



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

April 14, 2021

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

Re: City of Centerton Annexation Ordinance 2021-17

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 §14-40-602 (petition majority of landowners)

Effective Date: 4/8/2021

County: Benton

City Ordinance: 2021-17

County Court Order: 2021-04

City: Centerton

Dated: 3/9/2021

Date Filed: 1/19/2021

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 that reads "Shantell McGraw".

Shantell McGraw
Elections Division

cc: Arkansas Geographic Information Systems Office (w/encl)
Arkansas Department of Transportation Mapping Department (w/encl)
Department of Finance and Administration (w/encl)
Arkansas Public Service Commission (w/encl)
Arkansas Economic Development Institute (w/encl)
The Hon. 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: 2021-17 Date approved: 03/09/2021

County Court Case No: 2021-04 Date Order Filed: 01/19/2021

Type: Annexation by Petition Majority of Landowners A.C.A. 14-40-602 ~~14-40-609~~

Date Change Effective: 04/08/2021 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 St)

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: Cleemasters Title: Deputy Clerk

Date: 3/12/21

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: EM

F I L E D

APR 14 2021

Rev. 2/2019

Arkansas
Secretary of State

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

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

March 12, 2021

PROBATE COURT CLERK
COURTHOUSE, 102 N.E. "A" STREET
BENTONVILLE, AR 72712-5350
479-271-5727
FAX: 479-271-1712

RE: Kuhlman Properties LLC, Barry Bennett Revocable living trust, Weston Keene
City of Centerton Annexation
Benton County Court Case No. CC# 2021-04

RECEIVED

MAR 12 2021

Dear Secretary Thurston:

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

**Arkansas
Secretary of State**

1. Map (survey and vicinity map) of the area affected
2. Decree of Annexation entered on February 22, 2021
3. Ordinance No. 2021-17 adopted March 9, 2021 by the City of Centerton.

Please record this annexation on your records and acknowledge receipt of these documents.

Sincerely,

Betsy Harrell by Cleematters

Betsy Harrell

BH/cnl
Enclosures

Cc Roderick Grieve
Benton County Assessor

NWA 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

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

FILED

2020 MAR 11 AM 11:36

CLERK OF THE COURT
BENTON COUNTY, AR

**CITY OF CENTERTON
ORDINANCE NO. 2021-17**

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY BELONGING TO KUHLMAN PROPERTIES LLC, BARRY BENNETT REVOCABLE LIVING TRUST AND WESTON S. KEENE 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 with the County Court of Benton County by the majority of the real estate owners of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Centerton, Arkansas; and

WHEREAS, in a Decree of Annexation filed in CC 2021-04, the County Court of Benton County, Arkansas, found that the petition was signed by a majority of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Centerton; that an accurate plat or map of said territory had been filed with and made a part of said petition; that proper notice had been given for the time and in the manner prescribed by law; and that all things pertaining thereto had been done in the manner prescribed by law; and did Order, Judge and Decree that said lands and territory should be annexed to and made a part of the City of Centerton, Arkansas; and

WHEREAS, the time fixed by law for appealing from said order of annexation made by the County Court has expired, and no appeal has been taken from said order; as such, the City Council of said City may thereafter proceed with acceptance of same.

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

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

Section 1: That the following described lands and territory contiguous and adjoining the City of Centerton, Arkansas, be and the same is hereby accepted, effective this date, as part of, and annexed to and made a part of the City of Centerton, to wit:

All of the following described area in Benton County, Arkansas and all adjacent street right-of-way: All of the SE/4 of the SE/4 of S30, T20N, R31W, contiguous to the City Limits of Centerton, AR; AND ALSO: A part of the S/2 of the NE/4 of the SE/4 of S30,

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CITY CLERK
CENTERTON, AR

T20N, R31W, more particularly described as: Beginning at the SE Corner of the NE/4 of the SE/4 of Section 30; thence North 89°28'17" West 1049.61 feet, along the south line of the NE/4 of the SE/4; thence North 00°21'24" East 273.80 feet; thence North 89°46'26" West 276.44 feet; thence North 00°02'24" West 62.24 feet; thence South 89°30'07" E 1325.36 feet; thence South 00°09'51" West 334.13 feet, to the point of beginning.

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:

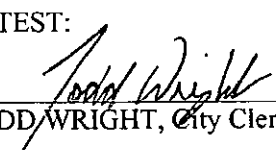
- A. Fire - Immediately
- B. Police - Immediately
- C. Water - Immediately
- D. Trash - Immediately

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 9th day of March 2021.

APPROVED:


BILL EDWARDS, Mayor

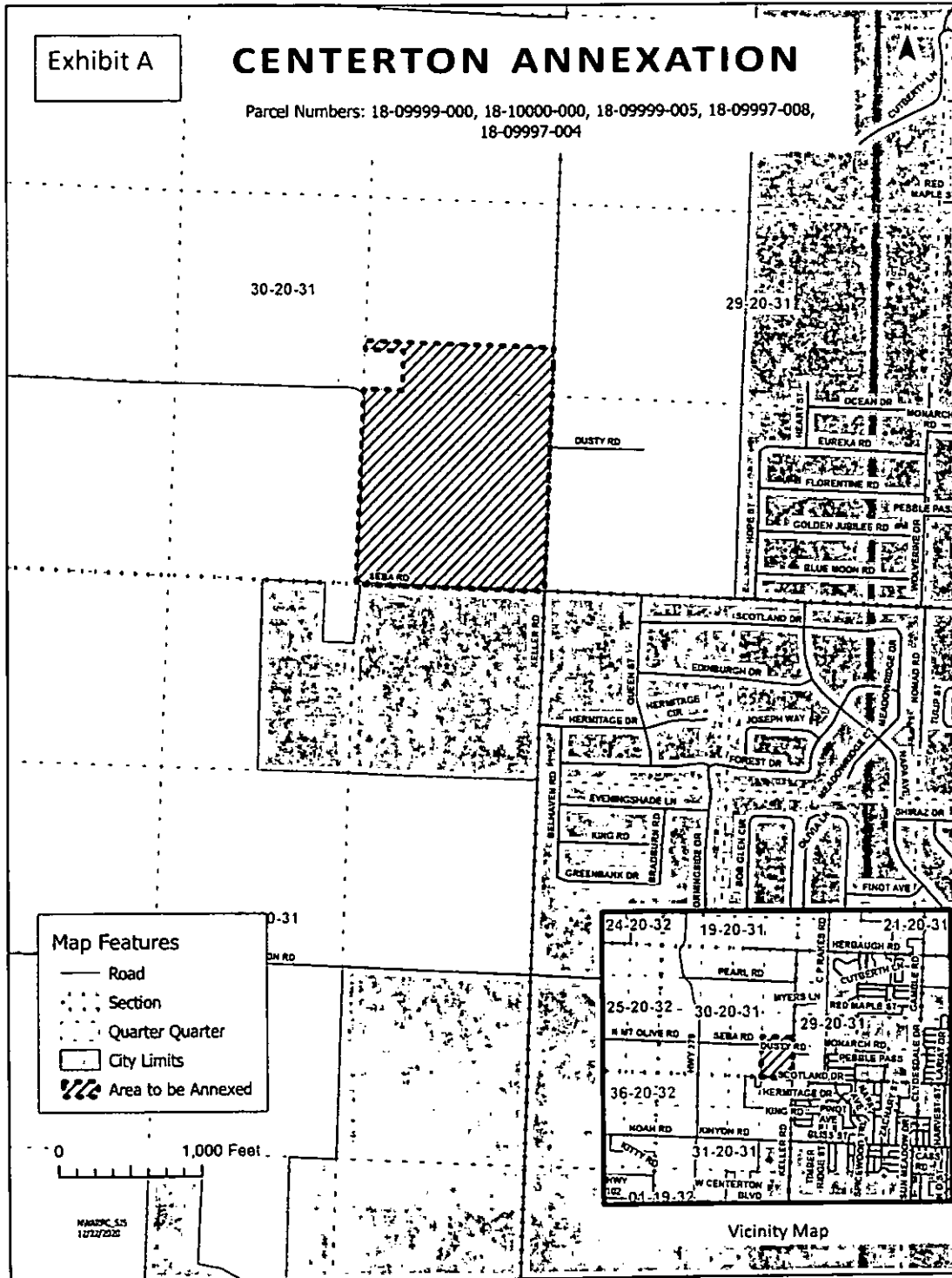
ATTEST:


TODD WRIGHT, City Clerk

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CITY CLERK
CENTERTON, AR



✓

✓

1998 12 15

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

March 9, 2021

Bill Edwards
Centerton Mayor
PO Box 208
Centerton, AR 72719

RE: City of Centerton Annexation
Kuhlman Properties LLC, Barry Bennett Revocable living trust, Weston S Keene
County Court Case No. CC 2021-04

Dear Major Edwards,

I am enclosing herein a certified copy of the Decree of Annexation entered by the County Court of Benton County on February 22, 2021

After thirty days have passed from that date and no contest to the annexation is made, please send me certified copies of the following items so that I can send those on to the Secretary of State and the Director of the Tax Division of the Public Service Commission as required by the statute:

- Ordinance or resolution approving the annexation
- Plat of the annexed property
- Certification letter from Arkansas GIS
- Proof of publication for all legal notices
- Completed Municipal Boundary Change Form

If you have any questions regarding this matter, please let me know.

Sincerely,

Betsy Harrell by Cleemasters

Betsy Harrell

BH/cno

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

FILED

2021 FEB 22 PM 4:09

IN THE BENTON COUNTY COURT

TO THE CLERK OF THE COURT
BENTON COUNTY, ARK.

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

PETITIONERS:
Kuhlman Properties LLC
Barry Bennett Revocable Living Trust
Weston S. Keene

Case No:
CC2021-04

DECREE OF ANNEXATION

On this, the 22 day of February, 2021, there is presented to the Court, by Bill Edwards, agent of the petitioners, a petition for annexation of certain territory, hereinafter more particularly described, to the City of Centerton, Arkansas; and the Court being fully advised of the facts and the law, doth hereby find, judge and decree as follows:

- (1) That the petition was filed more than thirty (30) days prior to this date, and that in said petition, the said Bill Edwards was selected to act on behalf of the petitioners in filing and presenting the petition;
- (2) That a majority of the total number of real estate owners in the areas affected by this petition, have signed said petition, and that such majority owns more than one-half of the acreage affected;
- (3) That the territory consists of land that are platted and held for sale or use as municipal lots; whether platted or not, are held to be sold as suburban property; and/or represent the actual growth of the municipality beyond its legal boundary.
- (4) That the territory sought to be annexed was accurately described in said petition, and that said territory is contiguous to the boundaries of the City of Centerton, Arkansas;
- (5) That attached to and made a part of said petition is an accurate map of the territory sought to be annexed into the City of Centerton;
- (6) That between the time the petition was filed, and the date of this hearing, the petitioners did cause a notice to be published once each week, for three (3) consecutive weeks, in a newspaper of general circulation in the county;
- (7) That the prayer of the petition is right and proper.

Therefore, the Court doth hereby order, judge and decree that the following described territory be and the same is hereby annexed to and made a part of the City of Centerton, Arkansas, to-wit: All of the following described area in Benton County,

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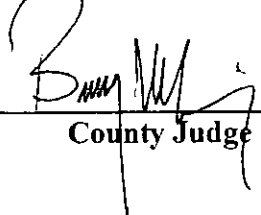
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Arkansas and all adjacent street right-of-way: All of the SE/4 of the SE/4 of S.30, T.20N, R 31W, contiguous to the City Limits of Centerton, AR; AND ALSO: A part of the S/2 of the NE/4 of the SE/4 of S 30, T 20N, R 31W, more particularly described as: Beginning at the SE Corner of the NE/4 of the SE/4 of Section 30; thence North 89°28'17" West 1049.61 feet, along the south line of the NE/4 of the SE/4; thence North 00°21'24" East 273.80 feet; thence North 89°46'26" West 276.44 feet; thence North 00°02'24" West 62.24 feet; thence South 89°30'07" E 1325.36 feet; thence South 00°09'51" West 334.13 feet, to the point of beginning.

The Court doth further order that the original papers in this cause be delivered to the Clerk of the Benton County Court, same to be properly recorded upon the records of Benton County Arkansas, and the Clerk shall, after properly recording and filing the original papers, prepare transcripts of same and deliver one of the certified transcripts to the City of Centerton, Arkansas, one copy to the Secretary of State, and one copy to the Director of the Tax Division of the Arkansas Public Service Commission.

IT IS SO ORDERED.



County Judge

2021 1292

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2

1944

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

City of Centerton
Public Hearing

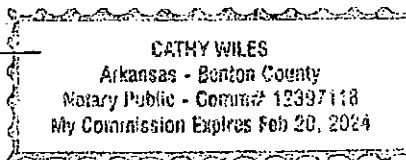
Was inserted in the Regular Edition on:
January 31, February 7 & 14, 2021

Publication Charges: \$369.36

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 15 day of Feb, 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24



****NOTE****
Please do not pay from Affidavit.
Invoice will be sent.

IN THE COUNTY COURT OF
BENTON COUNTY, ARKANSAS
IN THE MATTER OF ANNEXING TO
THE

CASE NO. CC 2021-04
CERTAIN PROPERTY CONTIGUOUS
TO SAID CITY OF CENTERTON,
BENTON COUNTY, ARKANSAS
Kuhlman Properties LLC
Barry Bennett Revocable Living Trust
Weston S. Keene
PETITIONER(S)

NOTICE OF HEARING

Notice is hereby given that there has been filed in the County Court of Benton County, Arkansas, the Petition of Kuhlman Properties LLC, Barry Bennett Revocable living trust, Weston S Keene asking for annexation to the City of Centerton of the following described lands situated in Benton County, Arkansas, and contiguous to said City of Centerton:

All of the SE/4 of the SE/4 of S 30, T 20N, R 31W, contiguous to the City Limits of Centerton, AR;

AND ALSO

A part of the S/2 of the NE/4 of the SE/4 of S 30, T 20N, R 31W, more particularly described as: Beginning at the SE Corner of the NE/4 of the SE/4 of Section 30; thence North 89°28'17" West 1049.61 feet, along the south line of the NE/4 of the SE/4; thence North 00°21'24" East 273.80 feet; thence North 89°30'07" E 1325.36 feet; thence South 00°09'51" West 334.13 feet, to the point of beginning.

A map of said land proposed for annexation is on file with said Petition in the Office of the Clerk of said Court. The Court has fixed the 18th day of February, 2021, at 2:00 o'clock p.m. as the date for a hearing on said Petition to be held in the Quorum Court Room, County Administration Building, 215 East Central Avenue, Centerton, Arkansas. All interested persons desiring to be heard are now notified to be present at said Court at the time and date so fixed.

Petitioners
Kuhlman Properties LLC
Barry Bennett Revocable Living Trust
Weston S. Keene
75376483 1/31, 2/7 & 2/14/21

FILED

2021 JAN 19 PM 3:02

CLERK OF COURT
CO. & PROBATE CLERK
BENTON COUNTY, AR

IN THE COUNTY COURT OF BENTON COUNTY, ARKANSAS

IN THE MATTER OF ANNEXING TO
THE CITY OF CENTERTON, ARKANSAS,
CERTAIN PROPERTY CONTIGUOUS
TO THE CITY OF CENTERTON IN BENTON
COUNTY, ARKANSAS

CASE NO. CC# 2021-04

Kuhlman Properties LLC
Barry Bennett Revocable Living Trust
Weston S. Keene

PETITIONER(S)

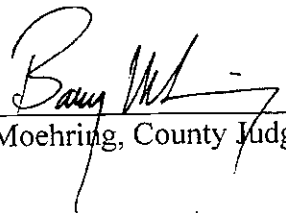
ORDER FOR HEARING

A Petition of real estate owners desiring the annexation of certain territory to the City of Centerton, Arkansas, more particularly described therein, has been filed on the 13th day of January, 2021.

The Court does hereby fix the 18th day of February, 2021, at 2 p.m. as the date and time for hearing on said Petition. Said hearing to be held in the Quorum Court Room, County Administration Building, 215 East Central Avenue, Centerton, Arkansas.

The Court further orders that the Petitioners, shall give notice of such hearing as provided by law.

It is so ordered on this 19th day of January, 2021.



Barry Moehring, County Judge

2021 0345

2021 JAN 13 PM 12:09

BE TSY HARRELL
CO & PROPATE CLERK
BENTON COUNTY, AR

IN THE COUNTY COURT OF BENTON COUNTY, ARKANSAS

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

Case No. 2021-04

**PETITIONERS:
Kuhlman Properties LLC
Barry Bennett Revocable Living Trust
Weston S. Keene**

PETITION FOR ANNEXATION

Come now the undersigned petitioners, and state as follows:

1. That we, as property owners in the following described area, do hereby petition, pursuant to A.C.A. 14-40-601 through 14-40-606, the County Court of Benton County, Arkansas, to annex the following lands to the City of Centerton, AR:

All of the following described area in Benton County, Arkansas and all adjacent Right-Of-Way:

All of the SE/4 of the SE/4 of S 30, T 20N, R 31W, contiguous to the City Limits of Centerton, AR;

AND ALSO

A part of the S/2 of the NE/4 of the SE/4 of S 30, T 20N, R 31W, more particularly described as: Beginning at the SE Corner of the NE/4 of the SE/4 of Section 30; thence North 89°28'17" West 1049.61 feet, along the south line of the NE/4 of the SE/4; thence North 00°21'24" East 273.80 feet; thence North 89°46'26" West 276.44 feet; thence North 00°02'24" West 62.24 feet; thence South 89°30'07" E 1325.36 feet; thence South 00°09'51" West 334.13 feet, to the point of beginning.

2. We further state that this petition is signed by a majority of the real estate owners owning more than one-half of the acreage in said area.

2021 JAN 13 PM 12:09

BEISY HARRELL
CLERK OF DISTRICT COURT
BENTON COUNTY AR

3. That said property described herein is contiguous to and adjoining the present city limits of the City of Centerton, as shown on the attached map.
4. That said lands are suitable for annexation because they meet one or more of the following criteria: the lands furnish the abode for a densely settled community or represent the actual growth of the municipality beyond its legal boundary; the lands are platted and held for sale or use as municipal lots; whether platted or not, the lands are held to be sold as suburban property; or the lands are valuable by reason of their adaptability for prospective municipal uses.
5. We further, by our petition, appoint Bill Edwards to act on behalf of the petitioners in presenting this matter to the Court.
6. That the petitioner(s) request that the Court set a date for the hearing on this matter, and that upon final hearing, the Court enter an Order granting this Petition and annexing the territory described herein to the City of Centerton.

KUHLMAN PROPERTIES LLC PID 18-09999-000, 34.59 Ac

Patrick Kuhlman
Printed Name of Property Owner

[Signature]
Signature of Property Owner

Heather D. Guerra
Printed Name of Attesting Witness

[Signature]
Signature of Attesting Witness

BARRY BENNETT REVOCABLE LIVING TRUST PID 18-099997-008, 4.8 Ac

Mary Benz, Trustee
Printed Name of Property Owner

[Signature]
Signature of Property Owner

Heather D. Guerra
Printed Name of Attesting Witness

[Signature]
Signature of Attesting Witness

WESTON S. KEENE PID 18-09997-004, 3.46 Ac

Weston S. Keene
Printed Name of Property Owner

[Signature]
Signature of Property Owner

Heather D. Guerra
Printed Name of Attesting Witness

[Signature]
Signature of Attesting Witness

FILED

2021 JAN 13 PM 12:09

BETSY HARRELL
CO & PROBATE CLERK
BENNETT COUNTY, AR

TOTAL PROPERTY OWNERS: 5
OF PETITIONERS: 3 = 60% > 50%

TOTAL ACREAGE: 48.35
Acreage owned by Petitioners: 42.85 Ac; 88.62% > 50%

| PARCEL ID | ACRE | OWNER NAME | PHYSICAL ADDRESS |
|---------------|-------|---------------------------------------|---|
| 18-09997-004 | 3.46 | KEENE, WESTON S | KELLER RD |
| 18-09997-008 | 4.8 | BENNETT REVOCABLE LIVING TRUST, BARRY | KELLER RD |
| 18-09999-000 | 34.59 | KUHLMAN PROPERTIES LLC | KELLER RD |
| 18-09999-005 | 3 | THOMAS, HERBERT L & MARY A | 10585 KELLER RD CENTERTON AR 72719-9019 |
| 18-100000-000 | 2.5 | PAGE, JOHN H & NANCY J | 12900 SEBA RD CENTERTON AR 72719-8970 |

FILED

Exhibit A

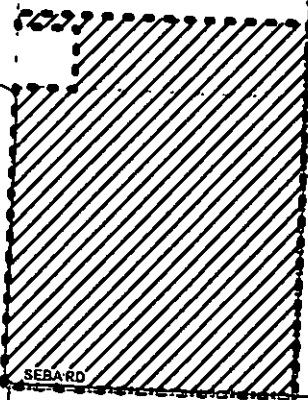
CENTERTON ANNEXATION

2021 JUN 15 PM 12:09

Parcel Numbers: 18-09999-000, 18-10000-000, 18-09999-005, 18-09997-008; REL
18-09997-004 CO & PRIVATE CLEP
BENTON COUNTY

30-20-31

29-20-31



RED MAPLE ST

DUSTY RD

OCEAN DR
MONARCH CRT
EUREKA RD
FLORENTINE RD
PEBBLE PASS
GOLDEN JUBILEE RD
BLUE MOON RD

SEBARD

SCOTLAND DR
EDINBURGH DR
HERMITAGE CRT
JOSEPH WAY
FOREST DR
MEADOWSIDE CRT
MEADOW DR
NOAH RD
TULIP ST
SHRAZ DR
PINOT AVE

KELLER RD

BELHAVEN RD

QUEEN ST
HERMITAGE DR
EVENINGSHADE LN
KING RD
GREENBANK DR
BRADBURN RD
ORNINGSIDE DR
BOB GLEN CRT

Map Features

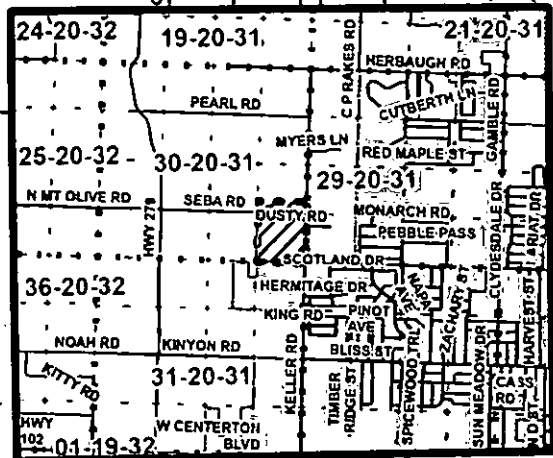
- Road
- Section
- Quarter Quarter
- City Limits
- Area to be Annexed

0-31

DN RD

0 1,000 Feet

NWARPC_S35
12/22/2020



Vicinity Map

FILED

2021 JAN 13 PM 12:09
Department of Transformation
and Shared Services
Governor Asa Hutchinson
Secretary Amy Fecher
Director Shelby Johnson



**ARKANSAS
GIS OFFICE**

December 28, 2020

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

RE: City of Centerton Annexation Coordination Requirement

Mayor Edwards,

Thank you for coordinating with our office as you seek to annex property into the City of Centerton, AR described as the "Kuhlman et al. Annexation" and located in Section 30, 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\20201228\Doc\20201228_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



FILED

2021 JAN 13 PM 12:09

RECEIVED
CLERK OF COURSE
BENTON COUNTY OFFICES

H:\City_Annexation\Case\CA-19-001725

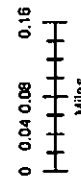
City: Centerton
Mayor: Bill Edwards

Arkansas Code 14-10-101.

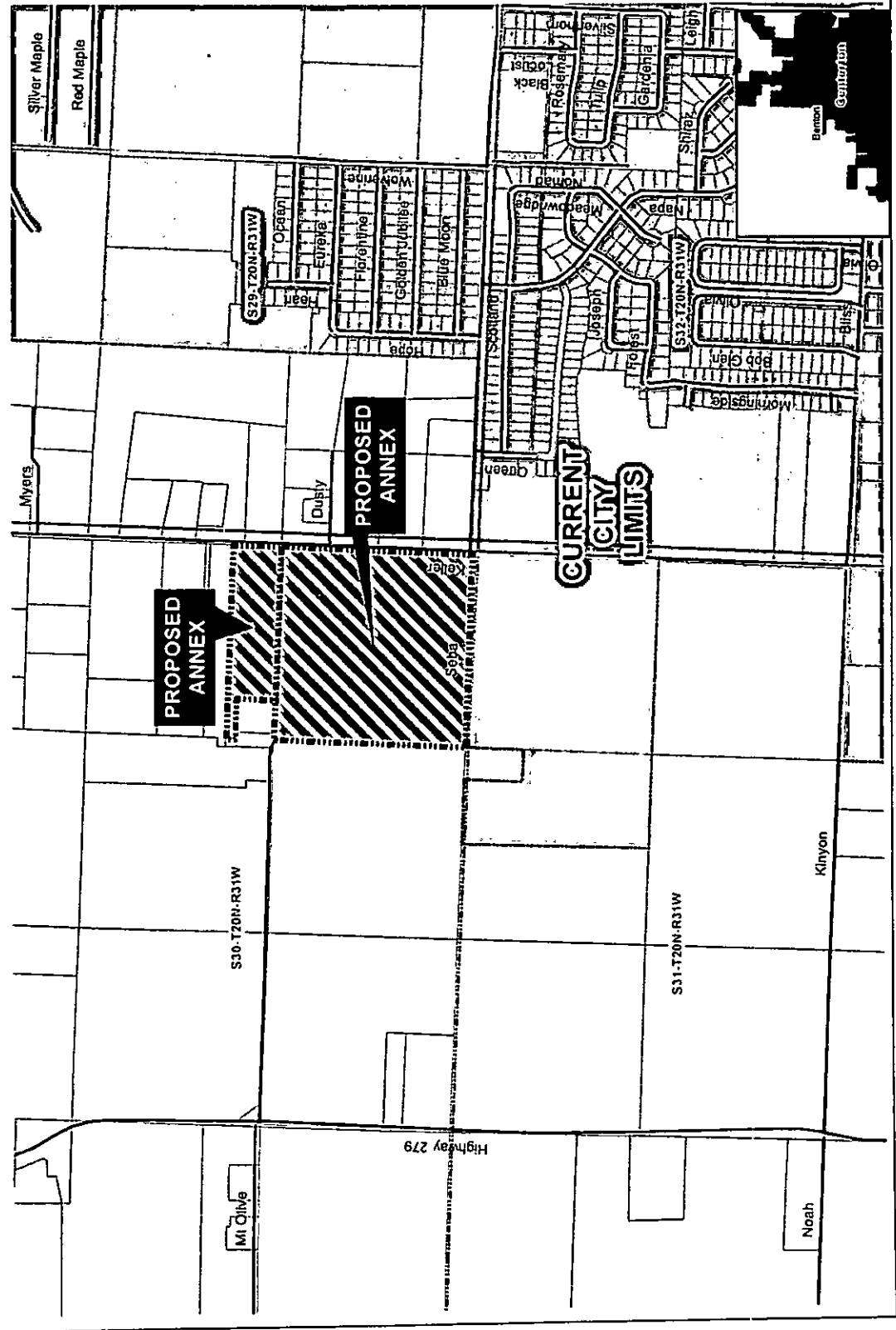
Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.

The map contained herein, is evidence of the entity has met requirements of ARS 14-10-101

- Proposed Annex
- Existing City
- Other
- Other
- Other
- Other



Proposed "Kuhlman et al." Annex: City of Centerton
December 2020



FILED

2021 JAN 13 PM 12: 09

Kuhlman Et Al Annexation Legal Description

BETSY HARRELL
CO & PROCLATE CLERK
BENTON COUNTY, AR

All of the following described area in Benton County, Arkansas and all adjacent Right-Of-Way:

All of the SE/4 of the SE/4 of S 30, T 20N, R 31W, contiguous to the City Limits of Centerton, AR;

AND ALSO

A part of the S/2 of the NE/4 of the SE/4 of S 30, T 20N, R 31W, more particularly described as:

Beginning at the SE Corner of the NE/4 of the SE/4 of Section 30; thence North 89°28'17" West 1049.61 feet, along the south line of the NE/4 of the SE/4; thence North 00°21'24" East 273.80 feet; thence North 89°46'26" West 276.44 feet; thence North 00°02'24" West 62.24 feet; thence South 89°30'07" E 1325.36 feet; thence South 00°09'51" West 334.13 feet, to the point of beginning.

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY AR

IN THE BENTON COUNTY COURT

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

PETITIONERS:

Kuhlman Properties LLC
Barry Bennett Revocable Living Trust
Weston S. Keene

Case No.
CC2021-_____

On this the ____ day of _____, 2021 is filed the petition of real estate
owners desiring the annexation of territory to the City of Centerton, Arkansas,
more particularly described therein, and this Court does hereby fix _____
_____, 2021 as the date for hearing on said petition, and Bill Edwards, the agent
named by said petitioners, shall give notice of such hearing as provided by law, said
hearing to be held in the Office of the County Judge at _____ .m.

Barry Moehring, County Judge

FILED

2021 JAN 13 PM 12:10

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY AR

IN THE BENTON COUNTY COURT

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

FOR PETITIONERS:

Kuhlman Properties LLC
Barry Bennett Revocable Living Trust
Weston S. Keene

Case No:
CC2021-_____

DECREE OF ANNEXATION

On this, the ____ day of _____, 2021, there is presented to the Court, by Bill Edwards, agent of the petitioners, a petition for annexation of certain territory, hereinafter more particularly described, to the City of Centerton, Arkansas; and the Court being fully advised of the facts and the law, doth hereby find, judge and decree as follows:

- (1) That the petition was filed more than thirty (30) days prior to this date, and that in said petition, the said Bill Edwards was selected to act on behalf of the petitioners in filing and presenting the petition;
- (2) That a majority of the total number of real estate owners in the areas affected by this petition, have signed said petition, and that such majority owns more than one-half of the acreage affected;
- (3) That the territory consists of land that are platted and held for sale or use as municipal lots; whether platted or not, are held to be sold as suburban property; and/or represent the actual growth of the municipality beyond its legal boundary.
- (4) That the territory sought to be annexed was accurately described in said petition, and that said territory is contiguous to the boundaries of the City of Centerton, Arkansas;
- (5) That attached to and made a part of said petition is an accurate map of the territory sought to be annexed into the City of Centerton;
- (6) That between the time the petition was filed, and the date of this hearing, the petitioners did cause a notice to be published once each week, for three (3) consecutive weeks, in a newspaper of general circulation in the county;
- (7) That the prayer of the petition is right and proper.

Therefore, the Court doth hereby order, judge and decree that the following described territory be and the same is hereby annexed to and made a part of the City of Centerton, Arkansas, to-wit: All of the following described area in Benton County,

FILED

2021 JAN 13 PM 12: 10

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Arkansas and all adjacent street right-of-way: All of the SE/4 of the SE/4 of S 30, T 20N, R 31W, contiguous to the City Limits of Centerton, AR; AND ALSO: A part of the S/2 of the NE/4 of the SE/4 of S 30, T 20N, R 31W, more particularly described as: Beginning at the SE Corner of the NE/4 of the SE/4 of Section 30; thence North 89°28'17" West 1049.61 feet, along the south line of the NE/4 of the SE/4; thence North 00°21'24" East 273.80 feet; thence North 89°46'26" West 276.44 feet; thence North 00°02'24" West 62.24 feet; thence South 89°30'07" E 1325.36 feet; thence South 00°09'51" West 334.13 feet, to the point of beginning.

The Court doth further order that the original papers in this cause be delivered to the Clerk of the Benton County Court, same to be properly recorded upon the records of Benton County Arkansas, and the Clerk shall, after properly recording and filing the original papers, prepare transcripts of same and deliver one of the certified transcripts to the City of Centerton, Arkansas, one copy to the Secretary of State, and one copy to the Director of the Tax Division of the Arkansas Public Service Commission.

IT IS SO ORDERED.

County Judge