



JOHN THURSTON
ARKANSAS SECRETARY OF STATE

April 29, 2019

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

Re: City of Gravette Annexation Ordinance 18-27

Dear Ms. Harrell,

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

Filing Type: Annexation pursuant to A.C.A. §14-40-609 (annexation by 100% of the landowners)

Effective Date: 12/13/18

County: Benton

City Ordinance: 18-27

County Court Order: CC-2018-20

City: Gravette

Dated: 12/15/18

Date Filed: 11/27/18

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 boundary change by the Arkansas Secretary of State.

If you have any questions or concerns regarding this filing, please contact our office at 501-682-3478.

Sincerely,

Rusty Jackson
Elections Division
Room 26
501-682-3478

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 Honorable Kurt Maddox, Mayor of Gravette (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: 18-27 Date approved: 12/15/18

County Court Case No: CC 2018-20 Date Order Filed: 11/27/18

Type: ACA §14-40-609
(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: 12/13/18 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: Kurt Maddox Title: Mayor

Street Address: 604 1st 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: Tiffany Underwood Title: Chief Deputy County Clerk

Date: 4/24/19

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: [Signature]

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 15, 2019

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

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

RE: Karen & Howard Benson
City of Gravette Annexation
Benton County Court Case No. CC# 2018-20

Dear Secretary Thurston:

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

1. Map (survey and vicinity map) of the affected area
2. Order Authorizing Annexation entered on November 27, 2018
3. Ordinance 18-27 adopted on December 15, 2018, 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 T. Underwood*

BH/tku
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



Arkansas Secretary of State

Mark Martin Arkansas Secretary of State, 500 Woodlane Ave, Little Rock, AR 72201-1094

Municipal Boundary Change Checklist

County: Benton City/Town: Gravette

City Ordinance/Resolution No: 18-27 Date approved: 12/15/2018

County Court Case No: CC 2018-20 Date Order Filed: 11/27/2018

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

Date Change Effective: 12/13/2018 Set by: Municipal Ordinance Emergency Clause Default
(Required by Act 653 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 or certified annexation election results *(required except for island annexation)*
- Copy of Arkansas GIS Office 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: Kurt Maddox Title: Mayor

Street Address: 604 1st 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:  Title: Chief Deputy County Clerk

Date: 03/15/2019

Pursuant to Act 655 of 2017, County Officials must submit a file-marked copy of municipal boundary change documentation 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: _____

FILED

2019 MAR 11 PM 3:18

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 2018-20

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

March 11, 2019
Date

FILE

MAY 01 2019

Arkans.
Secretary of State

2019 0942

L201865521 12/18/2018 11:41:27 AM
Recorded - Benton County, AR
Brenda DeShields, Circuit Clerk

FILED

ORDINANCE NO. 18-2019 MAR -7 PM 3:06

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

BETSY HARBELL
CITY & PROBATE CLERK
BENTON COUNTY, AR

WHEREAS, sole property owners Howard M. Benson and Karen J. Benson have 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 ORDER NO. CC-2018-20.

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 3 for the City of Gravette.

SECTION 3: That the property shall be allowed to continue usage of a septic system until said system requires replacement, at which point the property shall join the City of Gravette sewer system at the property owner's expense. Provided the property is within 300 feet of an existing sewer line.

SECTION 4: 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 sections or provisions of this Ordinance unconstitutional or affect the validity of the same.

PASSED AND APPROVED THIS 15TH DAY OF December, 2018.

FILED

MAY 01 2019

Arkansas
Secretary of State

STATE OF ARKANSAS
CITY OF GRAVETTE
I, Mike VonRee, Recorder of the City of Gravette, Benton County, Arkansas
In and for the City of the State aforesaid, do hereby certify that this
instrument of writing is a true and complete copy, and the same appears of
record of Benson Annexation
being on file in my said office. I have here unto set my hand this 15TH
day of Feb, 2019
Mike VonRee, Recorder
City of Gravette, Benton County, AR
By [Signature]

APPROVED:

[Signature]
MAYOR

ATTEST:

[Signature]

CITY CLERK
STATE OF ARKANSAS
CITY OF GRAVETTE
I, Mike VonRee, Recorder of the City of Gravette, Benton County, Arkansas
In and for the City of the State aforesaid, do hereby certify that this
instrument of writing is a true and complete copy, and the same appears of
record of Benson Annexation
being on file in my said office. I have here unto set my hand this 15TH
day of DEC, 2018
Mike VonRee, Recorder
City of Gravette, Benton County, AR
By [Signature]

User Name: JILL
CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
L201865521 12/18/2018 11:41:27 AM
Brenda DeShields, Circuit Clerk
BENTON CO, AR FEE \$15.00

2019 0884

DL

FILED



FILED 2018 NOV -9 AM 10: 26

2018 MAR -7 PM 3: 06

TENA O'BRIEN
PROBATE CLERK
BENTON COUNTY, AR

2592 S. 48th Street
Springdale, AR 72762
Phone: 479-770-6700
Fax: (479) 770-6876

BETSY HARRELL
& PROBATE CLERK
BENTON COUNTY, AR

November 5, 2018

City of Gravette
604 First Avenue SE
Gravette, AR 72736

Re: Howard M. Benson & Karen J. Benson
18231 Ridge Road
Gravette, AR 72736
WACO File No. 1813280-102

To Whom It May Concern:

Based on WACO Title Company's research and review of the real estate records of Benton County, Arkansas, effective through October 28, 2018, the last deed of record for the below-described land is a Special Warranty Deed executed by BOKF, NA, a national banking association d/b/a Bank of Oklahoma, as successor in interest by merger to Bank of Oklahoma, N.A., in favor of **Howard M. Benson and Karen J. Benson**, husband and wife, on April 9, 2015 and recorded on April 10, 2015 as Book/Pg 2015/17028 in the real estate records of Benton County, Arkansas.

The land conveyed by the above-referenced deed is more particularly described as:

Lot 1, Revised Barber Addition, Gravette, Benton County, Arkansas, as shown on Plat Book P2 at Page 462.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases, if any.

This information reflects the most recent grantee of record for the above-described property during the period covered by the search. This information 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. It is provided solely for informational purposes for use by the City of Gravette, Arkansas. By providing this information, WACO Title Company is not committing to issue a title insurance policy or any other insurance product. This is not a title opinion, and no title insurance agent or person other than a licensed Arkansas attorney may provide legal advice concerning the status of title to land.

Best regards,

WACO Title Company

Buckley W. Bridges
Director of Title Operations | WACO Title

Exhibit "A"

2019 0885

FILED

2018 NOV -9 AM 10: 26

FILED

CASTER & ASSOCIATES LAND SURVEYING, INC.
2715 SE "I" STREET, SUITE 5, BENTONVILLE, ARKANSAS 72712
PH.(479) 268-4464

2019 MAR 7 PM 3: 06
BENTON COUNTY, ARK.

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

October 16, 2018

Property - 0.51 acres P.N. 15-13124-000
Location - 18231 Ridge Rd. in Benton County, AR
Owner - Howard M. & Karen J. Benson

To Whom It May Concern:

The above described property is contiguous with the annexing City of Gravette, Arkansas and no enclaves will be created if the property is accepted by the city. A schedule of services of the City of Gravette that will be extended to the area within three years after the date the annexation becomes final will be determined by the City of Gravette.

Respectfully,



Robert J. Caster, PLS



FILED P2 4/16/19

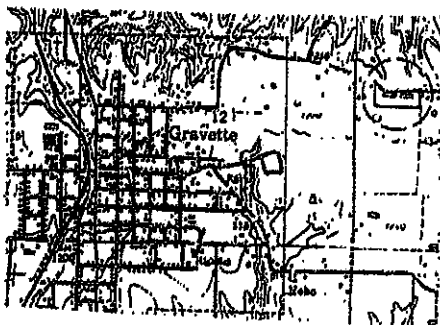
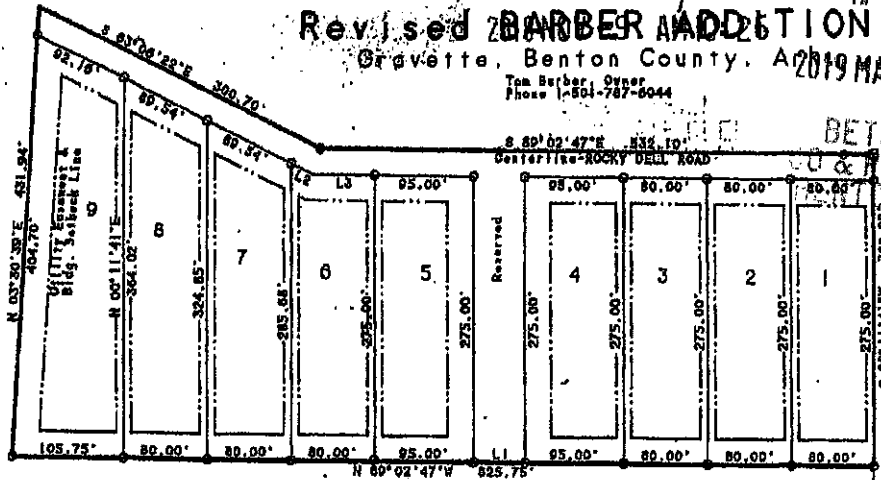
Revised BARBER ADDITION

Gravette, Benton County, Arkansas

Tom Barber, Owner
Phone 1-501-787-8044

2019 MAR -7 PM 3:06

BETSY HARRELL
PROBATE CLERK
BENTON COUNTY, AR



LINE	BEARING	DISTANCE
L 1	N 89°02'47"W	80.00'
L 2	S 63°06'22"E	24.41'
L 3	S 89°02'47"E	38.19'

SCALE: 1" = 100'

● Found Iron Pin
○ Set Iron Pin
□ Railroad spikes

Bearings Assumed

NOTE: Street fronts and backyard setbacks are 25 feet and side yard setbacks are 7 feet. Setback lines are also utility easement lines.

SURVEY DESCRIPTION: Part of the Fractional SW/4 of the NW/4 of Section 7, T-20-N, R-32-W, Benton County, Arkansas; more particularly described as follows:

From an iron pin at the SE Corner of said SW/4, NW/4, Section 7, run thence N 00°11'41"E 147.60 feet to an iron pin for the point of beginning, thence N 89°02'47"W 825.75 feet to an iron pin, thence N 03°39'35"E 431.04 feet to the centerline of Rocky Dell Road; thence along said centerline, S 63°06'22"E 300.70 feet to an iron pin, thence S 89°02'47"E 532.10 feet to a railroad spike; thence leaving said centerline, S 00°11'41"W 300.00 feet to the point of beginning, containing 8.04 acres, more or less, subject to the right-of-way of said Road.

OWNERS CERTIFICATION & DEDICATION: We, the undersigned, do hereby certify that we are the sole owners of the hereto plotted and described property and do hereby dedicate said right-of-way and easements shown hereon for the use of the general public and installation of utilities.

Tom Barber

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this 27th day of April, 1999.

Janet Boling
Notary Public

Jan 1, 2006
My commission expires

JANET BOLING
NOTARY PUBLIC - STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires Nov. 1, 2008

PLANNING COMMISSION APPROVAL: This plat is hereby approved this 27th day of April, 1999, by the Gravette Planning Commission.

Janet Boling
Chairman

LAND SURVEYOR'S CERTIFICATION: I hereby certify that on April 20, 1999, the hereto plotted and described survey was completed as shown to the best of my knowledge and belief. This survey DOES NOT LIE in designated Flood Zone A as per FIRN Map Number 03007C0050 E, Effective Date: September 18, 1997.

Prepared by: Joe B. Johnson, RLS #442
22877 Oakley Road, Silvan Springs, Ark. 72761
98150 Revised 04/28/09
500-20N-33W-0-07-400-04-0442



FILED FOR RECORD
At 12:25 o'clock PM
SEP 23 1999

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

STATE OF ARKANSAS
CITY OF GRAVETTE
CERTIFICATE OF RECORDER
Mike VerRee, Recorder of the City of Gravette, Benton County, Arkansas
In and to the Care of the State atread, do hereby certify that this
instrument of writing is a true and complete copy and the same appears of
record at Benton Planning Plat
being on file in my said office. I have here unto set my hand this
day of March, 20 19.

Mike VerRee, Recorder
City of Gravette, Benton County, AR

FILED

2018 NOV 27 PM 5:26

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

JENNA GIBBON
CLERK & PROBATE CLERK
BENTON COUNTY, ARK.

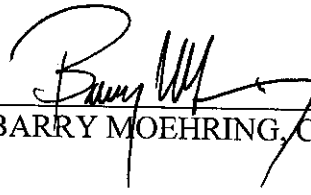
COUNTY COURT ORDER NO. CC 2018-20

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; 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

11-27-18

Date

FILED

MAY 01 2019

Arkansas
Secretary of State

2018 4893

FILED

2018 NOV 26 AM 9:40

LENA D'ORIE
CLERK & PROBATE CLERK
BENTON COUNTY, ARK.



ARKANSAS GIS OFFICE

November 21, 2018

Mrs. Tiffany Underwood
Benton County Clerk's Office
215 E. Central Ave.
Bentonville, AR 72712

RE: City of Gravette Annexation Coordination Requirement

Mrs. Underwood,

Thank you for coordinating with our office as you seek to annex property into the City of Gravetter, AR case number CC2018-20. Being more particularly described as Lot 1, Revised Barber Addition, Grevette, Benton County, Arkansas. 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,

Shelby D Johnson, State Geographic Information Officer
/sdj

FILED

MAY 01 2019

**Arkansas
Secretary of State**

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

H:\City_Annexations\Templates\Folder Structure\Doc\20181121_Gravette_Annexation_Coordination_Letter.docx

FILED

2018 NOV 26 AM 9:40

TERA O'BRIEN
CO. & PROBATE CLERK
CENTRAL COUNTY, ARK

Proposed Annex: City of Gravette
November 2018

City: Gravette
Mayor: Kurt Maddox

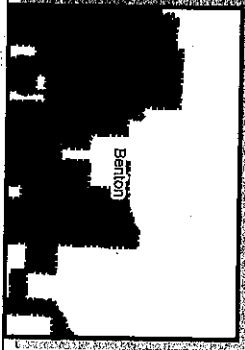
PROPOSED
ANNEX
Lot 1 Barber Add

Radder





Ridge

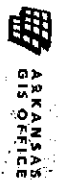
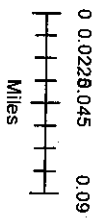
S7120N-R32W

CURRENT
CITY
LIMITS



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, its evidence, the entity has met requirements of Act 914 of 2015

-  Proposed Annex
-  Sections
-  Minor Road
-  Existing City



H:\City_Annexations\Cities\Gravette\20181121

FILED

2018 NOV 20 PM 12: 00

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

TENA O'BRIEN
CLERK OF BENTON COUNTY

CC 2018-20

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

We, Tena O'Brien, 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.

Tena O'Brien by B. Harrell
HON. TENA O'BRIEN, County Clerk

Roderick Grieve
HON. RODERICK GRIEVE, County Assessor

FILED

MAY 01 2019

Arkansas
Secretary of State

FILED

2018 NOV -9 AM 10: 26

IN THE COUNTY OF BENTON COUNTY, ARKANSAS

NO-CC-2018-20

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

CITY OF GRAVETTE,

**KAREN J. BENSON
HOWARD M. BENSON**

PETITIONERS

PETITION FOR ANNEXATION

COMES NOW Karen J. Benson and Howard M. Benson, hereinafter referred to as "Petitioners," and for their petition to annex certain land to the City of Gravette, Arkansas, do state as follows:

1. That the land subject to this Petition is identified as Lot 1, Revised Barber Addition, Gravette, Benton County, Arkansas and having a physical address of 18231 Ridge Road, Gravette, Arkansas (the "Property").
2. That the Petitioners desire that the Property become a part of the City of Gravette, Arkansas.
3. That the Petitioners are the owners of record of the Property as verified by a letter dated November 5, 2018 from Waco Title, attached hereto as Exhibit "A" and made a part hereof.
4. That the Property is contiguous to the corporate limits of the City of Gravette as verified by a letter dated October 16, 2018 from Castor & Associates Land Surveying, Inc., attached hereto as Exhibit "B" and made a part hereof.
5. That the City of Gravette shall extend services to the Property, as shown the Schedule of Services attached hereto as Exhibit "C," within three (3) years after the annexation becomes final.
6. Wherefore, the Petitioners request that the Benton County Court enter its Order annexing the above described Property into the City of Gravette, Arkansas, and for all other relief to which they may prove themselves entitled.

PETITIONER:

Howard M. Benson
Howard M. Benson

PETITIONER:

Karen J. Benson
Karen J. Benson

FILED

MAY 01 2019

**Arkansas
Secretary of State**

FILED

2018 NOV -9 AM 10: 26

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF BENTON

TEMP. O'BRIEN
COLL. PRODUCE CLEVER
2018 NOV 9 10:26 AM

On this the 9th day of November, 2018, before me, Howard & Karen Benson the undersigned notary in and for the State of Arkansas, personally appeared Karen J. Benson and Howard M. Benson, known to me to be the persons whose names are subscribed to the foregoing document and acknowledged to me that they executed the same for the purposes stated therein.

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

My commission expires:

Patty L Marchbanks
Notary Public

PATTY L MARCHBANKS
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 10, 2025
Commission No. 12403958

SEAL

FILED

2018 NOV -9 AM 10: 26



2592 S. 48th Street
Springdale, AR 72762
Phone: 479-770-6700
Fax: (479) 770-6876

TINA STUBBEN
REAL ESTATE CLERK
BENTON COUNTY, ARK.

November 5, 2018

City of Gravette
604 First Avenue SE
Gravette, AR 72736

Re: Howard M. Benson & Karen J. Benson
18231 Ridge Road
Gravette, AR 72736
WACO File No. 1813280-102

To Whom It May Concern:

Based on WACO Title Company's research and review of the real estate records of Benton County, Arkansas, effective through October 28, 2018, the last deed of record for the below-described land is a Special Warranty Deed executed by BOKF, NA, a national banking association d/b/a Bank of Oklahoma, as successor in interest by merger to Bank of Oklahoma, N.A., in favor of **Howard M. Benson** and **Karen J. Benson**, husband and wife, on April 9, 2015 and recorded on April 10, 2015 as Book/Pg 2015/17028 in the real estate records of Benton County, Arkansas.

The land conveyed by the above-referenced deed is more particularly described as:

Lot 1, Revised Barber Addition, Gravette, Benton County, Arkansas, as shown on Plat Book P2 at Page 462.

Subject to easements, rights-of-way, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases, if any.

This information reflects the most recent grantee of record for the above-described property during the period covered by the search. This information 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. It is provided solely for informational purposes for use by the City of Gravette, Arkansas. By providing this information, WACO Title Company is not committing to issue a title insurance policy or any other insurance product. This is not a title opinion, and no title insurance agent or person other than a licensed Arkansas attorney may provide legal advice concerning the status of title to land.

Best regards,

WACO Title Company

Buckley W. Bridges
Director of Title Operations | WACO Title

Exhibit "A"

FILED

2018 NOV -9 AM 10: 26

CASTER & ASSOCIATES LAND SURVEYING, INC.
2715 SE 'I' STREET, SUITE 5, BENTONVILLE, ARKANSAS 72712
PH.(479) 268-4464

STATE OF ARKANSAS
COUNTY CLERK
BENTON COUNTY, AR

October 16, 2018

Property - 0.51 acres P.N. 15-13124-000
Location - 18231 Ridge Rd. in Benton County, AR
Owner - Howard M. & Karen J. Benson

To Whom It May Concern:

The above described property is contiguous with the annexing City of Gravette, Arkansas and no enclaves will be created if the property is accepted by the city. A schedule of services of the City of Gravette that will be extended to the area within three years after the date the annexation becomes final will be determined by the City of Gravette.

Respectfully,



Robert J. Caster, PLS

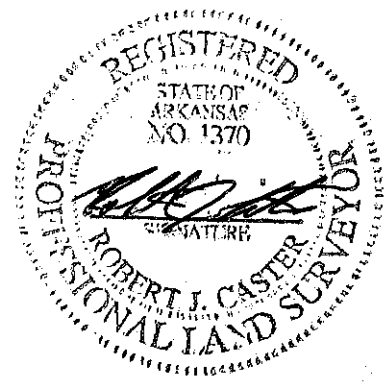


Exhibit "B"

FILED

2018 NOV -9 AM 10: 26

TEJIA R. BRIDEN
CLERK PROBATE COURT
ST. LOUIS COUNTY, ARK.

EXHIBIT "C"
SCHEDULE OF SERVICES

The following Schedule of Services shall be extended to Parcel #15-13124-000 (the "Property") by the City of Gravette within three (3) years after the annexation becomes final:

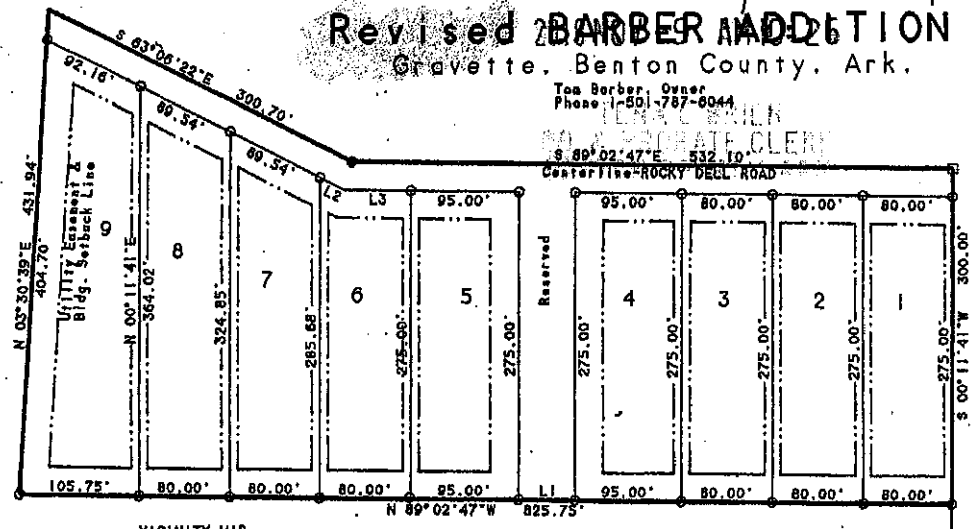
1. Police, Fire, and Emergency Medical Services ("EMS");
2. If not currently provided, additional services such as water and sewer service may be provided if readily available. Such services are provided in accordance with existing ordinances and terms of service, including but not limited to the payment of required fees, the necessary permits, inspections, and approvals.

P2 462

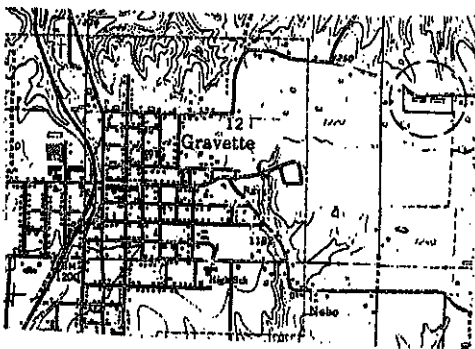
Revised BARBER ADDITION

Gravette, Benton County, Ark.

Tom Barber, Owner
Phone: 1-501-787-8044

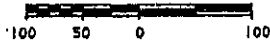


VICINITY MAP



SE Corner, SW/4, NW/4,
Section 7, T-20-N, R-32-W

LINE	BEARING	DISTANCE
L 1	N 89°02'47"W	50.00'
L 2	S 63°06'22"E	24.41'
L 3	S 89°02'47"E	58.19'



SCALE: 1" = 100'

- Found Iron Pin
 - Set Iron Pin
 - Railroad Spike
- Bearings Assumed



NOTE: Street fronts and backyard setbacks are 25 feet and side yard setbacks are 7 feet. Set-back lines are also utility easement lines.

SURVEY DESCRIPTION: Part of the Fractional SW/4 of the NW/4 of Section 7, T-20-N, R-32-W, Benton County, Arkansas; more particularly described as follows:

From an iron pin at the SE Corner of said SW/4, NW/4, Section 7, run thence N 00°11'41"E 147.60 feet to an iron pin for the point of beginning; thence N 89°02'47"W 825.75 feet to an iron pin; thence N 03°30'39"E 431.94 feet to the centerline of Rocky Dell Road; thence along said centerline, S 63°06'22"E 300.70 feet to an iron pin; thence S 89°02'47"E 532.10 feet to a railroad spike; thence leaving said centerline, S 00°11'41"W 300.00 feet to the point of beginning, containing 8.04 acres, more or less, subject to the right-of-way of said Road.

OWNERS CERTIFICATION & DEDICATION: We, the undersigned, do hereby certify that we are the sole owners of the hereson platted and described property and do hereby dedicate road right-of-way and easements shown hereon for the use of the general public and installation of utilities.

Tom Barber

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this 27th day of April, 1999.

Janet Boling
Notary Public

JANET BOLING
NOTARY PUBLIC - STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires Nov. 1, 2006

Nov 1 2006
My commission expires:

PLANNING COMMISSION APPROVAL: This plat is hereby approved this 27th day of April, 1999, by the Gravette Planning Commission.

Larry Boling
Chairman

LAND SURVEYOR'S CERTIFICATION: I hereby certify that on April 26, 1999, the hereson platted and described survey was completed as shown to the best of my knowledge and belief. This survey DOES NOT LIE in designated Flood Zone A as per FIRM Map Number 05007C0050 E. Effective Date: September 18, 1991.

Prepared by: Joe B. Johnson, RLS #442
22677 Oakview Road, Siloam Springs, Ark. 72761
98150 Revised 04/26/99
500-20N-32W-0-07-400-04-0442



FILED FOR RECORD
At 1:35 O'clock P M
SEP 23 1999

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

FILED

2018 NOV -9 AM 10: 26

TEHA O'BRIEN
VOL & PROBATE CLERK
HUNTERDON COUNTY, NJ

15-13124-000

Owner: BENSON, HOWARD M & KAREN J

Parcel Id: 15-13124-000

Address: 18231 RIDGE RD

Type: RI

Acres: 0.51

S-T-R: 07-20-32

Subdivision Name: BARBER ADD-RURBAN

School Code: 20

Link: ARCounty.Data

