerton
August 2020

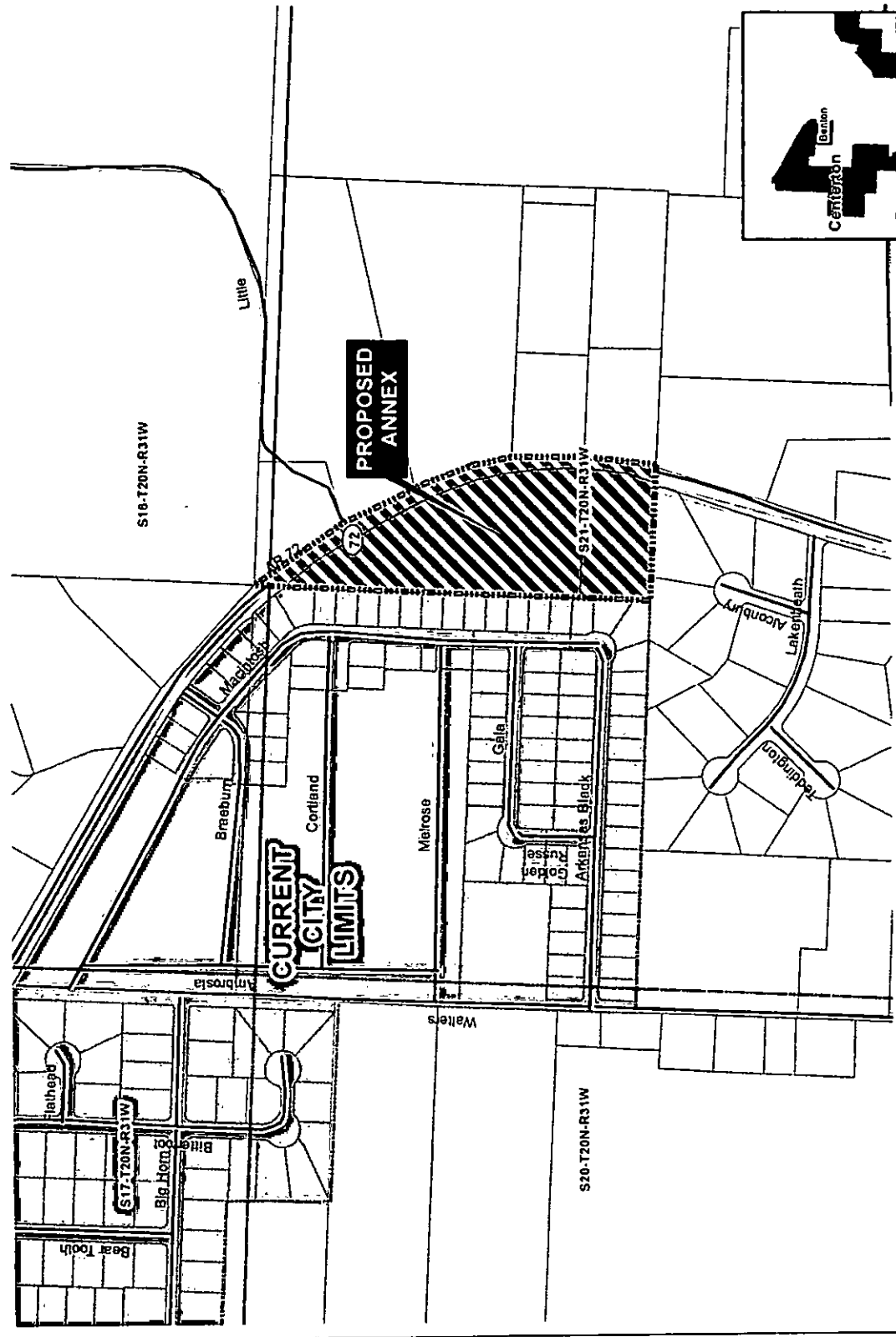
City: Centerton
Mayor: Bill Edwards

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, is evidence the entity has met requirements of A 914 of 2015

- Proposed Annex
- City Limits
- Parish
- District
- Highway
- Major Road
- Existing City



H:\City_Annexations\Centerton\907000101

FILED

2020 DEC 23 PM 3: 26

CLERK OF THE CLERK
BENTON COUNTY, AR

DATE: December 23, 2020

PETITION FOR ANNEXATION

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

CC 2020-26

**Petitioners:
Car Crazy Carwash LLC
Robert W. Stone and Teri J. Stone**

Comes now the undersigned petitioners, and state as follows:

That we, owning 100% of the property in the following described territory, in Benton County, Arkansas, do hereby petition, pursuant to A.C.A. 14-40-609, the City Council of Centerton, Arkansas, to annex the following lands to the City of Centerton, Arkansas:

All of the NE ¼ of the NW ¼ lying west of the east R-O-W of S. H. 72, in S21-T20N-R31W, Benton County, AR.

1. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area.
2. That said property described herein is contiguous to and adjoining the present Centerton city limits, as shown on the map attached hereto as Exhibit A.
3. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Centerton.
4. That the following schedule of services shall be extended to the area by the City of Centerton within three (3) years after the date the annexation becomes final: police and fire protection – immediately; public street maintenance – immediately; and solid waste collection and disposal – immediately.
5. That a letter or title opinion from a certified abstractor or title company verifying the petitioner is the owner of record of the relevant property is attached hereto as Exhibit B, and is made part of this petition.

FILED

2020 DEC 23 PM 3:25

CLERK OF THE DISTRICT COURT
BENTON COUNTY, ARKANSAS

- 6. That a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the city limits of Centerton and that no enclaves will be created if the property is accepted for annexation into the City of Centerton is attached hereto as Exhibit C, and is made part of this petition.
- 7. That the undersigned person(s) executing this petition have confirmed by their signature below a desire that his property, which is described above, be annexed into the City of Centerton.

PID 18-09790-000
 11673 W AR 72 HWY
 Bentonville, AR 72712
 6.23 Acres

Robert W. Stone
 Printed Name of Property Owner/Petitioner
Robert W. Stone
 Signature of Property Owner/Petitioner

Teri J. Stone
 Printed Name of Property Owner/Petitioner
Teri J. Stone
 Signature of property Owner/Petitioner

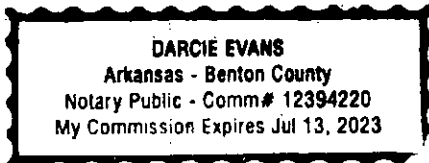
ACKNOWLEDGMENT

State of Arkansas)
)
 County of Benton) ss.

On this the 26th day of October, 2020, before me, the undersigned officer, personally appeared Robert W. Stone and Teri J. Stone, known to me (or satisfactorily proven) to be the persons whose names are subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

Darcie Evans
 NOTARY PUBLIC

My Commission Expires: 7-13-2023



PID 18-09790-001
11657 W AR 72 HWY
Bentonville, AR 72712
2.09 Acres

FILED
2020 DEC 23 PM 3:26
CLERK
BENTON COUNTY, AR

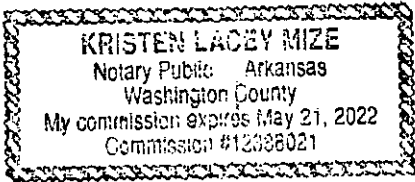
Randy Roth for Car Crazy Carwash LLC
Printed Name of Property Owner/Petitioner

Randy Roth
Signature of Property Owner/Petitioner

ACKNOWLEDGMENT

State of Arkansas)
) ss.
County of BENTON)

On this the 23rd day of OCTOBER, 2020, before me, the undersigned officer, personally appeared Randy Roth on behalf of Car Crazy Carwash LLC, known to me (or satisfactorily proven) to be the persons whose names are subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.



Kristen Lacey Mize
NOTARY PUBLIC

My Commission Expires: May 21, 2022

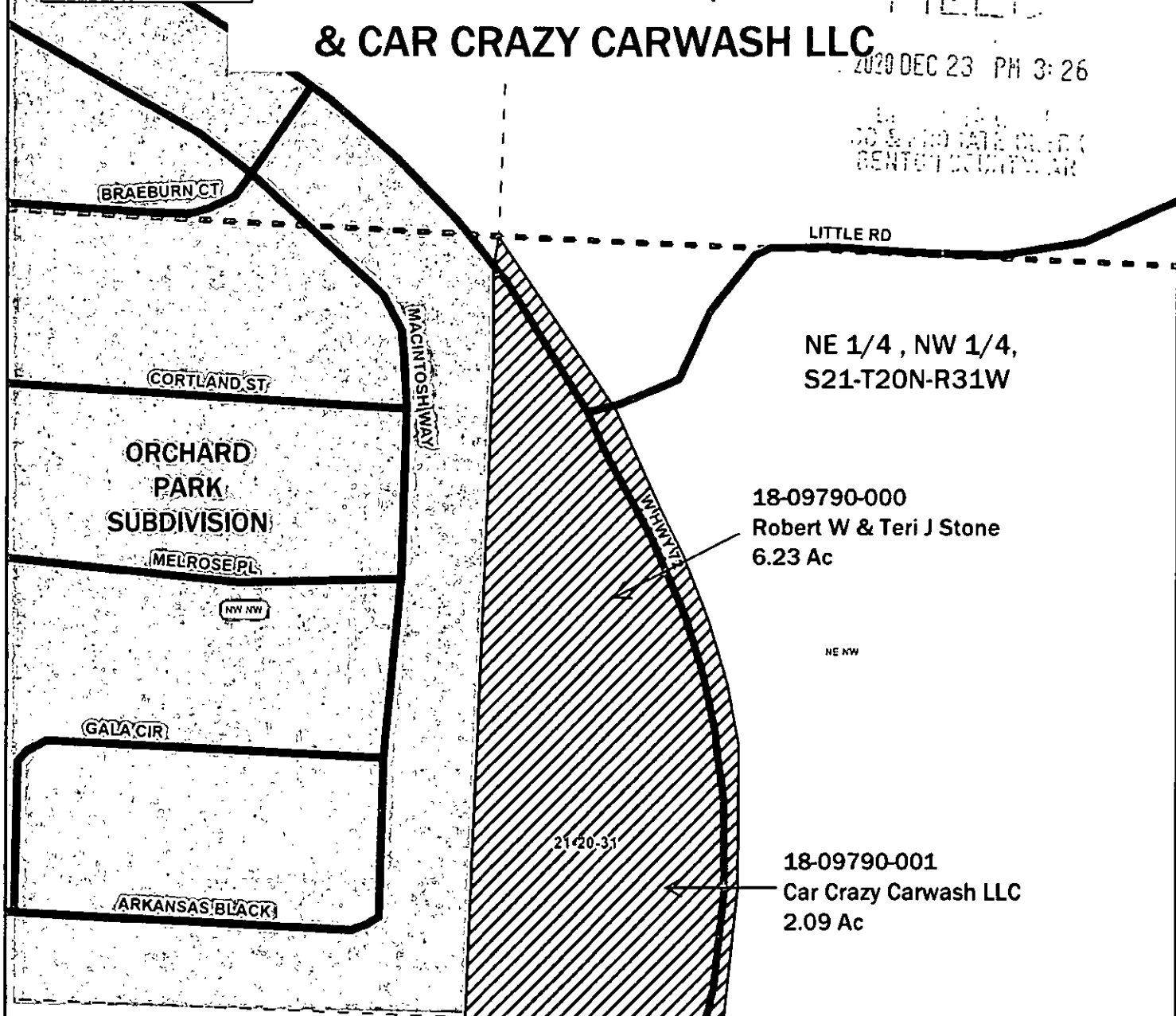
Exhibit A

STONE ANNEXATION (CENTERTON) & CAR CRAZY CARWASH LLC



2020 DEC 23 PM 3:26

FILED
COUNTY CLERK
CENTERTON, AR



NE 1/4, NW 1/4,
S21-T20N-R31W

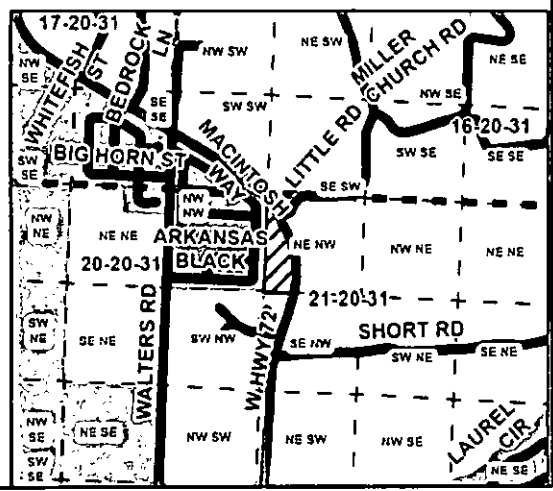
18-09790-000
Robert W & Teri J Stone
6.23 Ac

18-09790-001
Car Crazy Carwash LLC
2.09 Ac

WATERFORD PARK
SUBDIVISION

Map Features

- Road
- Section
- Quarter Quarter
- Stone Annexation
- Centerton





FILED
2020 DEC 31 AM 9:06
CO & CLERK
BENTON COUNTY AR

Date: December 28, 2020
Subject: Proposed Annexation Checklist
CC 2020-26 Siloam Springs, AR

- (A) is in writing;
- (B) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming the desire to be annexed;
- (C) contains an accurate description of the relevant property or properties;
- (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town; and
- (F) include a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

NA [Additionally, we note that the legal description in (B) does not include in its description certain dedicated public roads and rights of way abutting or traversing the property to be annexed, the legal descriptions for which are included on the attached Exhibit "A"]

Please contact me if you have any questions.

Michael D. Million
Manager - GIS-Mapping Dept.
Benton County Assessor's Office
Phone: 479-271-1037, ext. 7004
Email: michael.million@bentoncountyar.gov

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

FILED

2020 DEC 31 AM 9:06

CC 2020-26
BENTON COUNTY, AR

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

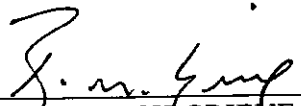
We, Betsy Harrell, County Clerk of Benton County, and Roderick Grieve, County Assessor of Benton County, attest as follows:

Our offices have received the attached petition seeking annexation. The petition has been reviewed and we hereby verify that the petition:

- (A) is in writing;
- (B) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming the desire to be annexed;
- (C) contains an accurate description of the relevant property or properties;
- (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town; and
- (F) include a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.



HON. BETSY HARRELL, County Clerk



HON. RODERICK GRIEVE, County Assessor

BENTON COUNTRY

STATE OF ARKANSAS

BETSY HARRELL

COUNTY CLERK & VOTER REGISTRAR

215 EAST CENTRAL, SUITE 217
BENTONVILLE, AR 72712-5373
479-271-1013
Fax: 479-271-1019

January 7, 2021

PROBATE COURT CLERK

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

Honorable Bill Edwards
City of Centerton
PO Box 208
Centerton, AR 72719

Re: In the Matter of Annexing to the City of Centerton, Arkansas Certain
Territory Contiguous To Said City of Centerton, Arkansas

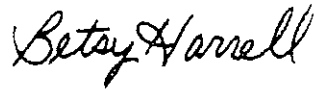
Dear Mayor Edwards:

The County has received and processed a proposed annexation pursuant to ACA § 14-40-609 related to annexations by 100% of the property owners. I am transmitting to you a copy of the documents relating to the proposed annexation for consideration by the Centerton City Council.

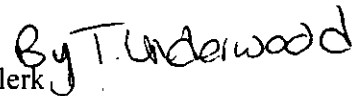
If your council and you approve the annexation, please ask your clerk or recorder to return to me one (1) certified copy of the plat of the annexed property and one (1) certified copy of the ordinance or resolution approving the annexation so that I can send those on to the Secretary of State as required by the statute.

Please feel free to contact me if you have questions.

Sincerely,



BETSY HARRELL, County Clerk



enc

ROGERS OFFICE
2111 W. WALNUT
(479) 636-3727
FAX (479) 636-4922

ROGERS ARCHIVES
2111 W. WALNUT
(479) 636-1037
FAX (479) 636-1053

SILOAM SPRINGS OFFICE
707 S. LINCOLN
479-271-1013
FAX (479) 524-8534

FILED

2021 JAN -4 PM 3:12

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

CLERK OF COURT
CENTERTON, ARKANSAS

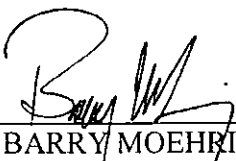
COUNTY COURT CASE NO. CC 2020-26

ORDER AUTHORIZING ANNEXATION PURSUANT TO ACA § 14-40-609

I, Barry Moehring, County Judge of Benton County, having reviewed the attached petition for annexation and verification of petition, hereby find that the petition:

- 1) is in writing;
- 2) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming their desire to be annexed;
- 3) contains an accurate description of the relevant property or properties;
- 4) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- 5) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town – additionally a copy of the letter from the State of Arkansas GIS office approving the legal description for the annexation was provided; and
- 6) includes a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

The County Clerk is directed to forward a copy of this order and the related Petition to the Mayor of the City of CENTERTON.



HON. BARRY MOEHRING, County Judge

1.4.2021

Date

2021 0029

FILED

2021 JAN 13 PM 12:10

BETSY HARRELL
CO & PRIVATE CLERK
BENTON COUNTY, AR

**CITY OF CENTERTON
ORDINANCE NO. 2021-03**

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY BELONGING TO THE CAR CRAZY CARWASH LLC AND ROBERT W. AND TERI J. STONE TO THE CITY OF CENTERTON; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; ASSIGNING SUCH AREA TO WARD 1; AND ZONING AS AGRICULTURAL (A-1).

WHEREAS, a Petition was filed on December 23, 2020 in the County Court of Benton County, Arkansas, pursuant to Arkansas Code Annotated section 14-40-609, County Court Case No. CC2020-26, for the annexation of certain territory belonging to the Car Crazy Carwash LLC and Robert W. and Teri J. Stone as current owners; hereinafter described, lying adjacent and contiguous to the City of Centerton, Arkansas, be annexed to, and made a part of the City of Centerton, Arkansas; and,

WHEREAS, the Benton County Assessor and the Benton County Clerk have verified that the petition: (A) is in writing; (B) contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed; (C) contains an accurate description of the relevant property; (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioner is the owner of record of the relevant property; (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city and that no enclaves will be created if the property or properties are accepted by the city; and (F) includes a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and presented the petition and records of the matter to the Benton County Judge; and

WHEREAS, on January 4, 2021, the Benton 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 complies with the standards for lands qualifying for annexation as set forth in A.C.A. 14-40-302(b) and (E) issued an order articulating these findings and forwarded the petition and order to the contiguous City of Centerton for consideration; and

WHEREAS it is the desire of the Mayor and City Council of Centerton that said territory be annexed.

2021 0288

2021 JAN 13 PM 12:10

DETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

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

Section 1: That the following described territory, contiguous to the City of Centerton, be and the same is hereby accepted as part of, and annexed to and made a part of the City of Centerton, Arkansas to wit: All of the NE ¼ of the NW ¼ lying west of the east R-O-W of S. H. 72, in Benton County, AR.

Section 2: A map of said described lands is attached and made a part of this ordinance as Exhibit "A".

Section 3: That the above-described territory shall be annexed to and made a part of Ward 1 of the City of Centerton, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

Section 4: That the above-described property is hereby zoned as Agricultural (A-1).

Section 5: That the following schedule of services shall be extended to the area by the City of Centerton within the statutorily required three (3) year period after the date the annexation becomes final, as follows:

- A. Fire - Immediately
- B. Police - Immediately
- C. Water - Immediately
- D. Trash - Immediately

Section 6: The annexation shall be final as of the date of acceptance and approval of this ordinance and the property shall be within the corporate limits of the City of Centerton, except as otherwise ordered by the Circuit Court pursuant to a cause of action filed within a thirty (30) day period after approval of this ordinance.

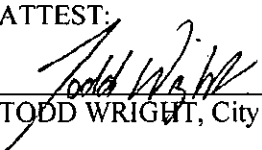
PASSED AND APPROVED this 12th day of **JANUARY 2021**.

APPROVED:



BILL EDWARDS, Mayor

ATTEST:



TODD WRIGHT, City Clerk

BENTON COUNTY

STATE OF ARKANSAS

BETSY HARRELL

COUNTY CLERK & VOTER REGISTRAR

215 EAST CENTRAL, SUITE 217

BENTONVILLE, AR 72712-5373

479-271-1013

Fax: 479-271-1019

PROBATE COURT CLERK

COURTHOUSE, 102 N.E. "A" STREET

BENTONVILLE, AR 72712-5350

479-271-5727

FAX: 479-271-1712

January 15, 2021

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

RE: The City of Centeron
Car Crazy Carwash LLC, Annexation
Benton County Court Case No. CC# 2020-26

Dear Secretary Thurston:

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

1. Map (survey and vicinity map) of the affected area
2. Order Authorizing Annexation entered on 01/04/2021
3. Ordinance 2021-03 adopted on January 12, 2021, by the City of Centeron

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

Sincerely,

Betsy Harrell by Cleemasters
Betsy Harrell

BH/cno
Enclosures

cc: Roderick Grieve
Benton County Assessor

NW Arkansas Regional Planning Commission
1311 Clayton Street
Springdale, AR 72765

Benton County 9-1-1 Administration

ROGERS OFFICE
2111 W. WALNUT
(479) 636-3727
FAX (479) 636-4922

ROGERS ARCHIVES
2111 W. WALNUT
(479) 636-1037
FAX (479) 636-1053

SILAM SPRINGS OFFICE
707 S. LINCOLN
479-271-1013
FAX (479) 524-8534



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

February 23, 2021

The Hon. Betsy Harrell
Benton County Clerk
215 East Central, Suite 217
Bentonville, AR 72712-5373

Re: City of Centerton Annexation Ordinance 2021-03

Dear Ms. Harrell,

This letter acknowledges receipt and filing of the following notice of the municipal boundary change by the Office of the Arkansas Secretary of State:

Filing Type: Annexation pursuant to A.C.A §14-40-609 (annexation by petition of all landowners)

Effective Date: 01/12/2021

County: Benton

City: Centerton

City Ordinance: 2021-03

Dated: 1/12/2021

County Court Order: 2020-26

Date Filed: 1/14/2021

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 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 black ink, appearing to read "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. Bill Edwards, Mayor of Centerton (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: Benton City/Town: Centerton

City Ordinance/Resolution No: 2021-03 Date approved: 1/12/2021

County Court Case No: 2020-14 816 SW Date Order Filed: 01/14/2021

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

Date Change Effective: 01/12/2021 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: _____
(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: Bill Edwards Title: Mayor

Street Address: PO Box 208 (290 Main)

City: Centerton St: AR Zip code: 72719

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: Clemonston Title: Deputy Clerk

Date: 1/15/21

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: Shawntel

FILED

FEB 23 2021

Arkansas
Secretary of State

Rev. 2/2019