



ARKANSAS SECRETARY OF STATE

MARK MARTIN

January 04, 2017

The Honorable Sarah Smith
Garland County Clerk
501 Ouachita Ave, #301
Hot Springs, AR 71901

Re: City of Hot Springs Annexation Ordinance 6085

Dear Ms. Smith,

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 by petition pursuant to A.C.A § 14-40-602 (petition of a majority of landowners)
Effective Date: unknown
County: Garland City: Hot Springs
City Ordinance: 6085 Dated: 08/18/2015
County Court Order: CC-15-83 Filed: 07/29/2015

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.

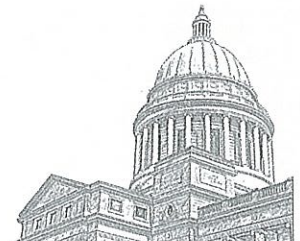
If you have any questions or concerns regarding this pending filing please contact our office at 501-682-3401.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia Fisher".

Cynthia Fisher
Arkansas Secretary of State Legal Division
500 Woodlane St, Room 256
Little Rock, AR 72201
501-682-3401

cc: Arkansas Geographic Information Systems Office (w/ encl)
Arkansas Highway and Transportation Department Mapping Department (w/ encl)
UALR Institution for Economic Advancement (w/encl)
Tom-Tom (w/encl)
Mr. Lance Spicer. Hot Springs City Clerk





Arkansas Secretary of State

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

Municipal Boundary Change Checklist

County: Garland City/Town: Hot Springs

City Ordinance/Resolution No: 6085 Date approved: 08/18/2015

County Court Case No: CC-15-83 Date Order Filed: 07/29/2015

Type: Annexation by Petition majority of Landowners A.C.A §14-40-602

Date Change Effective: _____ Emergency clause: Yes No

For Circuit Court Challenge: Date 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 (not required for A.C.A §14-40-1801)
- File marked copy of County Court Order (not required for A.C.A. §14-40-501)
- Proof of Publication for all Legal Notices (Hearing, Election, City Ordinance/Resolution)
- Copy of Arkansas GIS approved printed map and certification letter
- File marked copy of Petition Part or File marked copy of the certified special election results (if applicable)
- File marked copy of Complaint and final Circuit Court Order (Court Challenge only)

Municipal Contact:

Name: Jennifer Shryock Title: City of Hot Springs - Deputy City Clerk

Street Address: 133 Convention Blvd

City: Hot Springs St: AR Zip code: 71901

City/County Official:

Signature: Hon. Sarah Smith Title: Garland County Clerk

Date: 12/28/2016

Complete one form for each ordinance/resolution and attach it as a cover page to the supporting document set. Submit the documents to Arkansas Secretary of State, Atten: Municipal Boundary Filing, 500 Woodlane Ave, Little Rock, AR 72201-1094

Office of the Arkansas Secretary of State use only

Received by: *Cynthia Fisher*

F I L E D

JAN 04 2017

Arkansas
Secretary of State

Jeanne Price - Circuit Clerk
Garland County, AR
Term/Cashier: CASH/China Hooper
09/21/2015 9:13AM
Tran: 178722
Total Fees: \$25.00

ORDINANCE NO. 6083

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY, LOCATED ON 21.20 ACRES GENERALLY AT 174 CORNERSTONE COURT, TO THE CITY OF HOT SPRINGS, ARKANSAS; MAKING SAME A PART OF THE CITY OF HOT SPRINGS; ASSIGNING SAID LANDS TO A ZONING DISTRICT; ASSIGNING SAID LANDS TO A BOARD DISTRICT; AND FOR OTHER PURPOSES.

Book 3681 Page 486

WHEREAS, a Petition was filed with the County Clerk of Garland County, Arkansas, pursuant to Arkansas Code Annotated §14-40-601 *et seq.* by the majority of real estate owners of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Hot Springs, Arkansas; and that

WHEREAS, on the 27th of July, 2015, the County Court of Garland County, Arkansas, found that the Petition was signed by a majority of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Hot Springs, Arkansas; that an accurate plat or map of said territory had been filed with and made a part of said Petition; that proper notice had been given for the time and in the manner prescribed by law, and that all things pertaining thereto had been done in the manner prescribed by law, and that said lands and territory should be annexed to and made a part of the City of Hot Springs, Arkansas; and that

WHEREAS, Hot Springs Code §16-2-32(c) states: Following the entering of an order by the county court granting a petition for annexation, and during the 30 day waiting period during which proceedings may be instituted for having the annexation prevented, the planning commission shall conduct a public hearing to discuss the zoning of the proposed annexed areas and any modifications to the comprehensive plan that might be appropriate; and

WHEREAS, the time fixed by law for appealing from said Order of Annexation made by the County Court has expired, and no appeal has been taken from said Order; and that

WHEREAS, the Petitioners requested C-2(General Business) zone district; and that

WHEREAS, Planning Commission duly advertised and held a public hearing on August 13, 2015, to recommend a permanent zoning classification for the subject property and by unanimous vote recommend the Board of Directors zone the subject property C-2 (General Business District) consistent with the Future Land Use Plan Map designation Linear Commercial Corridor;

NOW, THEREFORE, BE IT ORDAINED by the Board of Directors of the City of Hot Springs, Arkansas, as follows:

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

FILED

JAN 04 2017

Arkansas
Secretary of State

A PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND A PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, ALL IN SECTION 21, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; THENCE SOUTH 88°39'34" EAST ALONG THE NORTH LINE FO SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 1311.74 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; THENCE SOUTH 88°39'34" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 41.92 FEET; THENCE SOUTH 01°39'49" WEST, A DISTANCE OF 178.86 FEET; THENCE SOUTH 80°00'13" WEST, A DISTANCE OF 31.51 FEET; THENCE NORTH 85°08'40" WEST, A DISTANCE OF 382.10 FEET; THENCE SOUTH 01°08'42" WEST, A DISTANCE OF 590.06 FEET; THENCE NORTH 88°29'26" WEST, A DISTANCE OF 693.23 FEET; THENCE SOUTH 01°08'42" WEST, A DISTANCE OF 592.17 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; THENCE NORTH 88°29'26" WEST, A DISTANCE OF 257.4 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; THENCE NORTH 01°10'44" EAST, A DISTANCE OF 1341.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.20 ACRES MORE OR LESS.

SECTION 2. That the above-described territory shall be and is hereby zoned C-2 General Business District, and the zoning map as adopted by the Zoning Code is hereby amended to the extent necessary to designate this zoning classification.

SECTION 3 Future development is subject to local, state, and federal requirements in effect at the time of development.

SECTION 4. That the above-described territory shall be made a part of District 5 of the City of Hot Springs, Arkansas, and the same shall, henceforth, be a part of said District as fully as the existing part of said District.

PASSED: August 18, 2015

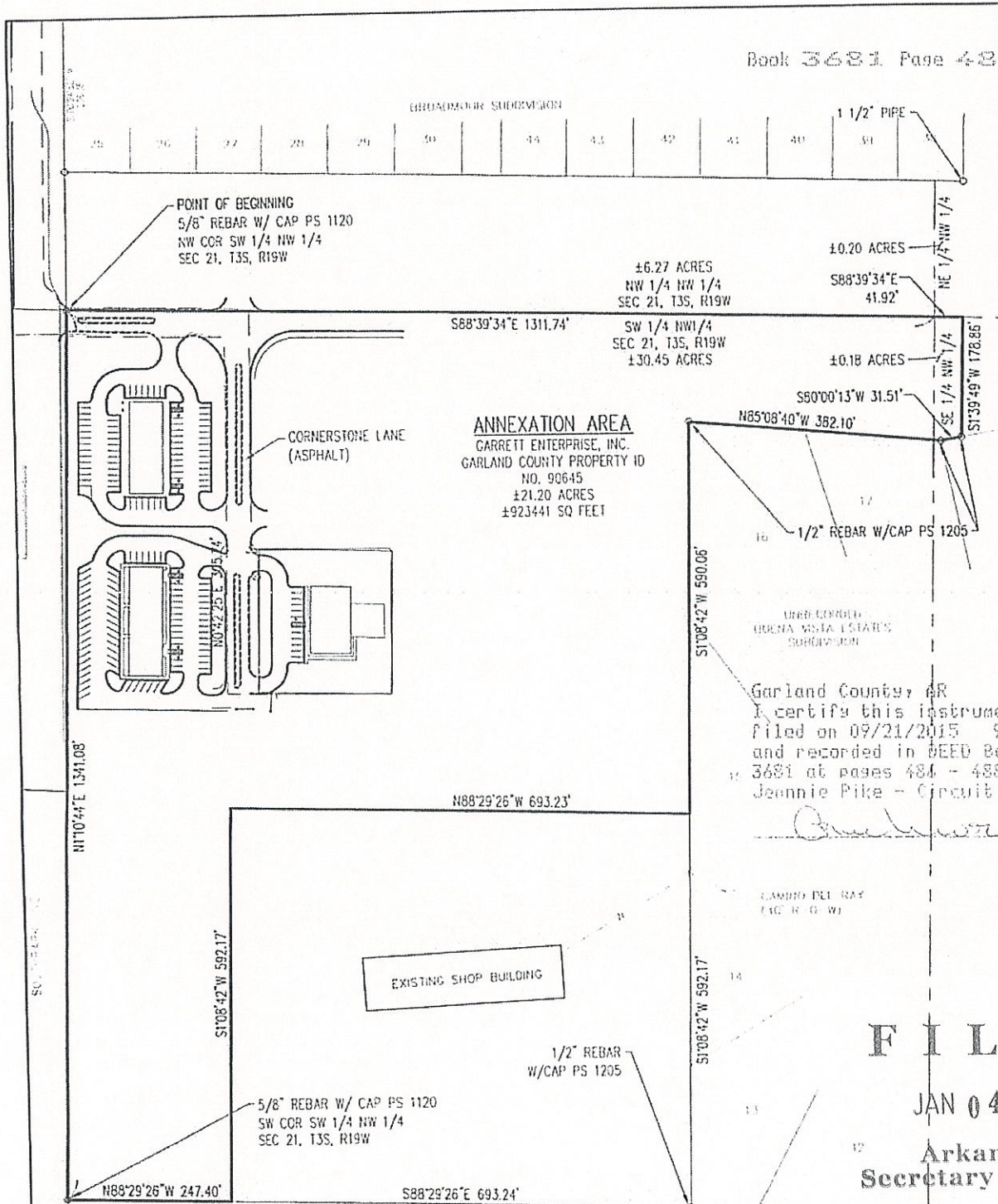
APPROVED: Ruth Carney
RUTH CARNEY, MAYOR

ATTEST: [Signature]
LANCE SPICER, CITY CLERK

APPROVED AS TO LEGAL FORM: [Signature]
BRIAN W. ALBRIGHT, CITY ATTORNEY

Ord#6085

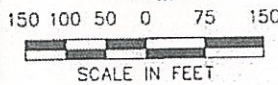
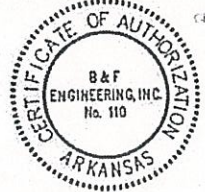
| From Addr | To Addr | Predir | Street Name | Street Type |
|------------------|----------------|---------------|--------------------|--------------------|
| 150 | 153 | | CORNERSTONE | LN |
| 154 | 163 | | CORNERSTONE | LN |
| 164 | 167 | | CORNERSTONE | LN |
| 168 | 199 | | CORNERSTONE | LN |



ANNEXATION AREA
 GARRETT ENTERPRISE, INC.
 GARLAND COUNTY PROPERTY ID
 NO. 90645
 ±21.20 ACRES
 ±923441 SQ FEET

Garland County, AR
 I certify this instrument was
 filed on 07/21/2015 9:13AM
 and recorded in DEED Book
 3681 at pages 484 - 488
 Jeannie Pike - Circuit Clerk

FILED
 JAN 04 2017
 Arkansas
 Secretary of State



ANNEXATION DESCRIPTION:

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 21, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE SOUTH 88°39'34" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1311.74 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE SOUTH 88°39'34" EAST, ALONG THE NORTH LINE OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 41.92 FEET; THENCE SOUTH 01°39'49" WEST, A DISTANCE OF 178.86 FEET; THENCE SOUTH 80°00'13" WEST, A DISTANCE OF 31.51 FEET; THENCE NORTH 85°08'40" WEST, A DISTANCE OF 382.10 FEET; THENCE SOUTH 01°08'42" WEST, A DISTANCE OF 590.06 FEET; THENCE NORTH 88°29'26" WEST, A DISTANCE OF 693.23 FEET; THENCE SOUTH 01°08'42" WEST, A DISTANCE OF 592.17 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 88°29'26" WEST, A DISTANCE OF 247.40 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 01°08'42" EAST, A DISTANCE OF 1341.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.20 ACRES MORE OR LESS.

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|--------------|------|-------|--|---|
| Design | BY | DATE | B&F ENGINEERING, INC. 928 AIRPORT ROAD, HOT SPRINGS, ARKANSAS 71913 (PH) 501-767-2366 (FAX) 501-767-6859 ANNEXATION EXHIBIT PART OF THE NORTHWEST 1/4, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 19 WEST GARRETT ENTERPRISE, INC. GARLAND COUNTY 45 ARKANSAS | 07/22/15 JOB NO.: 7-2370-0111 ACAD NO.: 602 SCALE: 1" = 150' DATE: JULY, 2015 |
| Drawn | AJA | 07/15 | | |
| Checked | JBH | | | |
| Survey | SJB | 06/15 | | |
| Flt. Bk. No. | 1780 | | | |