



ARKANSAS SECRETARY OF STATE

MARK MARTIN

February 22, 2016

The Honorable Sharon Brooks
Sebastian County Clerk
35 S. 6th Street, Room 102
Fort Smith, AR 72902-1089

RE: Annexation

Dear Mrs. Brooks,

The following information was received and has been recorded and filed in the office of the Secretary of State:

County: Sebastian City: Greenwood

Annexation: City Ordinance No. 16-03 – Dated February 1, 2016
County Court Order No. CCO 2015-2-G – Dated January 13, 2015
Plat of area to be annexed

By copy of this letter, I am sending file marked copies of all of the information to the UALR Institute for Economic Advancement, Arkansas Highway Mapping Department, TomTom, and the State Geographic Information Office. All others listed will only receive notification of the annexation by copy of this letter.

If you have any questions please do not hesitate to contact me at 1-800-482-1127.

Sincerely,

A handwritten signature in black ink, appearing to read "Peyton Murphy".

Peyton Murphy
Elections Attorney
Arkansas Secretary of State

cc: UALR Institute for Economic Advancement (w/encl)
Arkansas Highway Mapping Department (w/encl)
TomTom (w/encl)
Shelby Johnson, State Geographic Information Officer GIS (w/encl)
Arkansas Municipal League (w/o encl)
Greenwood City Clerk (w/o encl)





Sharon Brooks
Sebastian County Clerk and Recorder

35 S. 6th Street, Room 102
P.O. Box 1089
Fort Smith, Arkansas 72902-1089
479.782.5065 Fax 479.784.1567
sbrooks@co.sebastian.ar.us

February 16, 2016

Secretary Of State
One State Capitol Mall
Little Rock, AR 72201

RE: In the Matter of the Annexation of Real Property
into the City of Greenwood
Sebastian County Court No. CC-2015-2-G

Dear Sirs:

Please find enclosed a certified copy of the following documents in the above captioned annexation:

1. Plat of area to be annexed
2. Order of Annexation
3. Ordinance No. 16-03

Thank you for your attention to this matter.

Sincerely,

SHARON BROOKS, COUNTY CLERK AND RECORDER

A handwritten signature in cursive script that reads "Jean Sterling".

Jean Sterling
Deputy Clerk

Greenwood
301 East Center
P.O. Box 428
Greenwood, Arkansas 72936-0428
479.996.4195 Fax 479.996.4165

CERTIFIED

AUT
This plat correctly represents a
me and boundary markers shown hereon
have been complied with.

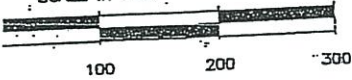


ENGINEERING ACCURACY

I certify that this plat correctly represents a
me and boundary markers shown hereon
location, type and material are correctly shown.



SCALE IN FEET



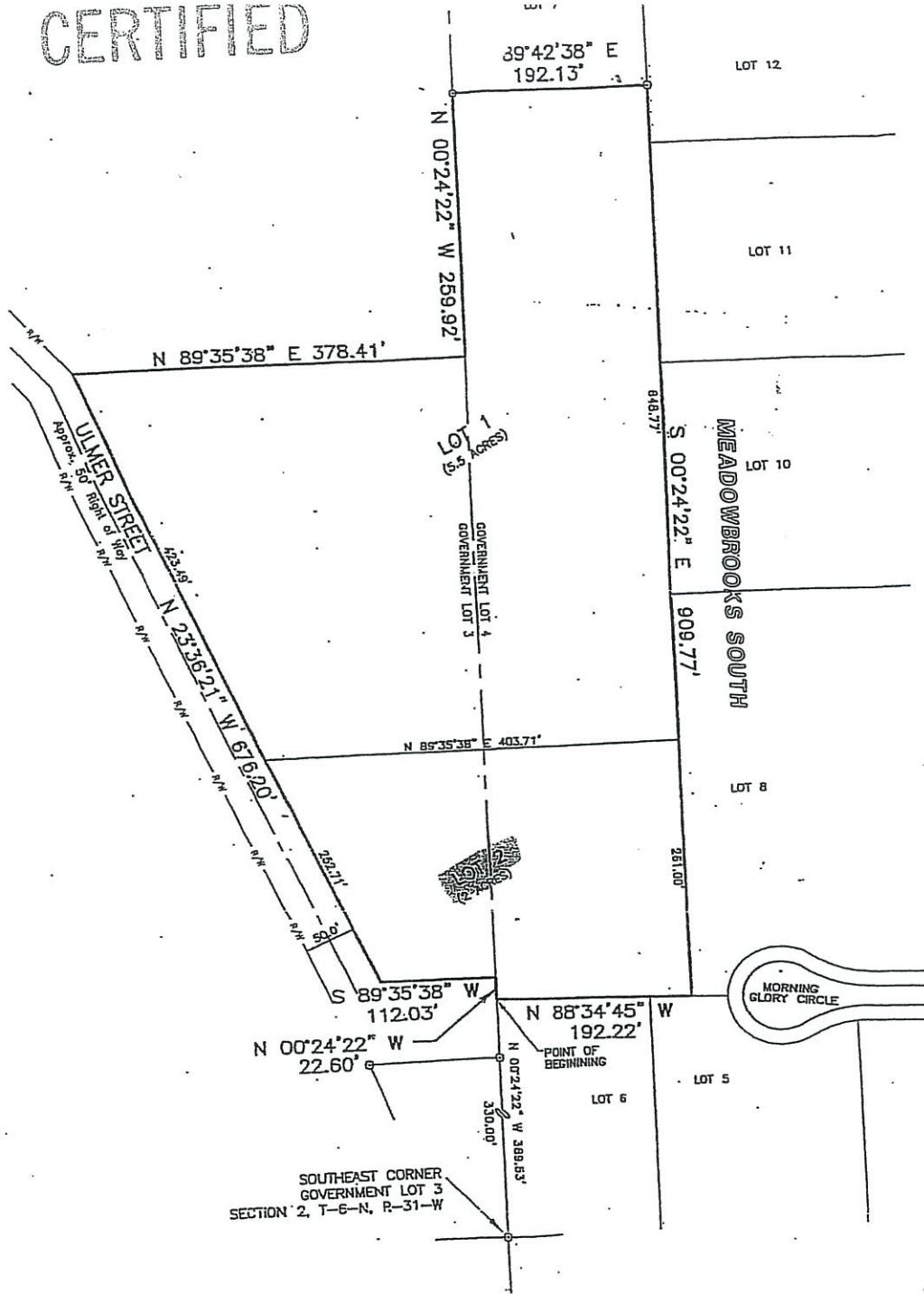
Assumed North based upon Meadowbrooks South
East line of Government Lot 3, Section 2, 6N, 31W.

of way as shown on this plat is hereby
e public for public use. The easements as
plat are hereby provided by the property
cilities, franchise utilities, cable TV,
is and other purposes. The designation,
e shall include public utilities, franchise
ble TV. The respective utility companies and
have access through and along their designated
their personnel and equipment at all times.
to cut down and keep trimmed trees, hedges,
at may interfere with or endanger such utilities
is hereby granted by the property owner. In
fencing of individual lots is desired, gates
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right of way as shown is based upon property lines
as a public road by Joe McCain Subdivision plat filed
ptember 8, 1982.



NO SURVEYING, INC. 2012
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MANER ACRES

BEING PART OF GOVERNMENT LOTS 3 & 4
SECTION 2, TOWNSHIP 6 NORTH, RANGE 31 WEST
SEBASTIAN COUNTY, ARKANSAS

May 2012



Brixey Engineering & Land Surveying, Inc.
Land Surveyors - Consulting Engineers
P.O. Box 8180 Ft. Smith, Ark. 72508 (479)645-8304

11A4

CERTIFIED



* 2 0 1 6 G - 0 0 8 5 3 2 *

2016G-00853

Certificate of Record

GREENWOOD DISTRICT

SEBASTIAN COUNTY, ARKANSAS

SHARON BRADY, CO. CLERK & RECORDER

02/08/2016 02:09:54PM

Fee: 20.00 Pages: 2

ORDINANCE NO. 16-03

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY WITHIN
THE CITY LIMITS OF GREENWOOD, ARKANSAS
ASSIGNING THE SAME TO WARDS DECLARING AN EMERGENCY AND FOR
OTHER PURPOSES**

WHEREAS, a petition was filed with the County Clerk of Sebastian County, Arkansas 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 Greenwood, Arkansas; and,

WHEREAS, on January 13, 2016, the County Court of Sebastian County, Arkansas, found that the petition was signed by a majority of the real estate owners in said territory was contiguous and adjoining the present corporate limits of the City of Greenwood, Arkansas; 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 that said lands and territory should be annexed to and made a part of the City of Greenwood, Arkansas, subject to the acceptance of same by the City Council of said City at the proper time, as provided by law; and

WHEREAS, 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. Now therefore, be it ordained by the City Council of the City of Greenwood, AR

SECTION 1. That the attached described lands and territory contiguous and adjoining the City of Greenwood, Arkansas, be and the same is hereby accepted as part of and annexed to and made a part of the City of Greenwood.

SECTION 2. That the attached described territory shall be annexed to and made a part of Ward (1) of the City of Greenwood, Arkansas, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

SECTION 3. That the services listed in the schedule of services contained in the petition shall be extended to the annexed area with three (3) years after the date the annexation becomes final. The schedule services contained in the petition are:

1. Fire
2. Police
3. Water

The schedule of services shall be included in the annual written report required by ACA 14-20-2201 and 14-40-2202.

2000


NOW, THERE FORE, BE IT ORDAINED by the City Council of the City of Greenwood, Arkansas.

Survey Description: That the attached described unincorporated areas which are contiguous and adjoining the city limits of the City of Greenwood, Arkansas commonly known as Lot 2 Maner Acres, being a part of Government Lots 3&4 Section 2, Township 6 North, Range 31 West Sebastian County, Arkansas, Less and except public roads and rights of way and any easements of record are hereby annexed to the City of Greenwood. Commonly known as 1346 North Ulmer, Greenwood, Arkansas 72936.

SECTION 4: This Ordinance being necessary for the preservation of public peace, health and welfare, an emergency is hereby declared and this ordinance shall be in full force and effect from and after its passage and publication.

PASSED AND APPROVED BY A full MAJORITY OF THE CITY COUNCIL OF THE CITY OF GREENWOOD, ARKANSAS ON THIS 1st DAY OF February, 2016.

APPROVED



ATTEST: CITY CLERK
SHARLA DERRY



MAYOR
DOUG KINSLOW



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Sharon Brooks
Sebastian County Clerk and Recorder

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P.O. Box 1089
Fort Smith, Arkansas 72902-1089
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February 16, 2016

Secretary Of State
One State Capitol Mall
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into the City of Greenwood
Sebastian County Court No. CC-2015-2-G

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1. Plat of area to be annexed
2. Order of Annexation
3. Ordinance No. 16-03

Thank you for your attention to this matter.

Sincerely,

SHARON BROOKS, COUNTY CLERK AND RECORDER

Jean Sterling

Jean Sterling
Deputy Clerk

Greenwood

301 East Center
P.O. Box 428
Greenwood, Arkansas 72936-0428
479.996.4195 Fax 479.996.4165

CERTIFIED

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This plot correctly represents a
the requirements of the Greenwood
have been complied with.

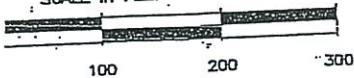


VERIFYING ACCURACY

Verify that this plot correctly represents a
the and boundary markers shown hereon
location, type and material are correctly shown.



SCALE IN FEET



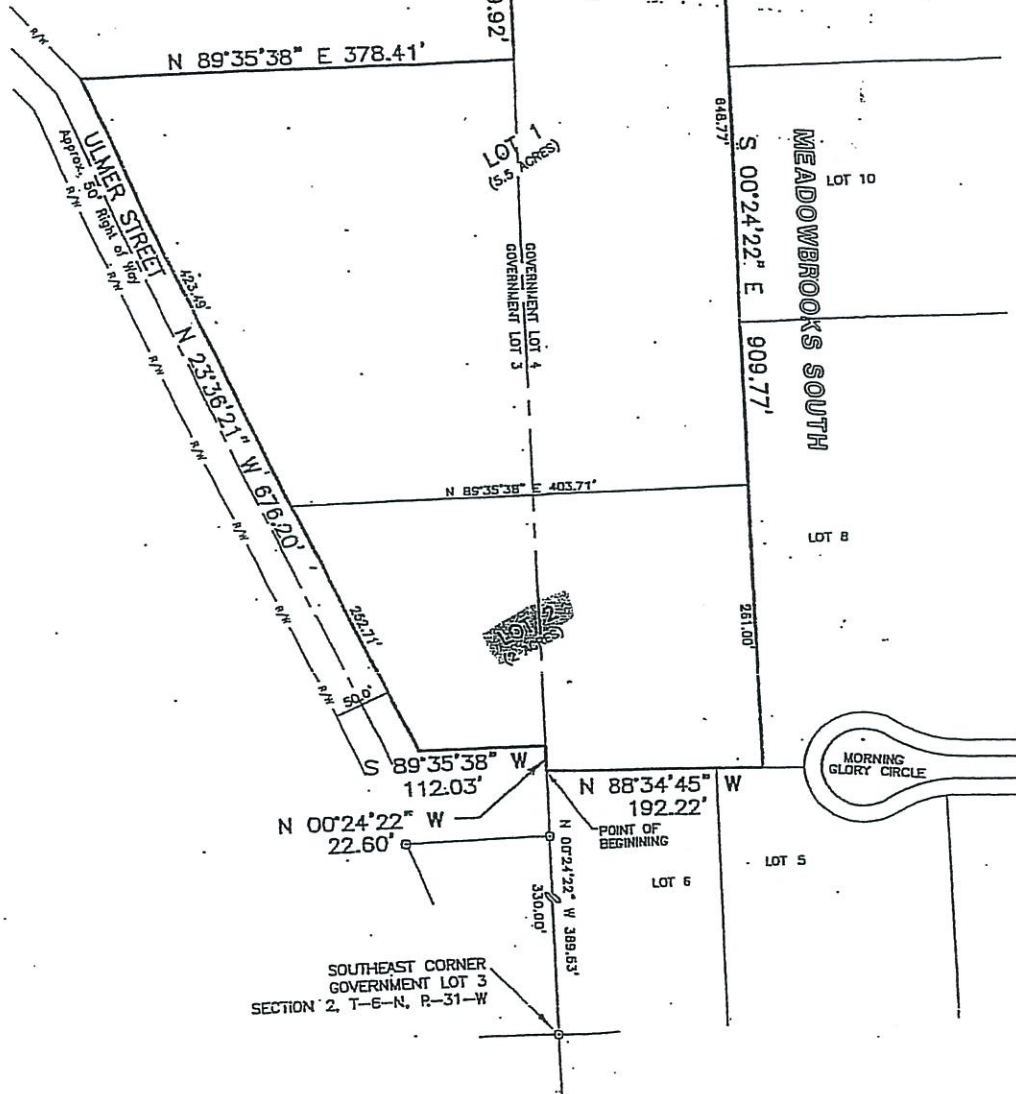
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SEBASTIAN COUNTY, ARKANSAS

May 2012



Briley Engineering & Land Surveying, Inc.
Land Surveyors - Consulting Engineers
P.O. Box 6100 Ft. Smith, Ark. 72603 (479) 646-8384

11A2

CERTIFIED



2016G-00853

Certificate of Record
GREENWOOD DISTRICT

SEBASTIAN COUNTY, ARKANSAS

SHARON BRADY, CO CLERK & RECORDER

02/08/2016 02:09:54PM

Fee: 20.00 Pages: 2

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WHEREAS, 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. Now therefore, be it ordained by the City Council of the City of Greenwood, AR

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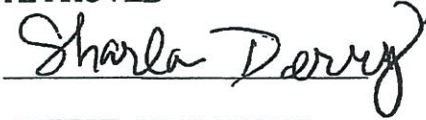
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SECTION 4: This Ordinance being necessary for the preservation of public peace, health and welfare, an emergency is hereby declared and this ordinance shall be in full force and effect from and after its passage and publication.

PASSED AND APPROVED BY A full MAJORITY OF THE CITY COUNCIL OF THE CITY OF GREENWOOD, ARKANSAS ON THIS 1st DAY OF February, 2016.

APPROVED



ATTEST: CITY CLERK
SHARLA DERRY



MAYOR
DOUG KINSLOW



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FILED

JAN 14 2015

SHARON BROOKS
County Clerk & RecorderBY SS**CERTIFIED****IN THE COUNTY COURT OF SEBASTIAN COUNTY, ARKANSAS
GREENWOOD DISTRICT****IN THE MATTER OF THE ANNEXATION
OF REAL PROPERTY INTO THE CITY OF
GREENWOOD, ARKANSAS****CASE NO. CC2015-2-G****BRODY BROWNFIELD AND
SARAH BROWNFIELD,
HUSBAND AND WIFE****PETITIONERS****ORDER FOR ANNEXATION INTO THE CITY OF GREENWOOD**

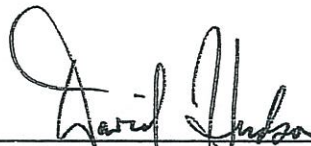
NOW, on this 13th day of January, 2015, comes on for hearing the Petitioners' Petition for Annexation into the City of Greenwood, the Petitioners appearing in person and by their attorney, Derick Allison, and other evidence before the Court, from all of which the Court finds:

1. The Petition was properly filed with the County Court of Sebastian County on December 1, 2015, pursuant to A.C.A. 14-40-601.
2. The Petitioners published notice as required for three consecutive weeks in newspaper of county-wide circulation in this county.
3. The Court set this matter for hearing on January 13, 2016, and that no persons appeared or made any objections otherwise to the Petitioner's Petition.
4. The Petitioners to this action are the only owners of the real property which is described on the attached Exhibit A. The real property described on the attached Exhibit A is entirely contiguous to the City of Greenwood, Arkansas.
5. The Court finds that it is in the best interest of the real property and also the best interest of the county and the City of Greenwood that this property be annexed into the City of Greenwood, Arkansas. The court finds that the limits of the territory have been

accurately described and that a map of the territory has been filed herewith. All real property owners within the territory have approved the Petition.

6. The Court finds that such property shall be and is annexed into the City of Greenwood, Arkansas, upon the Petitioner obtaining acceptance via ordinance from the City of Greenwood as set out in Arkansas Statute Annotated 14-40-601 et. al.

IT IS SO ORDERED.



Honorable David Hudson
County Judge

TG:dd

This document prepared by:
Three Rivers Title Services, Inc.
Under the supervision of
Anne Orsi, Attorney-At-Law
10 Town Square PO Box 700
Greenwood, AR 72936
File No. 14-06-005LMW

eR DEED
2014-03857
Certificate of Record
GREENWOOD DISTRICT
SEBASTIAN COUNTY, ARKANSAS
SHARON BROOKS
COUNTY CLERK & RECORDER
06/23/2014 09:45:04AM
Fee: \$25.00 Pages: 3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

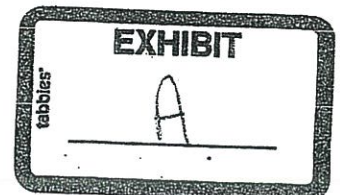
THAT WE, Dennis Maner and Tammy Maner, husband and wife Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Brody Brownfield and Sarah Brownfield, husband and wife, Grantees, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees, and unto their heirs and assigns forever, the following land lying in the County of Sebastian and State of Arkansas, to wit:

Lot 2 Maner Acres, being a part of Government Lots 3 & 4 Section 2, Township 6 North, Range 31 West Sebastian County, Arkansas. Less and except public roads and rights of way and any easements of record.

TO HAVE AND TO HOLD the same unto the said Grantees, and unto their heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And we hereby covenant with said Grantees that we will forever warrant and defend the title to the said lands against all claims whatever. 25

And we for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantees all of our right and possibility of curtesy, dower, and homestead in and to the said lands.

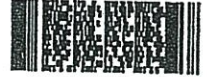




STATE OF ARKANSAS
 DEPARTMENT OF FINANCE AND ADMINISTRATION
 MISCELLANEOUS TAX SECTION
 P.O. BOX 896, LITTLE ROCK, AR 72203-0896

010720700170 ar.005

Real Estate Transfer Tax Stamp
 Proof of Tax Paid



File Number: 14-06-005

Grantee: BRODY BROWNFIELD AND SARAH BROWNFIELD, HUSBAND AND
Mailing Address: WIFE
 P.O. BOX 314
 GREENWOOD AR 729360000

Grantor: DENNIS MANER AND TAMMY MANER, HUSBAND AND WIFE
Mailing Address: 1450 NORTH ULMER STREET
 GREENWOOD AR 729360000

Property Purchase Price: \$35,000.00
Tax Amount: \$115.50

County: SEBASTIAN
Date Issued: 06/23/2014
Stamp ID: 357285888

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Brody Brownfield
Grantee or Agent Name (signature): Inree Rivers Title **Date:** 6.23.2014
Address: P.O. BOX 314
City/State/Zip: Greenwood, AR 72936

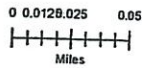
Proposed Annex: City of Greenwood
December 2015

City: Greenwood
Mayor: Doug Kinslow
City Clerk: Sharla Dery

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 Act 914 of 2015

-  Proposed Annex
-  Parcel
-  Highway
-  Major Road
-  Existing City
-  Neighboring City
-  County Boundary



ARKANSAS
GIS OFFICE

