



# JOHN THURSTON

ARKANSAS SECRETARY OF STATE

March 13, 2019

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

Re: City of Highfill Annexation Ordinance 15-2018

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: 11/13/19

County: Benton

City Ordinance: 15-2018

County Court Order: CC-2018-15

City: Highfill

Dated: 11/13/2018

Date Filed: 08/10/2018

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 Michelle Rieff, Mayor of Highfill (w/encl)



# 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: Highfill

City Ordinance/Resolution No: 15-2018 Date approved: 11/13/2018

County Court Case No: CC 2018-15 Date Order Filed: 08/10/2018

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

Date Change Effective: 11/13/2018 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: Michelle Rieff Title: Mayor

Street Address: 15036 W Hwy 12

City: Gentry St: AR Zip code: 72734

*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: Deputy Clerk

Date: 02/05/2019

*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**

**MAR 14 2019**

**Arkansas  
Secretary of State**

# BENTON COUNTY

STATE OF ARKANSAS

**BETSY HARRELL**

**COUNTY CLERK & VOTER REGISTRAR**

215 EAST CENTRAL, SUITE 217  
BENTONVILLE, AR 72712-5373  
479-271-1013  
Fax: 479-271-1019

February 5, 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: Justin and Emily Allen  
City of Highfill Annexation  
Benton County Court Case No. CC# 2018-15

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 August 10, 2018
3. Resolution No. 15-2018 adopted on November 13, 2018, by the City of Highfill.

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

FILED

2019 FEB -1 AM 10:47

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

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

CC 2018-15

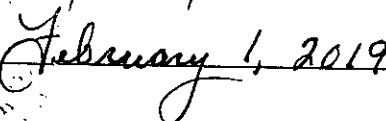
ORDER CONFIRMING ANNEXATION

Now on this day is presented to the Court the complete file for the annexation of certain land to the City of Highfill, 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 Highfill, Benton County, Arkansas, is hereby confirmed and that the same is and shall hence forth comprise a part of the City of Highfill, Benton County, Arkansas.

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

Date

  
\_\_\_\_\_  
February 1, 2019

2019 0618

RESOLUTION NO. 5-2018

FILED

CITY OF HIGHFILL, BENTON COUNTY, ARKANSAS

NOV 26 AM 9:44

A RESOLUTION GRANTING PETITION AND ACCEPTING PROPERTY FOR ANNEXATION TO THE CITY LIMITS OF THE CITY OF HIGHFILL, ARKANSAS. TENA O'BRIEN CO. & PROBATE CLERK BENTON COUNTY, ARK

WHEREAS, in County Case CC-2018-15 of the County Court of Benton County, State of Arkansas, and in accordance with the provisions of Ark. Code Annot. §14-40-609, Honorable Barry Moehring, Benton County Judge has entered his Order Authorizing Annexation, with respect to the Petition for Annexation filed in said case on behalf of Justin W. Allen and Emily B. Allen; and

WHEREAS, the City of Highfill, Arkansas should accept such territory into the City limits of the City of Highfill.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Highfill:

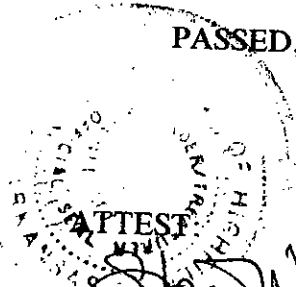
Section 1. That having given due consideration to the Order Authorizing Annexation attached hereto as Exhibit AA"; the Map of the area to be annexed as shown on Exhibit "B"; and the legal description of the area to be annexed as shown on Exhibit "C", the City Council of the City of Highfill does hereby accept the described territory, as evidenced by the adoption of this Resolution.

Section 2. The lands in question are assigned to Ward 2.

Section 3. This Resolution shall be certified by the City Recorder, and then forwarded with a copy of the Plat of the annexed property to the Benton County Clerk.

PASSED, APPROVED AND ADOPTED THIS 13 day of November, 2018.

*Michelle Rieff*  
Michelle Rieff, Mayor



*Stacie Williamson*  
Stacie Williamson, Recorder/Treasurer

FILED

MAR 14 2019

Arkansas  
Secretary of State

2019 0537

Proposed Annex CC 2018-16: City of Highfill  
August 2018

City: Highfill  
Mayor: Michelle Rieff

Address Code 14-0-101.  
Develop an every use/zone or  
annexation, consolidation, or  
dissolution, including the  
city, the city shall coordinate with  
the Arkansas Geographic Information  
Systems Office for preparation of legal  
descriptions and digital mapping for the  
relevant annexation, consolidation, and  
dissolution areas.  
The map contained herein, in evidence  
the city has met requirements of Act  
916 of 2015



FILED  
2018 AUG 10 AM 11:28  
2019 JAN 31 PM 12:21  
BETSY HARRIS  
CLERK  
BENTON COUNTY AR

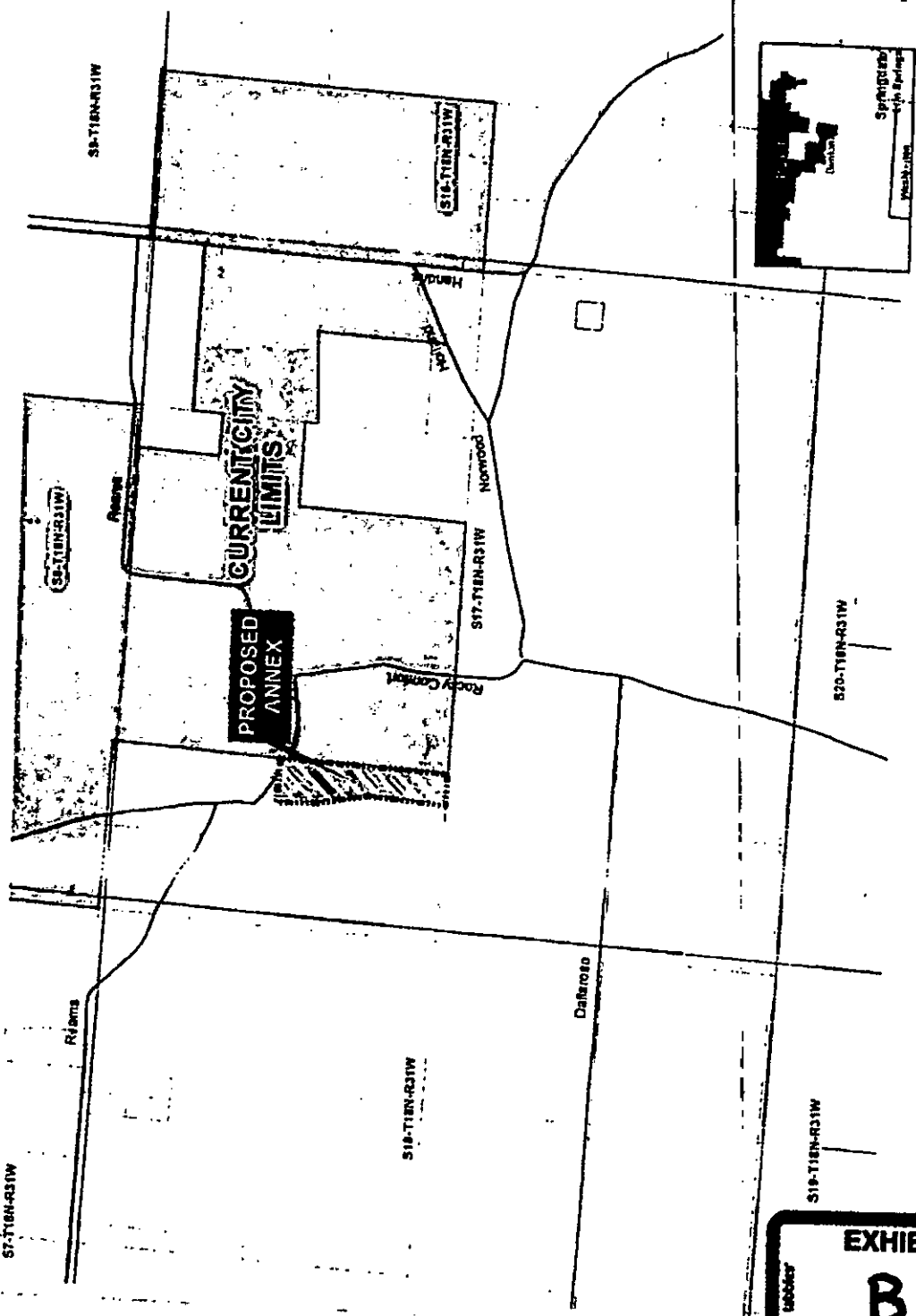


EXHIBIT  
B

2019 0538

FILED  
FILED

2019 JAN 31 PM 2:44  
2018 AUG 10 AM 11:43

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

County Name: Benton

Total Acres: 8.39

Timber Acres: 0.29

Sec-Twp-Rng: 17-18-31 Subdivision: 17-18-31-RURAL

Legal Description: A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A STONE FOUND FOR THE SE CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 17, T-18-N, R-31-W, SAID STONE ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, NORTH 87 DEGREES 27 MINUTES 32 SECONDS WEST 250.60 FEET TO A SET IRON PIN; THENCE LEAVING THE SOUTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, NORTH 04 DEGREES 34 MINUTES 05 SECONDS EAST 610.26 FEET TO A SET IRON PIN; THENCE NORTH 10 DEGREES 30 MINUTES 31 SECONDS WEST 389.72 FEET TO A SET IRON PIN; THENCE NORTH 01 DEGREES 28 MINUTES 44 SECONDS WEST 332.07 FEET TO AN IRON PIN SET ON THE NORTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, SOUTH 87 DEGREES 23 MINUTES 53 SECONDS EAST 350.46 FEET TO AN IRON PIN FOUND FOR THE NE CORNER OF THE SAID SW1/4 OF THE NW1/4; THENCE ALONG THE EAST BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, SOUTH 02 DEGREES 58 MINUTES 56 SECONDS WEST 1320.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 8.389 ACRES. SURVEY 5/30/2012 2012-180

EXHIBIT  
C

2019 0538A

FILED

2018 AUG 10 AM 11:43

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

County Name: Benton

Total Acres:8.39 Timber Acres:0.29 Sec-Twp-Rng: 17-18-31 Subdivision: 17-18-31-RURAL

Legal Description: A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A STONE FOUND FOR THE SE CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 17, T-18-N, R-31-W, SAID STONE ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, NORTH 87 DEGREES 27 MINUTES 32 SECONDS WEST 250.60 FEET TO A SET IRON PIN; THENCE LEAVING THE SOUTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, NORTH 04 DEGREES 34 MINUTES 05 SECONDS EAST 610.26 FEET TO A SET IRON PIN; THENCE NORTH 10 DEGREES 30 MINUTES 31 SECONDS WEST 389.72 FEET TO A SET IRON PIN; THENCE NORTH 01 DEGREES 28 MINUTES 44 SECONDS WEST 332.07 FEET TO AN IRON PIN SET ON THE NORTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, SOUTH 87 DEGREES 23 MINUTES 53 SECONDS EAST 350.46 FEET TO AN IRON PIN FOUND FOR THE NE CORNER OF THE SAID SW1/4 OF THE NW1/4; THENCE ALONG THE EAST BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, SOUTH 02 DEGREES 58 MINUTES 56 SECONDS WEST 1320.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 8.389 ACRES.  
SURVEY 5/30/2012 2012-180



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

FILED

2018 AUG 10 AM 11:49

TENA O'BRIEN  
CO & PROBATE CLERK  
BENTON COUNTY, AR


COUNTY COURT ORDER NO. CC 2018-15

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 HIGHFILL.

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

Date 8/10/18

FILED

MAR 14 2019

Arkansas  
Secretary of State

2018 2892



**ARKANSAS  
GIS OFFICE**

FILED

2018 AUG 10 AM 11:42

TENA O'BRIEN  
CO. & PROBATE CLERK  
BENTON COUNTY, ARK

August 10, 2018

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

RE: City of Highfill Annexation Coordination Requirement

Ms. Underwood,

Thank you for coordinating with our office as you seek to annex property into the City of Highfill, AR case number CC2018-15. 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 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.

Thank you,

Jennifer Wheeler, GIS Analyst  
/jjw

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

FILED

MAR 14 2019

Secretary of State

H:\City\_Annexations\Cities\Highfill\20180810\Doc\20180810\_Highfill\_Annexation\_Coordination\_Letter.docx

Proposed Annex CC 2018-15: City of Highfill  
August 2018

City: Highfill  
Mayor: Michelle Rieff



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.

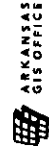
The map contained herein, is evidence the entity has met requirements of AC 914 of 2015

- Proposed Annex
- Sections
- Parcels
- Minor Roads
- Existing City

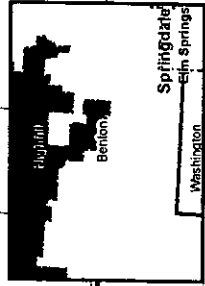
2018 AUG 10 AM 11:42

TENA O'BRYEN  
CO. & PROBATE CLERK  
BENTON COUNTY, ARK.

FILED



H:\City\_Annexations\City\_of\_Highfill\20180810



Springdale  
Benton  
Washington

FILED

2018 AUG 10 AM 9:16

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

TENA O'BRIEN  
CO. & PROBATE CLERK  
BENTON COUNTY, ARK.

CC 2018-15

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.

FILED

MAR 14 2019

Arkansas  
Secretary of State

*Tena O'Brien*  
HON. TENA O'BRIEN, County Clerk

*by B. Haarell*  
Deputy Clerk

*R. Grieve*  
HON. RODERICK GRIEVE, County Assessor

FILED

2018 AUG 10 AM 9:16

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



Date: August 8, 2018  
Subject: Proposed Annexation Checklist  
CC 2018-15 Bentonville, 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 (C) 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 – Mapping Dept.  
Benton County Assessor's Office  
Phone: 479-271-1037, ext. 7004  
Email: michael.million@bentoncountyar.gov

# ALLEN, JUSTIN & EMILY

12991 ROCKY COMFORT RD  
 GENTRY, AR

[Basic](#)  
 [Land](#)  
 [Sales](#)  
 **[Valuation](#)**  
 [Improvements](#)  
 [Map View](#)

## Valuation Information

Entry	Appraised	Assessed
Land:	13,350	2,670
Improvements:	482,800	96,560
Total Value:	496,150	99,230
Taxable Value:		99,230
Millage:		0.0531
Timber:		0.06
Estimated Taxes ⓘ:		\$5,269.17
Homestead Credit:		(\$350.00)
Estimated Taxes w Credit:		\$4,919.17
Assessment Year:		2018

**FILED**

2018 AUG -7 PM 4: 23

# ALLEN, JUSTIN & EMILY

TENA O'BRIEN  
CO. & PROBATE CLERK  
BENTON COUNTY, ARK

12991 ROCKY COMFORT RD  
GENTRY, AR

[Basic](#)   [Land](#)   [Sales](#)   [Valuation](#)   [Improvements](#)   [Map View](#)

## Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
3/31/2011	150,000	BOLIN	ALLEN (2P)	2011	16605	WD(WARRANTY DEED)
10/28/2010	42,000	REAMS	BOLIN(8.38AC)	2010	56228	WD(WARRANTY DEED)

FILED

2018 AUG -7 PM 4: 23

# ALLEN, JUSTIN & EMILY

12991 ROCKY COMFORT RD  
GENTRY, AR

TENA O'BRIEN  
CLERK & PROBATE CLERK  
BENTON COUNTY, ARK

Basic	Land	Sales	Valuation	Improvements	Map View
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## Basic Info

Parcel Number:	18-08467-002
County Name:	Benton County
Mailing Address:	ALLEN, JUSTIN W & EMILY B 12991 ROCKY COMFORT RD GENTRY AR 72734-9763
Property Address:	ALLEN, JUSTIN & EMILY 12991 ROCKY COMFORT RD GENTRY, AR <a href="#">Map This Address</a>
Billing Address:	ALLEN JUSTIN W & EMILY B 12991 ROCKY COMFORT RD GENTRY, AR 72734
Total Acres:	8.39
Timber Acres:	0.29
Sec-Twp-Rng:	17-18-31
Lot/Block:	/
Subdivision:	17-18-31-RURAL



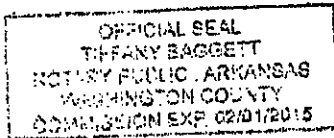
Legal Description:	A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A STONE FOUND FOR THE SE CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 17, T-18-N, R-31-W, SAID STONE ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, NORTH 87 DEGREES 27 MINUTES 32 SECONDS WEST 250.60 FEET TO A SET IRON PIN; THENCE LEAVING THE SOUTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, NORTH 04 DEGREES 34 MINUTES 05 SECONDS EAST 610.26 FEET TO A SET IRON PIN; THENCE NORTH 10 DEGREES 30 MINUTES 31 SECONDS WEST 389.72 FEET TO A SET IRON PIN; THENCE NORTH 01 DEGREES 28 MINUTES 44 SECONDS WEST 332.07 FEET TO AN IRON PIN SET ON THE NORTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, SOUTH 87 DEGREES 23 MINUTES 53 SECONDS EAST 350.46 FEET TO AN IRON PIN FOUND FOR THE NE CORNER OF THE SAID SW1/4 OF THE NW1/4; THENCE ALONG THE EAST BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, SOUTH 02 DEGREES 58 MINUTES 56 SECONDS WEST 1320.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 8.389 ACRES. SURVEY 5/30/2012 2012-180
School District:	19 Gentry
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	No

ACKNOWLEDGMENT

STATE OF Arkansas )  
COUNTY OF Benton ) SS.

On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Roger Bradley Bolin and Linda Rush Bolin** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 31st day of March, 2011.



*Tiffany Baggett*  
Notary Public

My Commission Expires:

2-1-2015

After recording please return to:  
Waco Title Company  
125 Parkwood, Suite D  
PO Box 1910  
Lowell, AR 72745

2010 AUG -7 PM 4: 22

EXHIBIT A  
 J. VA. O'BRIEN  
 CO. & PROBATE CLERK  
 BENTON COUNTY, ARK.

**Tract 1:**

A part of the SW 1/4 of the NW 1/4 of Section 17, Township 18 North, Range 31 West, of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows: Commencing at a stone found for the SE corner of the SW 1/4 of the NW 1/4 of Section 17, T-18-N, R-31-W, said stone also being the True Point of Beginning; thence along the South boundary line of the said SW 1/4 of the NW 1/4, North 87°27'32" West 250.60 feet to a set iron pin; thence leaving the South boundary line of the said SW 1/4 of the NW 1/4, North 04°34'05" East 610.26 feet to a set iron pin; thence North 10°30' 31" West 389.72 feet to a set iron pin; thence North 01°28'44" West 332.07 feet to an iron pin set on the North boundary line of the said SW 1/4 of the NW 1/4; thence along the North boundary line of the said SW 1/4 of the NW 1/4, South 87°23'53" East 350.46 feet to an iron pin found for the NE corner of the said SW 1/4 of the NW 1/4; thence along the East boundary line of the said SW 1/4 of the NW 1/4, South 02°58' 56" West 1320.48 feet to the True Point of beginning, containing 8.389 acres, more or less. Subject to the Right of Way of Rocky Comfort Road along the Northeast corner thereof.

**Tract 2:**

A part of the SE 1/4 of the NW 1/4 of of Section 17, Township 18 North, Range 31 West, of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows: Commencing at a stone found for the SW corner of the SE 1/4 of the NW 1/4 of Section 17, T-18-N, R-31-W, said stone also being the True Point of Beginning; thence along the West boundary of the said SE 1/4 of the NW 1/4; thence North 02°58'56" East 1320.48 feet to a found iron pin for the NW corner of the said SE 1/4 of the NW 1/4; thence along the North boundary line of the said SE 1/4 of the NW 1/4, South 87°31'02" East 60.99 feet to the West boundary line of Warranty Deed Book 502, Page 588; thence along the West boundary line of Warranty Deed 502-588, South 12°45'28" East 48.10 feet; thence along the said West line of Warranty Deed 502-588, South 30°24'44" East 21.66 feet; thence along the said West line of Warranty Deed 502-588, South 23°11'04" East 7.49 feet to the NE corner of the bridge over Lick Branch; thence along the East end of said bridge, South 13°30'12" West 11.52 feet to a point on the centerline of Rocky Comfort Road, said point also being the SW corner of Warranty Deed 502-588; thence along the South boundary line of Warranty Deed 502-588, South 80°08'17" East 384.18 feet to a set iron pin for the SE corner of Warranty Deed 502-588; thence along the East boundary line of Warranty Deed 502-588, North 02°54'38" East 52.82 feet to a point on the centerline of Rocky Comfort Road; thence along the centerline of Rocky Comfort Road the following courses: North 83°21'14" East 189.63 feet; thence South 10°06'05" East 185.40 feet; thence South 09°25'32" East 200.10 feet; thence South 09°19'23" East 206.32 feet; thence South 12°02'56" East 57.89 feet; thence South 11°31'40" East 53.29 feet; thence South 03°31'13" West 72.18 feet; South 13°29'20" West 111.26 feet; thence South 10°58'33" West 76.11 feet; thence along the centerline of Rocky Comfort Road, South 02°49'14" West 328.90 feet to a point on the South boundary line of the said SE 1/4 of the NW 1/4; thence along the South boundary line of the said SE 1/4 of the NW 1/4, North 87°28'08" West 782.20 feet to the True Point of Beginning, containing 21.66 acres, more or less. Subject to the Right of Way of Rocky Comfort Road along the Northerly and Easterly sides thereof.

125

Brenda DeShields  
Circuit Clerk  
Benton County, AR  
Book/Pg: 2011/16605  
e-Filed for Record  
04/04/2011 9:29:13AM

**WARRANTY DEED**  
With Relinquishment of Dower and Curtesy

File #: 1009552-961

**KNOW ALL MEN BY THESE PRESENTS:**

That we, **Roger Bradley Bolin and Linda Rush Bolin**, husband and wife, hereinafter called GRANTOR(S), for and in consideration of the sum of --One AND 00/100-- DOLLARS--(\$1.00)--and other good and valuable consideration in hand paid by Justin Allen and Emily Allen, husband and wife, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Justin Allen and Emily Allen, husband and wife, hereinafter called GRANTEE(S), and unto their heirs and assigns forever, the following lands lying in Benton County, Arkansas to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s), and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And we hereby covenant with said Grantee(s) that we will forever warrant and defend the title to the said lands against all claims whatsoever. And we, Roger Bradley Bolin and Linda Rush Bolin, husband and wife, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

WITNESS our hands and seals on this 31st day of March, 2011.

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

GRANTEE OR AGENT:

Justin Allen

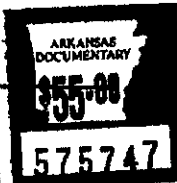
Roger Bradley Bolin  
Roger Bradley Bolin

GRANTEE'S ADDRESS:

1300 SW Edinburg Ave  
Bentonville, AR 72712

Linda Rush Bolin  
Linda Rush Bolin

Waco 100 9552-961 Allen



Prepared under the supervision of  
Angela G. Henry, Attorney  
1164 East Joyce Blvd  
Fayetteville, AR 72703

FILED

2018 AUG -7 PM 4: 22

TENA D'ERIE  
CLERK & PROBATE CLERK  
BENTON COUNTY, ARK



Advance Title

624 West Walnut Street  
Rogers, AR 72756  
Phone 273-5200 Fax 273-6085 E-mail

Effective Date: August 03, 2018

Subject: Title Report for Justin Allen and Emily Allen

File No.: 32088

Legal Description:

PART OF THE SW1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A STONE FOUND FOR THE SE CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 17, T-18-N, R-31-W, SAID STONE ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, NORTH 87 DEGREES 27 MINUTES 32 SECONDS WEST 250.60 FEET TO A SET IRON PIN; THENCE LEAVING THE SOUTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, NORTH 04 DEGREES 34 MINUTES 05 SECONDS EAST 610.26 FEET TO A SET IRON PIN; THENCE NORTH 10 DEGREES 30 MINUTES 31 SECONDS WEST 389.72 FEET TO A SET IRON PIN; THENCE NORTH 01 DEGREES 28 MINUTES 44 SECONDS WEST 332.07 FEET TO AN IRON PIN SET ON THE NORTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, SOUTH 87 DEGREES 23 MINUTES 53 SECONDS EAST 350.46 FEET TO AN IRON PIN FOUND FOR THE NE CORNER OF THE SAID SW1/4 OF THE NW1/4; THENCE ALONG THE EAST BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, SOUTH 02 DEGREES 58 MINUTES 56 SECONDS WEST 1320.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 8.389 ACRES. SURVEY 5/30/2012 2012-180

Latest Deeds:

Tract 1 on a Warranty Deed executed by Roger Bradley Bolin and Linda Rush Bolin, husband and wife, vesting fee simple title in Justin Allen and Emily Allen, husband and wife, filed for record April 4, 2011, as 2011-16605.

Encumbrances:

NA

Taxes:

Parcel 18-08467-002

Note: This is a current owner search only and not a 30 year search which is required for title insurance.

PCI Advance Title, LLC

*J. Murphy*  
CC 10296125

STATE OF ARKANSAS  
COUNTY OF \_\_\_\_\_

Sworn to (or affirmed) and subscribed before me this \_\_\_\_ day of \_\_\_\_, 20\_\_, by

[Signature]

Land Owner Signature

Justin W Allen

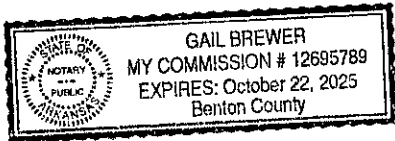
Land Owner Printed Name

[Signature]

Land Owner Signature

Emily B. Allen

Land Owner Printed Name



(NOTARY SEAL)

[Signature]

Notary Signature

Gail Brewer

Notary Printed Name

Personally Known \_\_\_\_\_ OR Produced Identification

Type of Identification Produced Arkansas Drivers License

FILED  
2018 AUG - 7 PM 4: 22

2018 AUG - 7 PM 4: 22

FILED

FILED

2018 AUG -7 PM 4: 22

CC 2018-15

To City of Highfill, Arkansas:

We, Justin W Allen and Emily B Allen, hereby attest we would like to annex parcel number 18-08467-002 of Benton County into Highfill, Arkansas city limits. Upon finalization of annexation within 3 years the property owners will have the following services available: city water, road maintenance, trash services, police protection, and fire protection already available to city dwellers.

TENA O'BRIEN  
COUNTY CLERK  
BENTON COUNTY, AR

**Land to be annexed:**

Parcel Number: 18-08467-002

Mailing Address:

ALLEN, JUSTIN W & EMILY B  
12991 ROCKY COMFORT RD  
GENTRY AR 72734-9763

Property Address:

ALLEN, JUSTIN & EMILY  
12991 ROCKY COMFORT RD  
GENTRY, AR

Billing Address:

ALLEN JUSTIN W & EMILY B  
12991 ROCKY COMFORT RD  
GENTRY, AR 72734

County Name: Benton

Total Acres:8.39

Timber Acres:0.29

Sec-Twp-Rng: 17-18-31 Subdivision: 17-18-31-RURAL

Legal Description: A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT A STONE FOUND FOR THE SE CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 17, T-18-N, R-31-W, SAID STONE ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, NORTH 87 DEGREES 27 MINUTES 32 SECONDS WEST 250.60 FEET TO A SET IRON PIN; THENCE LEAVING THE SOUTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, NORTH 04 DEGREES 34 MINUTES 05 SECONDS EAST 610.26 FEET TO A SET IRON PIN; THENCE NORTH 10 DEGREES 30 MINUTES 31 SECONDS WEST 389.72 FEET TO A SET IRON PIN; THENCE NORTH 01 DEGREES 28 MINUTES 44 SECONDS WEST 332.07 FEET TO AN IRON PIN SET ON THE NORTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, SOUTH 87 DEGREES 23 MINUTES 53 SECONDS EAST 350.46 FEET TO AN IRON PIN FOUND FOR THE NE CORNER OF THE SAID SW1/4 OF THE NW1/4; THENCE ALONG THE EAST BOUNDARY LINE OF THE SAID SW1/4 OF THE NW1/4, SOUTH 02 DEGREES 58 MINUTES 56 SECONDS WEST 1320.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 8.389 ACRES. SURVEY 5/30/2012 2012-180

School District: 19 Gentry

Homestead Parcel?: Yes

Tax Status: Taxable

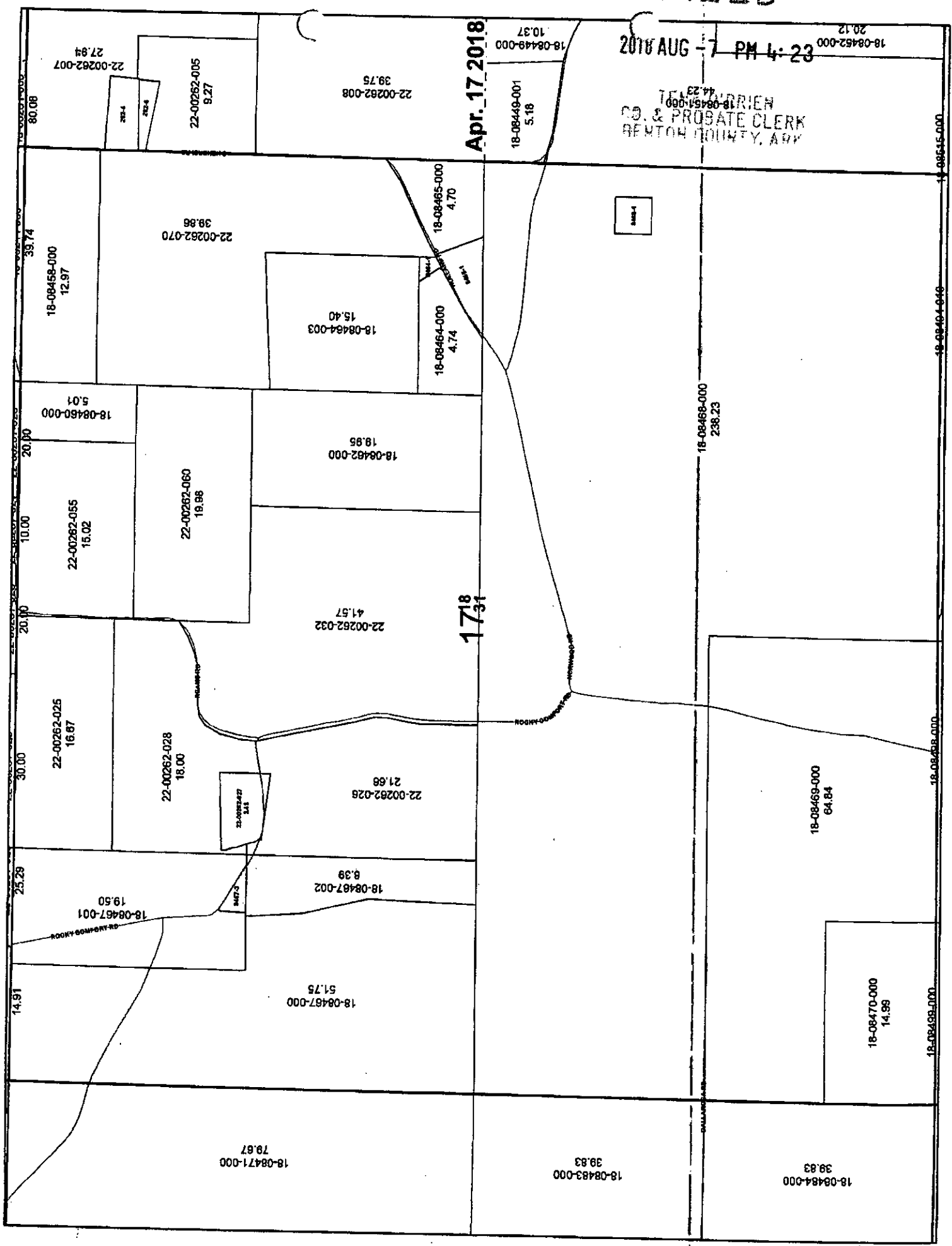
Over 65?:

No

2018 AUG 7 PM 4:23

TELEPHONIC  
CO. & PROBATE CLERK  
BENTON COUNTY, ARK

Apr. 17 2018



18-08462-000 20.12

18-08449-000 10.37

18-08449-001 5.18

22-00262-008 39.75

22-00262-005 9.27

22-00262-007 27.94

80.06

18-08458-000 12.97

22-00262-070 38.86

18-08465-000 4.70

18-08464-003 15.40

18-08464-000 4.74

18-08460-000 5.01

22-00262-060 18.86

18-08462-000 19.95

22-00262-055 16.02

22-00262-032 41.57

22-00262-025 16.87

22-00262-028 18.00

22-00262-026 21.66

18-08467-002 8.39

18-08467-001 19.50

18-08467-000 51.75

18-08469-000 64.84

18-08470-000 14.96

18-08471-000 79.67

18-08483-000 39.83

18-08484-000 39.83

18-08455-000

18-08461-040

18-08468-000 238.23

18-08469-000

18-08469-000



FILED

2018 AUG -7 PM 4: 23

701 South Mount Olive Street  
P.O. Box 12  
Siloam Springs, AR 72761



voice (479) 524-9956  
fax (479) 524-4747  
mail@civilengineeringss.com

August 7, 2018

To Whom It May Concern:

RE: Benton County Tax Parcel 18-08467-002  
Part of SW/4 of NW/4, Section 17, T-18-N, R-31-W  
Total Acres: 8.31  
Owner: Justin W and Emily B Allen

Dear Sirs:

I, Ron Homeyer, Arkansas Professional Engineer Number 7731, do hereby certify and confirm that the above referenced 8.31-acre tract, located in the SW/4 of the NW/4 of Section 17, Township 18 North, Range 31 West, identified as Benton County Tax Parcel number 18-08467-002, owned by Justin W and Emily B Allen, is contiguous to the City Limits of the Town of Highfill. I also certify and confirm that the annexation of the said 8.31-acre tract owned by the Allen's will not create an enclave.

Sincerely,

Ron Homeyer, P.E.  
President

**Proposed Annex CC 2018-15: City of Highfill  
August 2018**

City: Highfill  
Mayor: Michelle Rieff

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
- Sections
- Parcels
- Minor Road
- Existing City

