



# JOHN THURSTON

ARKANSAS SECRETARY OF STATE

July 12, 2021

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

Re: City of Gravette Annexation Ordinance 21-09

Dear Ms. Harrell,

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: 5/22/2021

County: Benton

City: Gravette

City Ordinance: 21-09

Dated: 4/22/2021

County Court Order: 2020-25

Date Filed: 3/9/2021

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. Kurt Maddox, Mayor of Gravette (w/encl)  
The Hon. Mike VonRee, Gravette City Clerk (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: Gravette

City Ordinance/Resolution No: 21-09 Date approved: 04/22/2021

County Court Case No: 2020-25 Date Order Filed: 03/09/2021

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

Date Change Effective: 05/22/2021 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: Ward 2  
*(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: Mike VonRee Title: City Clerk

Street Address: 110 2nd Ave SE

City: Gravette St: AR Zip code: 72736

*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: Clemons Title: County Clerk

Date: 5/13/21

*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: [Signature]

**FILED**

JUL 12 2021

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

**PROBATE COURT CLERK**

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

May 18, 2021

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

**RECEIVED**

**MAY 18 2021**

**Arkansas  
Secretary of State**

RE: The City of Gravette  
Spavinaw Investments Inc/ John Lykins  
Benton County Court Case No. CC# 2020-25

Dear Secretary Thurston:

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

1. Map (survey and vicinity map) of the affected area
2. Order Authorizing Annexation entered on 03/09/2021
3. Ordinance 21-09 adopted on April 22, 2021, by the City of Gravette

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

Sincerely,

*Betsy Harrell*

Betsy Harrell

*by Cleemasters*

BH/cnl  
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

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

FILED

2021 MAY 18 AM 8:37

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

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

CC 2020-25

ORDER CONFIRMING ANNEXATION

Now on this day is presented to the Court the complete file for the annexation of certain land to the City of GRAVETTE, Benton County, Arkansas, under this file number, including specifically a copy of the plat of the annexed property and a copy of the resolution or ordinance of the governing body of the city or town accepting the property for annexation, and having reviewed the file and all things considered, the Court finds that all the requirements of § 14-40-609 of the Arkansas Code have been complied with and further that the annexation is in all respects proper, including if applicable, that the annexing city or town has included in the legal description included with its resolution or ordinance accepting the property for annexation certain dedicated public roads and rights of way abutting or traversing the property to be annexed if required by the Court's previous order entered in this file.

IT IS THEREFORE CONSIDERED AND ORDERED that the annexation of the above described lands to the City of GRAVETTE, Benton County, Arkansas, is hereby confirmed and that the same is and shall hence forth comprise a part of the City of GRAVETTE, Benton County, Arkansas.

  
\_\_\_\_\_  
HON. BARRY MOEHRING, County Judge

5. 17. 2021  
\_\_\_\_\_  
Date

2021 2932

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

FILED  
2021 MAR -9 PM 4:11  
COUNTY CLERK  
BENTON COUNTY, AR


COUNTY COURT CASE NO. CC 2020-25

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 GRAVETTE.

  
\_\_\_\_\_  
HON. BARRY MOEHRING, County Judge

3.9.2021  
\_\_\_\_\_  
Date

**FILED**

ORDINANCE NO. 21-09

2021 MAY 13 PM 2:52

AN ORDINANCE APPROVING THE VOLUNTARY ANNEXATION OF CERTAIN LANDS INTO THE CITY OF GRAVETTE, ARKANSAS

BETSY HARRELL  
CO & PROBATE CLERK

WHEREAS, sole property owner Spavinaw Investments, represented by John Lykins, has petitioned Benton County to annex property contiguous to the City of Gravette, Arkansas, and

WHEREAS, the City of Gravette, Arkansas, agrees to annexation of said property as depicted on Exhibits A and B to this ordinance, and per COUNTY COURT CASE NO. CC 2020-25.

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

SECTION 1. That the Mayor and City Clerk be and are hereby authorized and directed to evidence the acceptance of said petition by certifying said acceptance on the approved petition for annexation.

SECTION 2. That the property described is hereby assigned to Ward 2 for the City of Gravette.

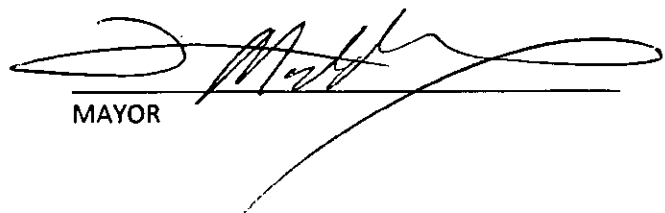
SECTION 3. That the following schedule of services shall be extended to the area by the City of Gravette within the statutorily required three (3) years after the date the annexation becomes final, as follows: police protection – immediately; fire protection – immediately; solid waste collection – immediately; public street maintenance – immediately; zoning and code enforcement - immediately

SECTION 4. That the property shall join the City of Gravette sewer system at the property owner's expense provided that the property is within 300-feet of an existing sewer line.

SECTION 5. If any section or provision of this ordinance shall be held to be unconstitutional or invalid for any reason, such holding shall not render the remaining section or provisions of this ordinance unconstitutional or affect the validity of the same.

PASSED AND APPROVED THIS 22<sup>ND</sup> DAY OF April, 2021.

APPROVED:



MAYOR

ATTEST:



CITY CLERK

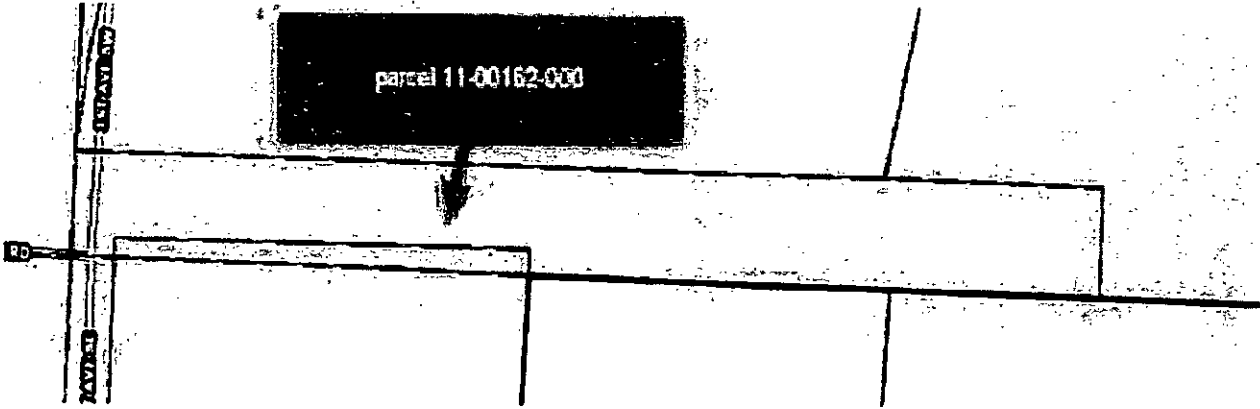
EXHIBIT B

FILED

MAP

2021 MAY 13 PM 3:06

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR



# 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

March 11, 2021

**PROBATE COURT CLERK**

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

Honorable Kurt Maddox  
City of Gravette  
604 1<sup>st</sup> Ave SE  
Gravette, AR 72736

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

Dear Mayor Maddox:

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 Gravette 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 MAR -2 AM 11:28

BETSY HARRELL  
CO. & PROBATE CLERK  
BENTON COUNTY ARK.

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

CC 2020-25

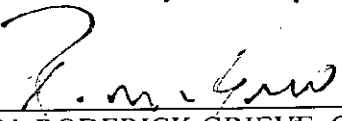
VERIFICATION OF PETITION FOR ANNEXATION PURSUANT TO ACA § 14-40-609

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

FILED

2021 MAR -2 AM 11:28

BETSY HARRILL  
CO & PROMPT CLERK  
BENTON COUNTY



Date: March 2, 2021  
Subject: Proposed Annexation Checklist  
CC 2020-25 Gravette, 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

2020 CC# 2020-25

FILED

IN THE COUNTY OF BENTON COUNTY, ARKANSAS

NO CC ~~2020~~ DEC-18 2:10 PM

IN THE MATTER OF ANNEXING TO THE CITY OF GRAVETTE, ARKANSAS, CERTAIN PROPERTY  
CONTIGUOUS TO SAID CITY OF GRAVETTE, ARKANSAS  
BENTON COUNTY, AR

Spawinaw Investments Inc / John Lykins PETITIONER(S)  
Name(s)

**PETITION FOR ANNEXATION**

COMES NOW the Petitioner, above named, and for their petition to annex certain land to the City of Gravette, Arkansas, do state as follows:

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

SEE ATTACHED EXHIBIT A

- 2. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area.
- 3. That said property described herein is contiguous to and adjoining the present Gravette city limits, as shown on the map attached hereto as Exhibit B.
- 4. That the Petitioners desire that their lands become a part of the City of Gravette, Arkansas.
- 5. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Gravette.
- 6. That David Keck with the City of Gravette is hereby authorized to act on behalf of the petitioner(s).
- 7. That the following schedule of services shall be extended to the area by the City of Gravette within three (3) years after the date the annexation becomes final: fire and police protection – immediately; public street maintenance – immediately; emergency medical services – immediately; and zoning and code enforcement – immediately.
- 8. WHEREFORE, Petitioner(s) requests that this Court enter its Order annexing the above described real estate to the City of Gravette, Arkansas, and for all other relief to which they may prove themselves entitled.

[Signature]  
Petitioner Signature

1st Avenue  
Gravette, AR  
Address

\_\_\_\_\_  
Petitioner Signature

AUDREY BURNETT  
NOTARY PUBLIC  
BENTON COUNTY, ARKANSAS  
COMM. EXP. 01/14/2030  
COMMISSION NO. 12709768

Audrey Burnett

EXHIBIT A  
LEGAL DESCRIPTION

FILED

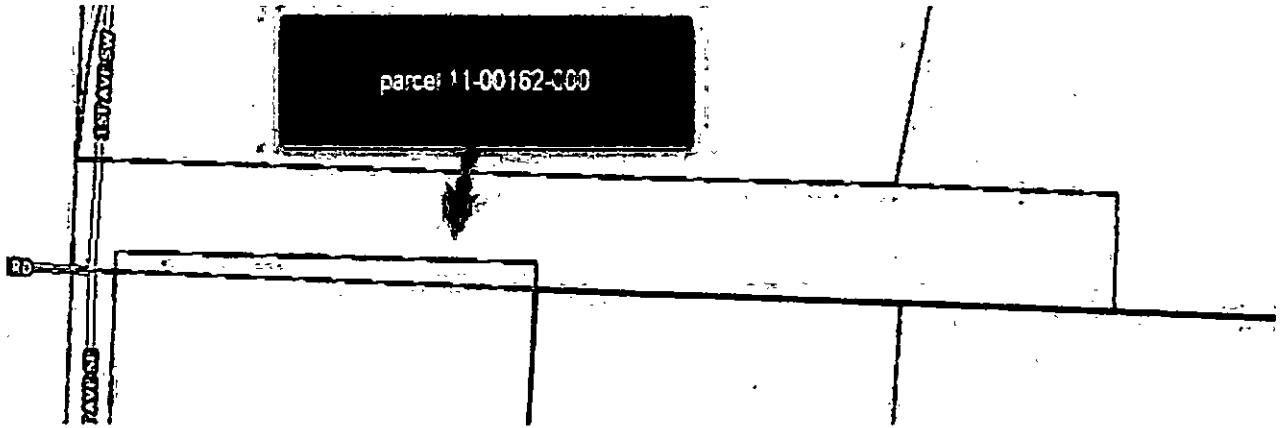
2021 FEB 24 PM 12: 28

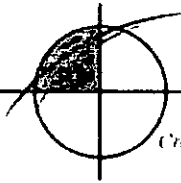
PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A STONE FOR THE SE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13, THENCE N02°28'28" E 1326.54 FEET TO A FOUND IRON PIN FOR THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13, THENCE N87°50'29"W 186.09 FEET TO A FOUND IRON PIN FOR THE POINT OF BEGINNING: THENCE S02°26'24" W 466.66 FEET TO A FOUND IRON PIN, THENCE N87°47'52" W 466.82 FEET TO A FOUND IRON PIN, THENCE N02°29'35"E 323.54 FEET TO A FOUND IRON PIN, THENCE N87°49'45"W 306.55 FEET TO A FOUND IRON PIN, THENCE N02°43'55"E 156.04 FEET TO A FOUND IRON PIN, THENCE N88°38'22" W 306.85 FEET TO A FOUND IRON PIN, THENCE N02°27'09" E 82.02 FEET TO A FOUND IRON PIN, THENCE S85°39'43" E 649.87 FEET TO A FOUND IRON PIN, THENCE N15°58'00"E 287.89 FEET TO A FOUND IRON PIN, THENCE S 85°39'36" E 93.60 FEET TO A SET IRON PIN, THENCE S02°28'36" W 342.41 FEET TO A SET IRON PIN, THENCE S87°50'29" E 269.04 FEET TO THE POINT OF BEGINNING, CONTAINING 8.15 ACRES MORE LESS, SUBJECT TO ARKANSAS STATE HWY 59 ON THE WEST. INGRESS EGRESS EASEMENT THROUGH THE TRACT TO TRACT 3 AND ANY OTHER RIGHTS OF WAY OR EASEMENTS OF RECORD OR FACT LEGAL INCLUDES 11-00162-000 & 18-15014-000 SURVEY 9/07/06 2006-1088

EXHIBIT B

MAP

FILED  
2021 FEB 24 PM 12:28  
COUNTY OF LOS ANGELES  
REGISTERED MAIL





**SWOPE**  
**ENGINEERING**  
*Civil Engineering and Land Surveying*  
a/w/ www.swopeengineering.com

FILED

2020 DEC 16 PH 2:10

CLERK  
BEVIL WATERBURY, AR

November 19<sup>th</sup>, 2020

City of Gravette  
604 1st Ave. SE  
Gravette, AR 72736

**RE: Annexion contiguousness to Gravette City Limits**  
**Parcel ID# 18-15013-007**

To whom it may concern:

Please accept this confirmation letter for the referenced project. After review of the current Gravette city limits, the property owned by Spavinaw Investments, LLC (referenced parcel ID) is contiguous to properties already inside the city limits.

Please let me know if you have any questions or concerns with this letter.

Sincerely,

Phil Swope, PE  
Project Engineer



Swope Engineering

7 Halsted Circle • Suite 210 • Rogers, AR 72756 • 479.877.7388

L201951343  
BENTON CO. AR FEE \$25.00  
PRESENTED & E-RECORDED  
09/27/2019 09:38:39 AM  
BRENDA DESHIELDS  
Circuit Clerk & Recorder

2020 DEC 16 PM 2:11

CLERK OF COURT  
BENTON COUNTY, AR

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT Easy Slide, LLC, an Arkansas limited liability company, by and through its duly authorized and acting Member, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration paid by Spavinaw Investments, Inc., an Arkansas corporation, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, convey, and quitclaim unto the said Grantee, and unto Grantee's, successors and assigns forever, all of our right, title and interest in and to the following described lands situated in the County of Benton, State of Arkansas:**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**Subject to any and all rights-of-way, easements, and other restrictions of record, if any.**

To have and to hold the same unto the said Grantee, and unto Grantee's successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor does hereby release and relinquish unto the said Grantee and unto Grantee's successors and assigns forever, all rights and possibility of dower/curtesy and homestead, statutory or otherwise, if any, in and to the above-described real property.

FILED

IN TESTIMONY WHEREOF, the Grantor, on this the 20<sup>th</sup> day of September, 2019, has caused these presents to be executed for and in its name and behalf by its duly authorized and acting undersigned Member.

2019 SEP 16 PM 2:11  
COUNTY CLERK  
BENTON COUNTY, AR

Easy Slide, LLC  
(an Arkansas, limited liability company) – Grantor

By: [Signature]  
John Lykins, Member

Information herein was provided to the preparer of this instrument by Grantor/Grantee or their agents. No title search was performed on the subject property by the preparer of this instrument. The preparer of this instrument makes no representation as to either the status of the title, the property or any other matters concerning the lands described and conveyed herein.

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

Spavinaw Investments, Inc.  
114 Harrison Ave  
Lowell, AR 72745  
(Grantee's Address)

/s/ [Signature], Agent for Grantee

No Revenue Stamps Required

STATE OF ARKANSAS }  
COUNTY OF Benton } ss.

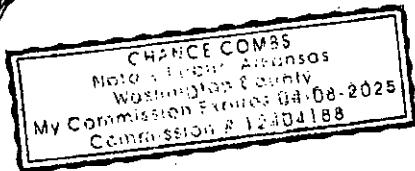
Acknowledgment

On this 20<sup>th</sup> day of September, 2019, before me, the undersigned Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **John Lykins** to me personally known, who stated and acknowledged that he had so signed and executed the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth, and did further acknowledge before me that he was **duly authorized and acting in his capacity as Member of Easy Slide, LLC, an Arkansas limited liability company**, in executing the foregoing instrument, and that his signature upon the instrument was sufficient to convey and deliver the above-described lands held by Easy Slide, LLC, an Arkansas limited liability company.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal on the date above written.

My Commission Expires:

[Signature]  
Notary Public





FILED

2020 DEC 16 PM 2:11

## EXHIBIT A

Part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 20 North, Range 33 West, Benton County, Arkansas, being more particularly described as follows: Commencing at a stone for the SE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, thence N02°28'28" E 1326.54 feet to a found iron pin for the SE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , of Section 13, thence N87°50'29" W 455.13 feet to a set iron pin, thence N02°28'36" E 342.41 feet to a set iron pin for the POINT OF BEGINNING; thence N85°39'36" W 743.54 feet to a found iron pin, thence N32°20'12" E 83.89 feet to a set iron pin, thence N36°50'23" E 82.66 feet to a set iron pin, thence S86°44'07" E 352.39 feet to a set iron pin, thence N02°28'36" E 150.40 feet to a set iron pin, thence S87°49'46" E 267.41 feet to a found iron pin, thence N02°28'02" E 210.00 feet to a set iron pin, thence S87°41'33" E 35.00 feet to a found iron pin, thence S02°28'36" W 522.26 feet to the point of beginning, containing 3.63 acres more or less, subject to Arkansas State HWY 59 on the West and any other rights of way or easements of record or fact. Known as Tract 2 on a survey filed as Plat Record 2006-1088.

Part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 20 North, Range 33 West, Benton County, Arkansas, being more particularly described as follows: Commencing at a stone for the SE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, thence N02°28'28" E 1326.54 feet to a found iron pin for the SE corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , of Section 13, thence N87°50'29" W 186.09 feet to a found iron pin for the POINT OF BEGINNING; thence S02°26'24" W 466.66 feet to a found iron pin, thence N87°47'52" W 466.82 feet to a found iron pin, thence N02°29'35" E 323.54 feet to a found iron pin, thence N87°49'45" W 306.55 feet to a found iron pin, thence N02°43'55" E 156.04 feet to a found iron pin, thence N88°38'22" W 306.85 feet to a found iron pin, thence N02°27'09" E 82.02 feet to a found iron pin, thence S85°39'43" E 810.50 feet to a found iron pin, thence S02°28'36" W 60.26 feet to a set iron pin, thence S87°50'29" E 269.04 feet to the point of beginning, subject to Arkansas State HWY 59 of the West, ingress egress easement through the tract to Tract 3 as shown on Plat Record 2006-1088 and any other rights of way or easements of record or fact.

**LESS AND EXCEPT:**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 20 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N 87°50'29" W 455.13 FEET AND N 02°28'36" E 654.77 FEET FROM THE SE CORNER OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SAID SECTION 13; THENCE N 87°49'46" W 34.97 FEET; THENCE N 02°28'02" E 210.00 FEET; THENCE S 87°41'33" E 35.00 FEET; THENCE S 02°28'36" W 209.92 FEET; TO THE POINT OF BEGINNING AND CONTAINING 0.17 ACRES.



# Elite Title Company, Inc.

*Helping build a better tomorrow for Northwest Arkansas*  
1526 Plaza Place, Springdale, AR 72764

FILED  
2020 DEC 16 PM 2:12

DEIST HARKELL  
CLERK & PROBATE CLERK  
BENTON COUNTY, AR

December 9, 2020

RE: Benton County Parcel #18-15013-007

To whom it may concern:

Pursuant to your request, this letter certifies that upon examination of the Land Records for Benton County, Arkansas, Spavinaw Investments, LLC is shown as the vested owner property identified as Benton County Parcel #18-15013-007 by virtue of a Quit Claim Deed dated September 20, 2019 and filed for record in/as L201951343

If you have any questions don't hesitate to contact me.

Regards,

*Chance Combs*

Chance Combs, Attorney  
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Springdale, AR 72764  
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**Department of Transformation and Shared Services**

**Governor Asa Hutchinson  
Secretary Amy Fecher  
Director Shelby Johnson**

May 26, 2021

Ms. Courtney Leemasters  
Deputy Clerk - Benton County Clerk's Office  
215 E. Central Ave.  
Bentonville, AR 72712

RE: City of Gravette Annexation Coordination Requirement

Ms. Leemasters,

Thank you for coordinating with our office as you seek to file an annex of property into the City of Gravette, AR located in Section 13, Township 20 North, Range 33 West. This letter represents confirmation that you have coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90<sup>th</sup> 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.

Sincerely,

A handwritten signature in black ink, appearing to be "JW", written in a cursive style.

Jennifer Wheeler, Sr. GIS Analyst

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

H:\City\_Annexations\Cities\Gravette\20210525\Doc\20210525\_Gravette\_Annexation\_Coordination\_Letter.docx

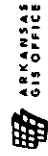
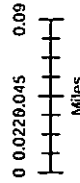
City: Gravette  
 Mayor: Kurt Maddox

Proposed Annex: City of Gravette  
 May 2021

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, if the entity has met requirements of Act 914 of 2015



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