



JOHN THURSTON
ARKANSAS SECRETARY OF STATE

October 14, 2019

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

Re: City of Conway Annexation Ordinance O-19-38

Dear Ms. Darter,

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

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

Effective Date: 8/26/2019

County: Faulkner

City Ordinance: O-19-38

County Court Order: CC-19-02

City: Conway

Dated: 3/26/2019

Date Filed: 3/15/2019

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. Bart Castleberry, Mayor of Conway (w/encl)



Arkansas Secretary of State

John Thurston 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: 0-19-38 Date approved: 3/26/19

County Court Case No: CC-19-02 Date Order Filed: 3/15/2019

Type: Annexation by Petition of All Landowners Act 14-40-1609
(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: 3/26/19 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)

Initiating party:

All Landowners Majority Landowners Municipal Governing Body State Other _____

Supporting Documentation attached (check all that apply):

- File marked copy of City Ordinance/Resolution (required)
- File marked copy of County Court Order (required except for island annexation and annexation approved by election)
- Copy of Arkansas GIS approved printed map and certification letter (required)
- Proof of Publication for all Legal Notices (include Hearing, Election, and City Ordinance/Resolution notices)
- File marked copy of Petition Part or File marked copy of the certified special election results (if applicable)
- File marked copy of Complaint and final Circuit Court Order (Court Challenge only)

Municipal Contact:

Name: Bart Castleberry Title: Mayor

Street Address: 1201 Oak Street

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: Dwight Walls Title: Deputy Clerk

Date: 9-4-19

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: SM

FILED

OCT 14 2019

Arkansas
Secretary of State

FILED
TIME: 8:41a.m

SEP 04 2019

MARGARET DARTER
FAULKNER COUNTY CLERK
BY D. Walls DC



City of Conway, Arkansas
Ordinance No. O-19-38



L201905148
CERTIFICATE OF RECORD
FAULKNER CO, AR FEE \$25.00
RECORDED: 04-15-2019 11:33:38 AM
CRYSTAL TAYLOR
CIRCUIT CLERK
BY: LIZ BAUMGARTNER, D.C.

ORDINANCE
3 Pages

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN LANDS COMPRISED OF 55.14 ACRES LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF E DAVE WARD DRIVE/AR-286 AND THOMAS G WILSON DRIVE, 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, including all adjacent and abutting rights-of-way, annexed to said City by order of the County Court of Faulkner County, Arkansas heretofore entered on March 19, 2019 and said territory being situated in Faulkner County, Arkansas, shall be a part of the City of Conway and shall be zoned [Tract 1] to C-3 and [Tract 2] to A-1. Legal description as follows:

Tract 1 (Proposed Lot 1, Maly Village)

Lands lying in the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas; more particularly described as follows: Beginning at the Southwest Corner of the said Northwest Quarter of the Southeast Quarter North along the West Line of the said Northwest Quarter 01 degrees 22 minutes 29 seconds East 211.44 feet; thence to a point on the South Right-of-Way of Arkansas State Highway 286 (Dave Ward Drive); thence leaving said West Line along said South Right-of-Way Line North 77 degrees 43 minutes 55 seconds East 125.34 feet; thence North 79 degrees 09 minutes 51 seconds East 126.14 feet; thence leaving said South Right-of-Way Line South 10 degrees 50 minutes 09 seconds East 230.26 feet; thence South 01 degrees 33 minutes 55 seconds West 249.79 feet; thence North 88 degrees 26 minutes 05 seconds West 293.78 feet to a point on the West Line of the Southwest Quarter of the said Southeast Quarter; thence North 01 degrees 36 minutes 07 seconds East 206.19 feet to the point of beginning containing 2.92 acres more or less.

Tract 2 (Proposed Lots 2-13, Maly Village)

Lands lying in the Northwest and Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas more particularly described as follows: Beginning at a found 1 inch pipe at the Southeast Corner of the said Southwest Quarter of the Southeast Quarter along the South Line of the said Southwest Quarter of the Southeast Quarter; North 87 degrees 00 minutes 40 seconds West 1384.21 feet to a 1 inch pipe at the Southwest Corner of the said Southwest Quarter of the Southeast Quarter which is also a point on the East Right-of-Way Line of Thomas G. Wilson Drive; thence leaving said South Line along said East Right-of-Way Line and the West Line of the said Southwest Quarter of the Southeast Quarter North 01 degrees 36 minutes 07 seconds East 1324.60 feet to the Southwest Corner of the Northwest Quarter of the Southeast Quarter; thence continuing along said East Right-of-Way Line and the West Line of the Northwest Quarter of the Southeast Quarter North 01 degrees 22 minutes 29 seconds East 211.44 feet to a point on the South Right-of-Way Line of Arkansas Highway 286 (East Dave Ward Drive); thence leaving said East Right-of-Way Line and East Line along the said South Right-of-Way Line North 77 degrees 43 minutes 55 seconds East 125.34 feet; thence North 79 degrees 09 minutes 51 seconds East 200.06 feet; thence North 75 degrees 09 minutes 20 seconds East 200.20 feet; thence North 76 degrees 18 minutes 00 seconds East 200.06 feet; thence North 72 degrees 52 minutes 25 seconds East 200.72 feet; thence North 78 degrees 11 minutes 26 seconds East 250.01 feet; thence North 82 degrees 52 minutes 29 seconds East 100.40 feet; thence North 74 degrees 06 minutes 46 seconds East 158.45 feet to a point on the East Line of the said Northwest Quarter of the Southeast Quarter; thence leaving said South Right-of-Way Line along said East Line South 01 degrees 37 minutes 29 seconds West 596.17 feet to a found 1 inch pipe at the Southeast Corner of the said Northwest Quarter of the Southeast Quarter; thence along the East Line of the said Southwest Quarter of the Southeast Quarter South 01 degrees 38 minutes 10 seconds West 1341.27 feet to the point of beginning containing 55.14 acres more or less.

Less and Except:

Tract 1 (Proposed Lot 1 Maly Village)

Lands lying in the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas; more particularly described as follows:

Beginning at the Southwest Corner of the said Northwest Quarter of the Southeast Quarter North along the West Line of the said Northwest Quarter 01 degrees 22 minutes 29 seconds East 211.44 feet; thence to a point on the South Right-of-Way of Arkansas State Highway 286 (Dave Ward Drive); thence leaving said West Line along said South Right-of-Way Line North 77 degrees 43 minutes 55 seconds East 125.34 feet; thence North 79 degrees 09 minutes 51 seconds East 126.14 feet; thence leaving said South Right-of-Way Line South 10 degrees 50 minutes 09 seconds East 230.26 feet; thence South 01 degrees 33 minutes 55 seconds West 249.79 feet; thence North 88 degrees 26 minutes 05 seconds West 293.78 feet to a point on the West Line of the Southwest Quarter of the said Southeast Quarter; thence North 01 degrees 36 minutes 07 seconds East 206.19 feet to the point of beginning containing 2.92 acres more or less.

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: 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 4** of the City of Conway, Arkansas.

Section 3: It is hereby declared the annexed land shall be provided the following services immediately upon the effective date of this annexation: police protection; fire protection; maintenance of any publically dedicated streets within the property; and opportunity to connect to potable water, sanitary sewer, electric, and telecommunications services provided by Conway Corporation at the expense of the property owner.

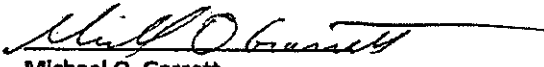
Section 4: It is hereby ascertained and declared that it is necessary for the protection and preservation of the public health and safety that the foregoing ordinance and the annexation shall take effect and be in force from and after its passage and publication.

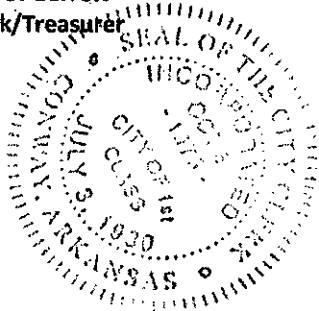
PASSED this 26th day of March, 2019.

Approved:


Mayor Bart Castleberry

Attest:


Michael O. Garrett
City Clerk/Treasurer



FILED

MAR 15 2019

IN THE COUNTY COURT OF FAULKNER COUNTY, ARKANSAS
MARGARET DARTER
FAULKNER COUNTY CLERK

Maly Farms, Inc., Petitioner

BY C. Waters DC

CC-19-02

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 March 4, 2019.
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 and further displayed a map of the proposed site.
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 area described in Exhibit A should be, and hereby is, released for annexation into the City of Conway:

IT IS SO ORDERED.

Jim B. Baker
HON. JIM B. BAKER
Faulkner County Judge

Dated 3-15-2019

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

Margaret Darter
Margaret Darter, Clerk

Krissy Lewis
Krissy Lewis, Assessor

Tract 1 (Property Lot 1 Maly Village)

Lands lying in the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas; more particularly described as follows:

Beginning at the Southwest Corner of the said Northwest Quarter of the Southeast Quarter North along the West Line of the said Northwest Quarter **NORTH 01 degrees 22 minutes 29 seconds East 211.44 feet**; thence to a point on the South Right-of-Way of Arkansas State Highway 286 (Dave Ward Drive); thence leaving said West Line along said South Right-of-Way Line **North 77 degrees 43 minutes 55 seconds East 125.34 feet**; thence **North 79 degrees 09 minutes 51 seconds East 126.14 feet**; thence leaving said South Right-of-Way Line **South 10 degrees 50 minutes 09 seconds East 230.26 feet**; thence **South 01 degrees 33 minutes 55 seconds West 249.79 feet**; thence **North 88 degrees 26 minutes 05 seconds West 293.78 feet** to a point on the West Line of the Southwest Quarter of the said Southeast Quarter; thence **North 01 degrees 36 minutes 07 seconds East 206.19 feet** to the point of beginning containing 2.92 acres more or less.

Tract 2 (Proposed Lots 2-13 Maly Village)

Lands lying in the Northwest and Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas more particularly described as follows:

Beginning at a found 1 inch pipe at the Southeast Corner of the said Southwest Quarter of the Southeast Quarter along the South Line of the said Southwest Quarter of the Southeast Quarter; North 87 degrees 00 minutes 40 seconds West 1384.21 feet to a 1 inch pipe at the Southwest Corner of the said Southwest Quarter of the Southeast Quarter which is also a point on the East Right-of-Way Line of Thomas G. Wilson Drive; thence leaving said South Line along said East Right-of-Way Line and the West Line of the said Southwest Quarter of the Southeast Quarter North 01 degrees 36 minutes 07 seconds East 1324.60 feet to the Southwest Corner of the Northwest Quarter of the Southeast Quarter; thence continuing along said East Right-of-Way Line and the West Line of the Northwest Quarter of the Southeast Quarter North 01 degrees 22 minutes 29 seconds East 211.44 feet to a point on the South Right-of-Way Line of Arkansas Highway 286 (East Dave Ward Drive); thence leaving said East Right-of-Way Line and East Line along the said South Right-of-Way Line North 77 degrees 43 minutes 55 seconds East 125.34 feet; thence North 79 degrees 09 minutes 51 seconds East 200.06 feet; thence North 75 degrees 09 minutes 20 seconds East 200.20 feet; thence North 76 degrees 18 minutes 00 seconds East 200.06 feet; thence North 72 degrees 52 minutes 25 seconds East 200.72 feet; thence North 78 degrees 11 minutes 26 seconds East 250.01 feet; thence North 82 degrees 52 minutes 29 seconds East 100.40 feet; thence North 74 degrees 06 minutes 46 seconds East 158.45 feet to a point on the East Line of the said Northwest Quarter of the Southeast Quarter; thence leaving said South Right-of-Way Line along said East Line South 01 degrees 37 minutes 29 seconds West 596.17 feet to a found 1 inch pipe at the Southeast Corner of the said Northwest Quarter of the Southeast Quarter; thence along the East Line of the said Southwest Quarter of the Southeast Quarter South 01 degrees 38 minutes 10 seconds West 1341.27 feet to the point of beginning containing 55.14 acres more or less.

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EXHIBIT A

(Property Descriptions)

Tract 1 (Proposed Lot 1, Maly Village)

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*Exhibit A to
Petition for Annexation*

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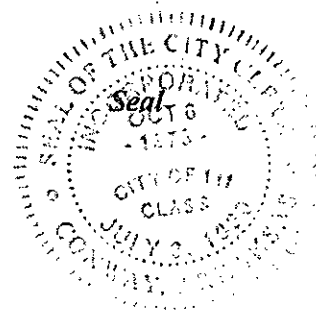
CERTIFICATE

**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 26th day of March, 2019 same is duly recorded in the minutes of meeting of said Council.

Witness, my hand, and seal of the City of Conway, Arkansas this 3rd day of April, 2019.


CITY CLERK-TREASURER



FILED

PETITION FOR ANNEXATION
(MALY FARMS PROPERTY, DAVE WARD DRIVE) MAR 04 2019

MARGARET DARTER
FAULKNER COUNTY CLERK
BY B. Walls DC

TO: ASSESSOR OF FAULKNER COUNTY, ARKANSAS
COUNTY CLERK OF FAULKNER COUNTY, ARKANSAS
COUNTY JUDGE, FAULKNER COUNTY, ARKANSAS
CITY COUNCIL, CITY OF CONWAY, ARKANSAS

1. Maly Farms, Inc. (the "Petitioner") submits this Petition pursuant to Ark. Code Ann. §14-40-609, to annex the Property (defined below) into the City of Conway, Arkansas (the "City").

2. The Petitioner owns one hundred percent (100%) of the interest in Tract 1 and Tract 2 described on the attached Exhibit A and all improvements thereon. Tract 1 and Tract 2 are collectively referred to in this Petition as the "Property".

3. Attached as Exhibit B is an Ownership Report from Waco Title Company verifying Petitioner is the owner of record of the Property.

4. East Dave Ward Drive, also known as Arkansas Highway 286 East, an Arkansas state highway, abuts the Property's northern boundary, and Thomas G. Wilson Drive, a publicly dedicated street maintained by the City, abuts the Property's western boundary.

5. The full length of the Property's northern and western boundaries are contiguous to the existing city limits of the City.

6. No enclaves will be created by or result from the City granting this Petition and annexing the Property. A letter from J. Eric Holloway, President of Holloway Engineering, Surveying, & Civil Design, PLLC verifying that the Property is contiguous to the City's existing city limits and that no enclaves will be created if the Petition is granted is attached hereto as Exhibit C.

7. Annexing the Property constitutes a logical and reasonable extension of the boundary of the City.

8. The schedule of services to be provided by the City within three years after the date of annexation becomes final is as follows:

- a. Police protection,
- b. Fire protection,
- c. Maintenance of any publicly dedicated streets within the Property, and
- d. At Petitioner's expense, connection to potable water, sanitary sewer, electric, and telecommunications service provided by Conway Corporation.

9. Petitioner requests that, upon annexation into the City, Tract 1 be zoned C-3, and Tract 2 be zoned A-1.

10. In accordance with Ark. Code Ann. §14-40-101, Petitioner has coordinated with the Arkansas Geographic Information Systems Office in the preparation of the property description on the attached Exhibit A. A copy of the letter from the Arkansas Geographic Information Systems Office acknowledging proper coordination is attached to this Petition as Exhibit D.

WHEREFORE, the Petitioner requests that:

- A. The Property, and any and all public streets and rights-of-way adjoining the Property, be annexed into the City pursuant to Ark. Code Ann. §14-40-609.
- B. The Faulkner County Assessor and the Faulkner County Clerk, pursuant to Ark. Code Ann. §14-40-609(b)(3), verify this Petition satisfies the requirements of Ark. Code Ann. §14-40-609(b)(2), and thereafter present this Petition and the foregoing verifications to the Faulkner County Judge; and
- C. The Faulkner County Judge, pursuant to Ark. Code Ann. §14-40-609(c)(2)(A) – (D), (i) review the Petition and verifications for completeness and accuracy, (ii) determine that no enclaves will be created upon acceptance of the Petition, (iii) confirm the Petition contains a schedule of services, and (iv) issue an order stating the foregoing findings, and forward the Petition and the order to the City; and
- D. The City grant the Petition and accept for annexation the Property and any and all public streets and rights-of-way adjoining the Property, and provide the services set out in the schedule of services above.

[Signature Of Petitioner And Acknowledgment On Immediately Succeeding Page]

Petitioner attests the above is true and correct and it desires that the Property be annexed into the City of Conway, Arkansas.

Maly Farms, Inc.

By: James Thomas
James Thomas, President

Date: 3/1/19, 2019

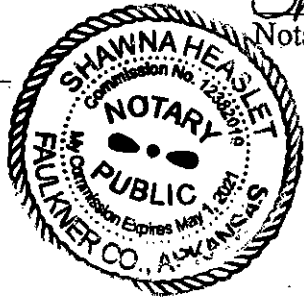
STATE OF ARKANSAS)
COUNTY OF Faulkner) ss. ACKNOWLEDGMENT

On March 1, 2019, before me, a duly qualified and acting Notary Public, personally appeared James Thomas who acknowledged himself to be the President of Maly Farms, Inc., and that he, being authorized so to do, executed the foregoing instrument for the purposes and consideration therein contained, by signing the name of the corporation as such officer.

In witness whereof, I hereunto set my hand and official seal.

My Commission Expires:

May 1, 2021
(Seal)



Shawna Heaslet
Notary Public

Attached Exhibits:

- Exhibit A: Property Descriptions
- Exhibit B: Letter from Waco Title Company verifying Petitioner as sole owner
- Exhibit C: Letter from Engineer verifying contiguity and no enclaves
- Exhibit D: Letter from the Arkansas Geographic Information Systems Office

*Signature Page to
Petition for Annexation*

EXHIBIT A

(Property Descriptions)

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Tract 2 (Proposed Lots 2-13, Maly Village)

Lands lying in the Northwest and Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas more particularly described as follows:

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*Exhibit A to
Petition for Annexation*

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LESS AND EXCEPT

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EXHIBIT B

(Title Company Ownership Report)

[SEE ATTACHED]



701 Locust Street
Conway, AR 72034
Phone: 501-327-5803
Fax: (501) 548-3254

OWNERSHIP REPORT

File #: 1902296-114

For the use and benefit of: to Faulkner County, Attention: County Judge, County Assessor and County Clerk, and the City of Conway, Attn: City Council.

We have examined the records of Faulkner County, Arkansas from 12/10/2013 at 7:00 a.m. through 02/06/2019 at 7:00 a.m. and find the last owner of record of the following described property, to wit:

(deeded legal)

Part of the W1/2 SE1/4 of Section 17, T5N, R13W, Faulkner County, Arkansas, described as beginning at the Southwest corner of said W1/2 SE1/4, thence South 86 degrees 59 minutes 33 seconds East 1384.50 feet to the Southeast Corner of said W1/2 SE1/4; thence North 01 degree 37 minutes 21 seconds East along the East line of said W1/2 SE1/4 1974.74 feet to the South right of way of Dave Ward Drive; thence South 77 degrees 43 minutes 00 seconds West along said right of way 1429.81 feet to the West line of said W1/2 SE1/4 thence leaving said right of way South 01 degree 29 minutes 08 seconds West 1597.66 feet to the point of beginning. Also described on the attached Exhibit A Preliminary Plat of Maly Village.

Is in the name of Maly Farms, Inc. by Warranty Deeds filed for record 12/10/2013 as Land Document No. 2013-21652 and 2013-21653 among the land records of Faulkner County, Arkansas.
Subject to the pending case Arkansas State Highway Commission vs. Maly Farms, Inc. and 1.64 acres in Faulkner County Case No. 23CV16-387.

Waco Title Company Conway

Date: February 27, 2019

BY

Brian A. Blackman, Authorized Signatory
Signing Agent No.: 16983272
Title Agency No.: 100113373

***** DISCLAIMER *****

This limited title search reflects the most recent grantee of record for the above-described property and any mortgage or liens recorded in the property records during the period covered by the search. This limited title search does not reflect any claims to title that are not a part of the property records for the county in which the property is located nor does it reflect possessory claims such as leases, easements and encroachments filed outside the search dates. This report does not disclose overlapping legal descriptions. The above certificate is issued solely for the use and benefit of the party named herein and may not be relied upon by any other person. The party named herein agrees that Waco Title Company Conway's liability for this limited title search shall be expressly limited the amount paid to Waco Title Company Conway for this limited title search.

LEGEND

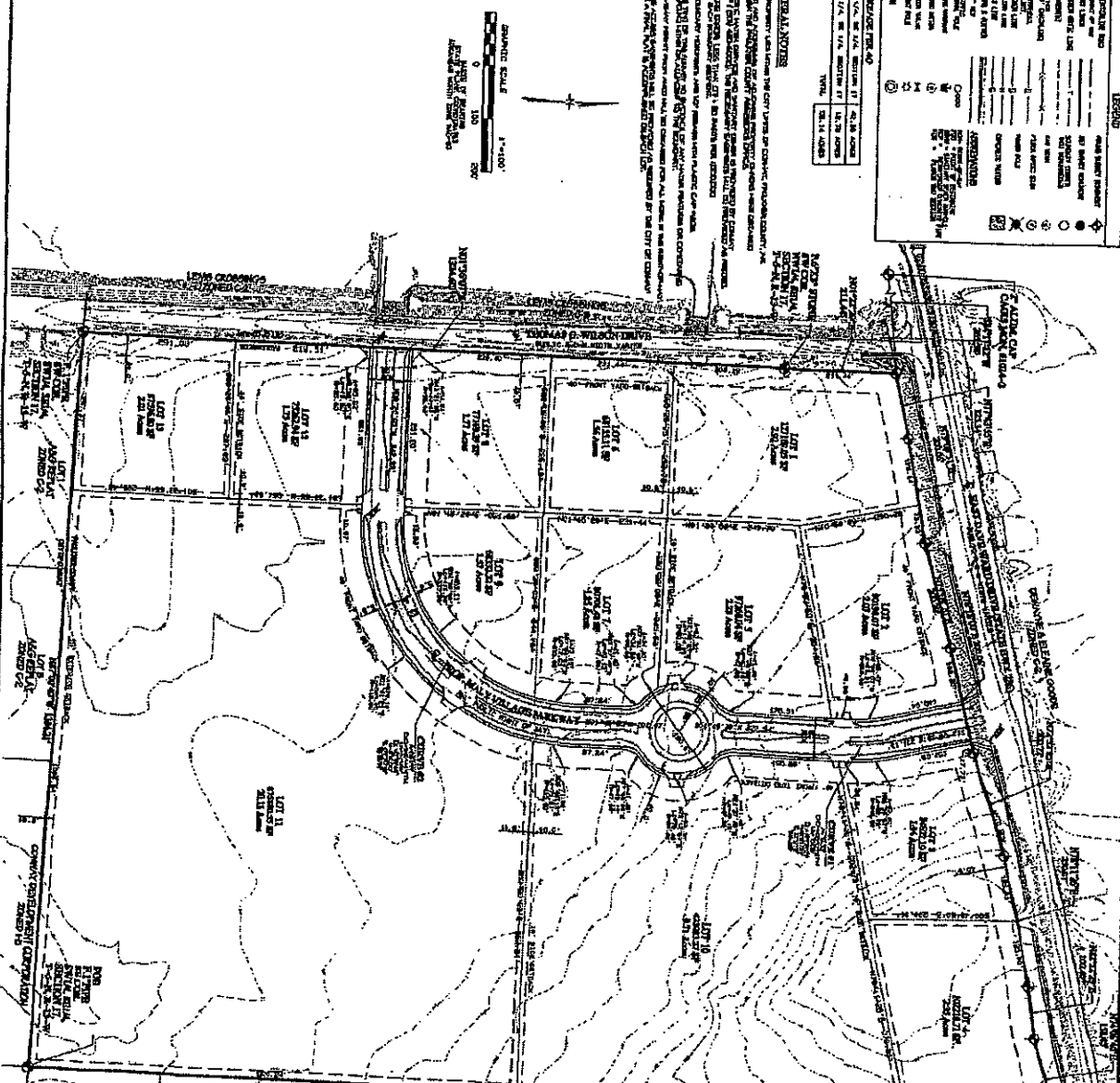
PROPOSED ROAD	(Symbol)
EXISTING ROAD	(Symbol)
PROPOSED DRIVE	(Symbol)
EXISTING DRIVE	(Symbol)
PROPOSED UTILITY	(Symbol)
EXISTING UTILITY	(Symbol)
PROPOSED LOT	(Symbol)
EXISTING LOT	(Symbol)
PROPOSED EASEMENT	(Symbol)
EXISTING EASEMENT	(Symbol)
PROPOSED CUL-DE-SAC	(Symbol)
EXISTING CUL-DE-SAC	(Symbol)
PROPOSED DRIVEWAY	(Symbol)
EXISTING DRIVEWAY	(Symbol)
PROPOSED RAMP	(Symbol)
EXISTING RAMP	(Symbol)
PROPOSED BRIDGE	(Symbol)
EXISTING BRIDGE	(Symbol)

PROPOSED LOT

Lot Area	100.00
Lot Width	100.00
Lot Depth	100.00

GENERAL NOTES

1. THIS PRELIMINARY PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND LOCAL ORDINANCES OF THE CITY OF CONWAY, ARKANSAS.
2. THE PROPERTY SHOWN ON THIS PLAN IS THE PROPERTY OF Malya Farms, Inc., AS SHOWN ON THE PREVIOUS PLAT THEREON.
3. THE CITY OF CONWAY, ARKANSAS, HAS REVIEWED THIS PLAT AND APPROVED IT FOR THE CITY OF CONWAY, ARKANSAS, IN ACCORDANCE WITH THE CITY OF CONWAY, ARKANSAS, SUBDIVISION PLAT ACT, CHAPTER 63, ARS 5-11-101, ET SEQ.
4. THIS PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND LOCAL ORDINANCES OF THE CITY OF CONWAY, ARKANSAS.
5. ALL DIMENSIONS SHOWN ON THIS PLAT ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE SPECIFIED.
6. THIS PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND LOCAL ORDINANCES OF THE CITY OF CONWAY, ARKANSAS.
7. THE CITY OF CONWAY, ARKANSAS, HAS REVIEWED THIS PLAT AND APPROVED IT FOR THE CITY OF CONWAY, ARKANSAS, IN ACCORDANCE WITH THE CITY OF CONWAY, ARKANSAS, SUBDIVISION PLAT ACT, CHAPTER 63, ARS 5-11-101, ET SEQ.



PRELIMINARY PLAT

PROPOSED LOT

Lot	Area
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00
11	100.00
12	100.00
13	100.00
14	100.00
15	100.00

GENERAL NOTES

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PRELIMINARY PLAT

PROPOSED LOT

Lot	Area
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
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11	100.00
12	100.00
13	100.00
14	100.00
15	100.00

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PRELIMINARY PLAT

PROPOSED LOT

Lot	Area
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
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13	100.00
14	100.00
15	100.00

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DATE	BY	DESCRIPTION

PRELIMINARY PLAT OF
Malya Village,
City of Conway, Faulkner Co., Arkansas
For Maly Farms, Inc.

HOLLOWAY ENGINEERING
 Surveying, & Civil Design, PLLC

800 Casey Drive
 Meekinsville, Arkansas 72112

801-851-3396
 aehin@holloway-eng.com

EXHIBIT C

(Surveyor's Letter)

[SEE ATTACHED]

*Exhibit C to
Petition for Annexation*



HOLLOWAY ENGINEERING
Surveying, & Civil Design, PLLC

February 27, 2019

Faulkner County, Arkansas
Attn: County Clerk,
County Assessor,
County Judge
801 Locust Street
Conway, AR 72034

City of Conway
Attn: City Council
1201 Oak Street
Conway, AR 72032

RE: Annexation Application and Petition for Annexation for Maly Farms Property on Dave Ward Drive, Faulkner County, Arkansas

To Whom It May Concern:

The Property described on Exhibit A attached to this letter is contiguous to the existing city limits of the City of Conway, and no enclaves will be created if the property is annexed into the City.

Sincerely,

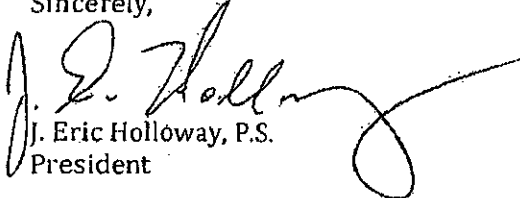

J. Eric Holloway, P.S.
President

EXHIBIT A

(Property Descriptions)

Tract 1 (Proposed Lot 1, Maly Village)

Lands lying in the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas; more particularly described as follows:

Beginning at the Southwest Corner of the said Northwest Quarter of the Southeast Quarter North along the West Line of the said Northwest Quarter 01 degrees 22 minutes 29 seconds East 211.44 feet; thence to a point on the South Right-of-Way of Arkansas State Highway 286 (Dave Ward Drive); thence leaving said West Line along said South Right-of-Way Line North 77 degrees 43 minutes 55 seconds East 125.34 feet; thence North 79 degrees 09 minutes 51 seconds East 126.14 feet; thence leaving said South Right-of-Way Line South 10 degrees 50 minutes 09 seconds East 230.26 feet; thence South 01 degrees 33 minutes 55 seconds West 249.79 feet; thence North 88 degrees 26 minutes 05 seconds West 293.78 feet to a point on the West Line of the Southwest Quarter of the said Southeast Quarter; thence North 01 degrees 36 minutes 07 seconds East 206.19 feet to the point of beginning containing 2.92 acres more or less.

Tract 2 (Proposed Lots 2-13, Maly Village)

Lands lying in the Northwest and Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas more particularly described as follows:

Beginning at a found 1 inch pipe at the Southeast Corner of the said Southwest Quarter of the Southeast Quarter along the South Line of the said Southwest Quarter of the Southeast Quarter; North 87 degrees 00 minutes 40 seconds West 1384.21 feet to a 1 inch pipe at the Southwest Corner of the said Southwest Quarter of the Southeast Quarter which is also a point on the East Right-of-Way Line of Thomas G. Wilson Drive; thence leaving said South Line along said East Right-of-Way Line and the West Line of the said Southwest Quarter of the Southeast Quarter North 01 degrees 36 minutes 07 seconds East 1324.60 feet to the Southwest Corner of the Northwest Quarter of the Southeast Quarter; thence continuing along said East Right-of-Way Line and the West Line of the Northwest Quarter of the Southeast Quarter North 01 degrees 22 minutes 29 seconds East 211.44 feet to a point on the South Right-of-Way Line of Arkansas Highway 286 (East Dave Ward Drive); thence leaving said East Right-of-Way Line and East Line along the said South Right-of-Way Line North 77 degrees 43 minutes 55 seconds East 125.34 feet; thence North 79 degrees 09 minutes 51 seconds East 200.06 feet; thence North 75 degrees 09 minutes 20 seconds East 200.20 feet; thence North 76 degrees 18 minutes 00 seconds East 200.06 feet; thence North 72 degrees 52 minutes 25 seconds East 200.72 feet; thence North 78 degrees 11 minutes 26 seconds East 250.01 feet; thence North 82 degrees 52 minutes 29 seconds East 100.40 feet; thence North 74 degrees 06 minutes 46 seconds East 158.45 feet to a

point on the East Line of the said Northwest Quarter of the Southeast Quarter; thence leaving said South Right-of-Way Line along said East Line South 01 degrees 37 minutes 29 seconds West 596.17 feet to a found 1 inch pipe at the Southeast Corner of the said Northwest Quarter of the Southeast Quarter; thence along the East Line of the said Southwest Quarter of the Southeast Quarter South 01 degrees 38 minutes 10 seconds West 1341.27 feet to the point of beginning containing 55.14 acres more or less.

LESS AND EXCEPT

Tract 1 (Proposed Lot 1 Maly Village)

Lands lying in the Northwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 17, Township 5 North, Range 13 West, Faulkner County, Arkansas; more particularly described as follows:

Beginning at the Southwest Corner of the said Northwest Quarter of the Southeast Quarter North along the West Line of the said Northwest Quarter 01 degrees 22 minutes 29 seconds East 211.44 feet; thence to a point on the South Right-of-Way of Arkansas State Highway 286 (Dave Ward Drive); thence leaving said West Line along said South Right-of-Way Line North 77 degrees 43 minutes 55 seconds East 125.34 feet; thence North 79 degrees 09 minutes 51 seconds East 126.14 feet; thence leaving said South Right-of-Way Line South 10 degrees 50 minutes 09 seconds East 230.26 feet; thence South 01 degrees 33 minutes 55 seconds West 249.79 feet; thence North 88 degrees 26 minutes 05 seconds West 293.78 feet to a point on the West Line of the Southwest Quarter of the said Southeast Quarter; thence North 01 degrees 36 minutes 07 seconds East 206.19 feet to the point of beginning containing 2.92 acres more or less.

EXHIBIT D

(Arkansas GIS Office Letter)

[SEE ATTACHED]

*Exhibit D to
Petition for Annexation*



**ARKANSAS
GIS OFFICE**

February 21, 2019

Ms. Brandi Arps
Holloway Engineering, Surveying & Civil Design, PLLC
200 Casey Drive
Maumelle, AR 72113

RE: City of Conway Annexation Coordination Requirement

Ms. Arps,

Thank you for coordinating with our office as you seek to annex property into the City of Conway, AR described as the Thomas Annexation of lots 1-13 of Maly Village located in Section 17, Township 5 North, Range 13 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
/jw

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

H:\City_Annexations\Cities\Conway\20190221\Doc\20190221_Conway_Annexation_Coordination_Letter.docx

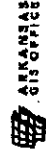
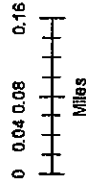
ARKANSAS GIS OFFICE · 1 CAPITOL MALL SUITE 6D · LITTLE ROCK · ARKANSAS · 72201
PHONE (501) 682-2767 · www.gis.arkansas.gov · FAX (501) 682-6077

City: Conway
 Mayor: Bart Castleberry

Arkansas Code 14-40-101.

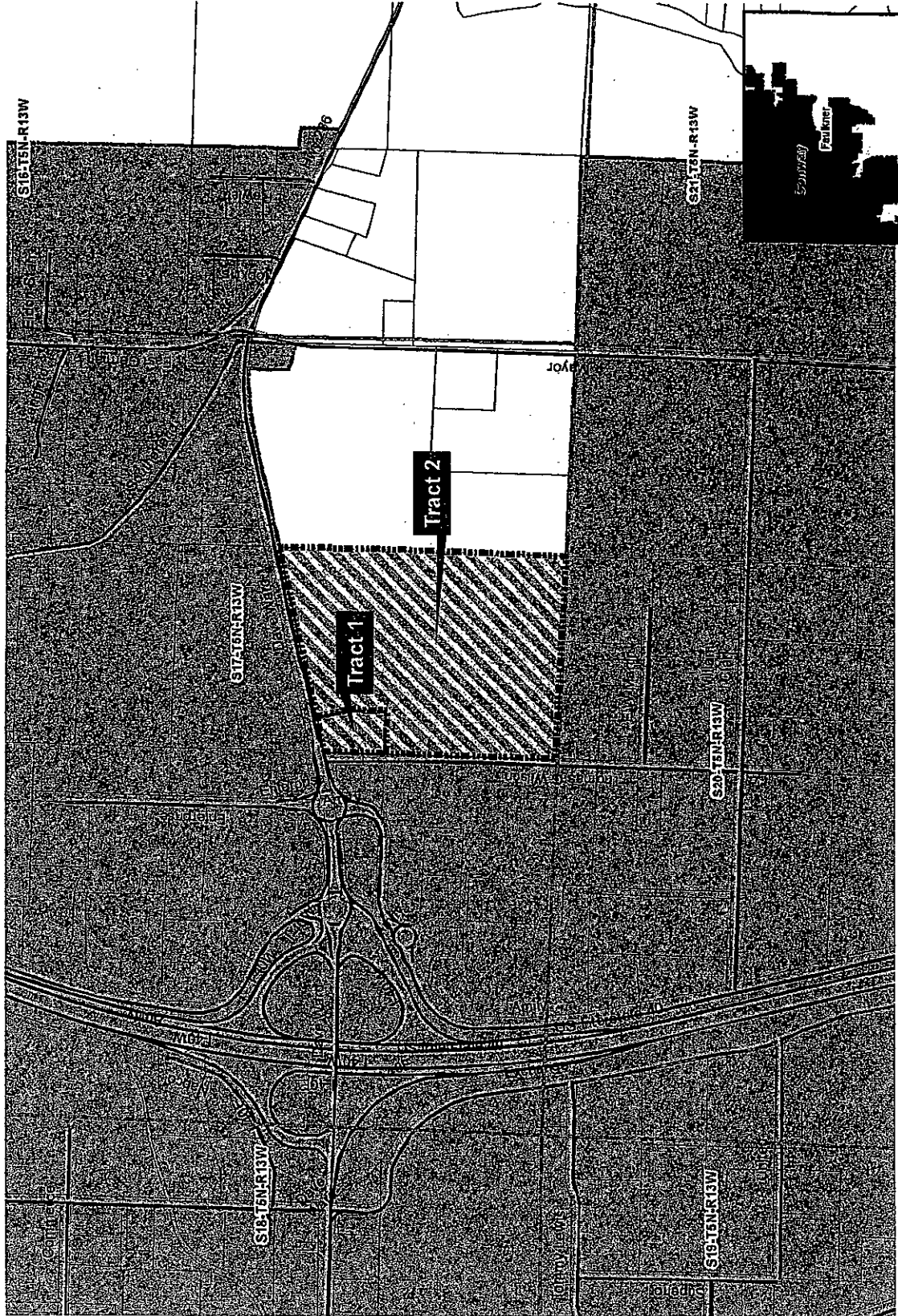
Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment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

The map contained herein, in evidence, the entity has met requirements of Act 814 of 2015



H:\GIS\Annexation\GIS\Conway\20190221

Proposed Annex: City of Conway
 February, 2019



September 4, 2019

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

and

Director Tax Division
P.O. Box 8021
Little Rock, AR 72203-8021

Re: Faulkner County Annexations CC-19-02
De-Annexation from 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 black ink that reads "Margaret Darter". The signature is written in a cursive style with a large initial "M".

Margaret Darter

Cc: Arkansas GIS Office
Faulkner County Assessor
Faulkner County Election Commission
by facsimile

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-19-02.

Witness my hand and seal as such Clerk on this 4th day of September, 2019.

MARGARET DARTER
FAULKNER COUNTY CLERK

By Dwight Walls D.C.

