



ARKANSAS SECRETARY OF STATE

MARK MARTIN

June 18, 2018

The Honorable Tena O'Brien
Benton County Clerk
215 East Central ST, Suite 217
Bentonville, AR 72712-5373

Re: City of Lowell Annexation Ordinance 1014

Dear Ms. O'Brien,

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 (petition by 100% of the landowners)

Effective Date: 06/14/2018 (default)

County: Benton

City: Lowell

City Ordinance: 1014

Dated: 05/15/2018

County Court Order: CC-2018-07

Date Filed: 04/09/2018 Honorable Barry Moehring, Benton County Judge

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)
Department of Finance and Administration (w/encl)
Arkansas Public Service Commission (w.encl)
UALR Institution for Economic Advancement (w/encl)
Tom-Tom (w/encl)
Honorable Eldon Long, Mayor of Lowell (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: Lowell

City Ordinance/Resolution No: 1014 Date approved: 05/15/2018

County Court Case No: CC 2018-07 Date Order Filed: 04/09/2018

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

Date Change Effective: 05/15/2018 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: Eldon Long Title: Mayor

Street Address: 216 N Lincoln St

City: Lowell St: AR Zip code: 72745

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 Crowwood* Title: Deputy County Clerk

Date: 05/30/2018

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: *Cynthia Fisher*

FILED

MAY 18 2018

Arkansas Secretary of State

BENTON COUNTY

STATE OF ARKANSAS

TENA O'BRIEN

COUNTY CLERK & VOTER REGISTRAR

215 EAST CENTRAL, SUITE 217
BENTONVILLE, AR 72712-5373

PROBATE COURT CLERK
COURTHOUSE, 102 N.E. "A" STREET
BENTONVILLE, AR 72712-5350

May 30, 2018

Honorable Mark Martin
Secretary of State
Room 256 State Capitol
Little Rock, AR 72201-1094

RE: Tuscan Vines, LLC
City of Lowell Annexation
Benton County Court Case No. CC# 2018-07

Dear Secretary Martin:

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 April 05, 2018
3. Ordinance No. 1014 adopted on May 15, 2018, by the City of Lowell.

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

Sincerely,

Tena O'Brien
Tena O'Brien
By Tunderwood

TO/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

COUNTY CLERK (479) 271-1013 FAX (479) 271-1019	VOTER REGISTRAR (479) 271-1013 FAX (479) 271-1019	BENTONVILLE (479) 271-1013 FAX (479) 271-1019	SILOAM SPRINGS FAX (479) 524-8534	PROBATE COURT CLERK (479) 271-5727 FAX (479) 271-1712	ROGERS (479) 636-3727 FAX (479) 636-4922 ARCHIVIST (479) 636-1037 FAX (479) 636-1053
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FILED

2018 MAY 25 AM 10: 23

ORDINANCE NO. 1014

TERA DIBBLEN
CLERK OF COUNTY CLERK
BENTON COUNTY, ARK.

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF LOWELL, ARKANSAS; AND MAKING SAME
A PART OF THE CITY OF LOWELL, AND ASSIGNING SAME TO WARDS
AND ZONED RESIDENTIAL (R-A)**

WHEREAS, a petition was filed with the County Clerk of Benton County, Arkansas, by one hundred percent (100%) of the real estate owners of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Lowell, Arkansas; and,

WHEREAS, on April 4, 2018, the County Court of Benton County, Arkansas, found that the petition was in all ways proper and has transmitted the order of the County Judge confirming same, and that said lands and territory should be annexed to and made a part of the City of Lowell, Arkansas, subject to the acceptance of same by the City Council of said City at the proper time, as provided by law; 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.

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

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

LAND DESCRIPTION:

Parcel No. 18-02361-000

Part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 18 North, Range 29 West, Benton County, Arkansas, Being More Particularly Described As Follows:

Commencing at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 6; Thence S02°36'46"W a Distance of 1310.00 Feet to a Point; Thence S88°25'26"E a Distance of 397.67 Feet to the Point of Beginning, said Point being on the Easterly Right of Way Line of North Old Wire Road; Thence along said Easterly Right of Way Line, N16°30'44"W a Distance of 103.89 Feet to a Point; Thence S88°25'07"E a Distance of 133.52 Feet to a Point; Thence S01°33'10"W a Distance of 98.74 Feet to a Found ½" Rebar; Thence N88°25'26"W a Distance of 101.31 Feet to the Point of Beginning, Containing 11,594 sq. ft. - 0.266 acres, more or less, Subject to all Easements, Rights of Way and Restrictive Covenant of Record or Fact.

FILED

MAY 18 2018

Arkansas
Secretary of State

2018 1678

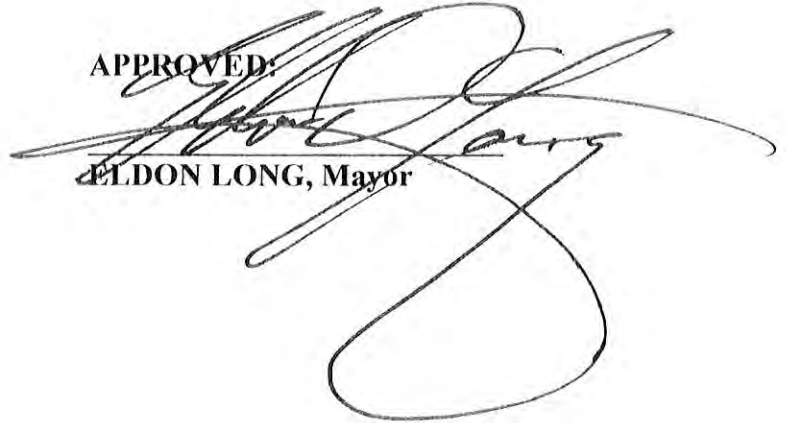
Ordinance No. _____

TERESA O'BRIEN
CLERK & PROBATE CLERK
BENTON COUNTY, ARK.

SECTION 2: That all of the above described territory shall be annexed to, Zoned Residential (R-A), and made a part of Ward Two (2) of the City of Lowell, and the same shall henceforth be a part of said Ward as fully as existing parts of said Ward.

PASSED AND APPROVED THIS 15th DAY MAY, 2018.

APPROVED:



ELDON LONG, Mayor

ATTEST:


LIZ ESTES, City Clerk

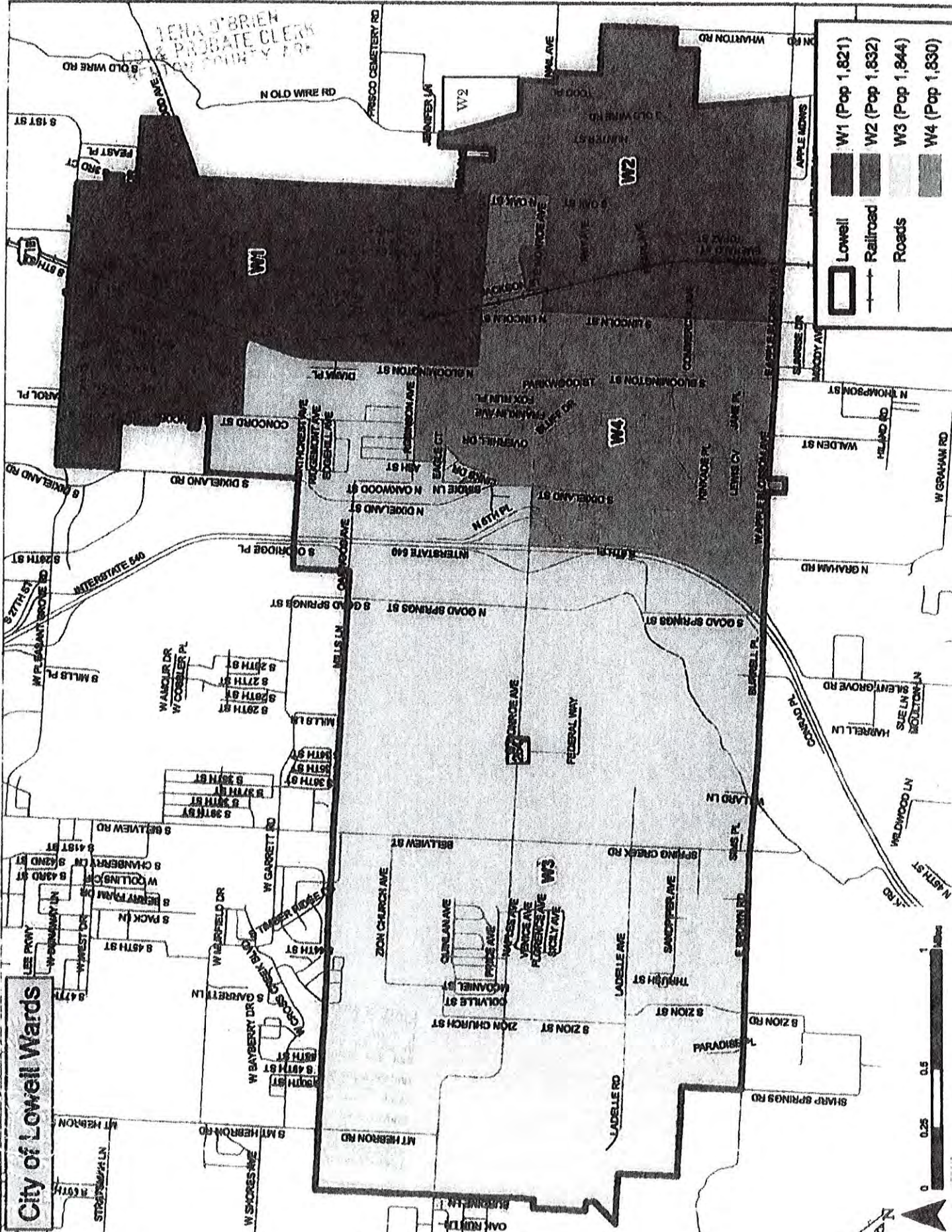


2018 MAY 25 AM 10:00

TEENA O'BRIEN
PROBATE CLERK

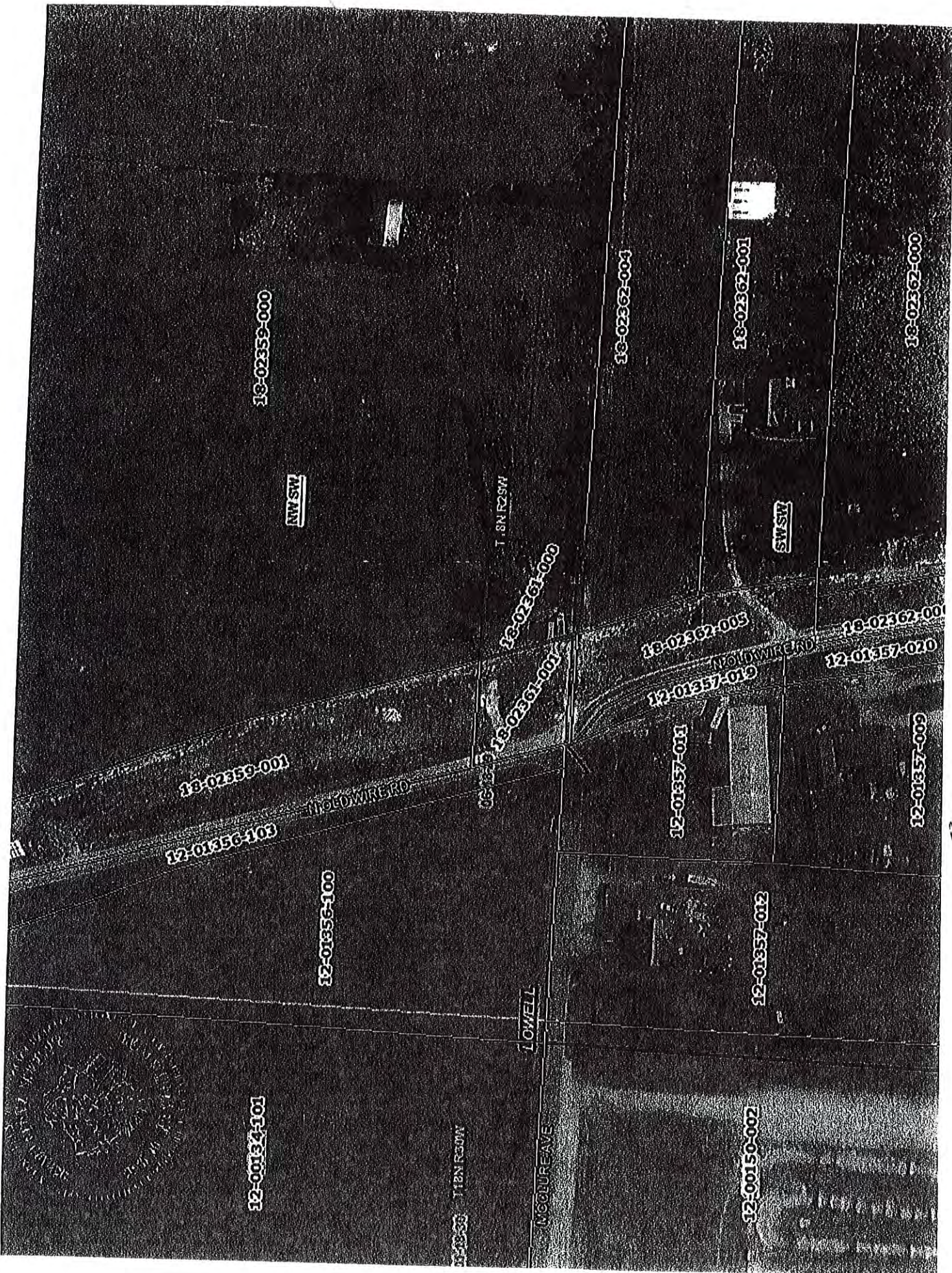
	W1 (Pop 1,821)
	W2 (Pop 1,832)
	W3 (Pop 1,844)
	W4 (Pop 1,830)

	Lowell
	Railroad
	Roads



City of Lowell Wards

2018 1681



FILED

2018 APR -9 PM 3:46

CLERK OF DISTRICT COURT
CITY OF LOWELL, ARKANSAS

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

COUNTY COURT ORDER NO. CC 2018-07

AMENDED 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 Lowell.



HON. BARRY MOEHRING, County Judge

April 9, 2018

Date

FILED

MAY 18 2018

**Arkansas
Secretary of State**

FILED

2018 MAY 30 PM 1:58

TERESA DEBEN
CO. & PROPRATE CLERK
BENTON COUNTY, ARK

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

CC 2018-07

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 Lowell, 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 Lowell, Benton County, Arkansas, is hereby confirmed and that the same is and shall hence forth comprise a part of the City of Lowell, Benton County, Arkansas.

FILED

MAY 18 2018

**Arkansas
Secretary of State**



HON. BARRY MOEHRING, County Judge

Date 5/30/18

FILED

2018 APR 10 AM 8:23

RECEIVED BY
SOL. & PROSTATE CLERK
APR 10 2018



**ARKANSAS
GIS OFFICE**

April 4, 2018

Mr. Tim Graham
Tuscancy Vines, LLC
1800 S Osage St, STE 230
Rogers AR 72758

RE: City of Lowell Annexation Coordination Requirement

Mr. Graham,

Thank you for coordinating with our office as you seek to annex property into the City of Lowell, AR. Benton County case number CC 2018-07. 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

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

FILED

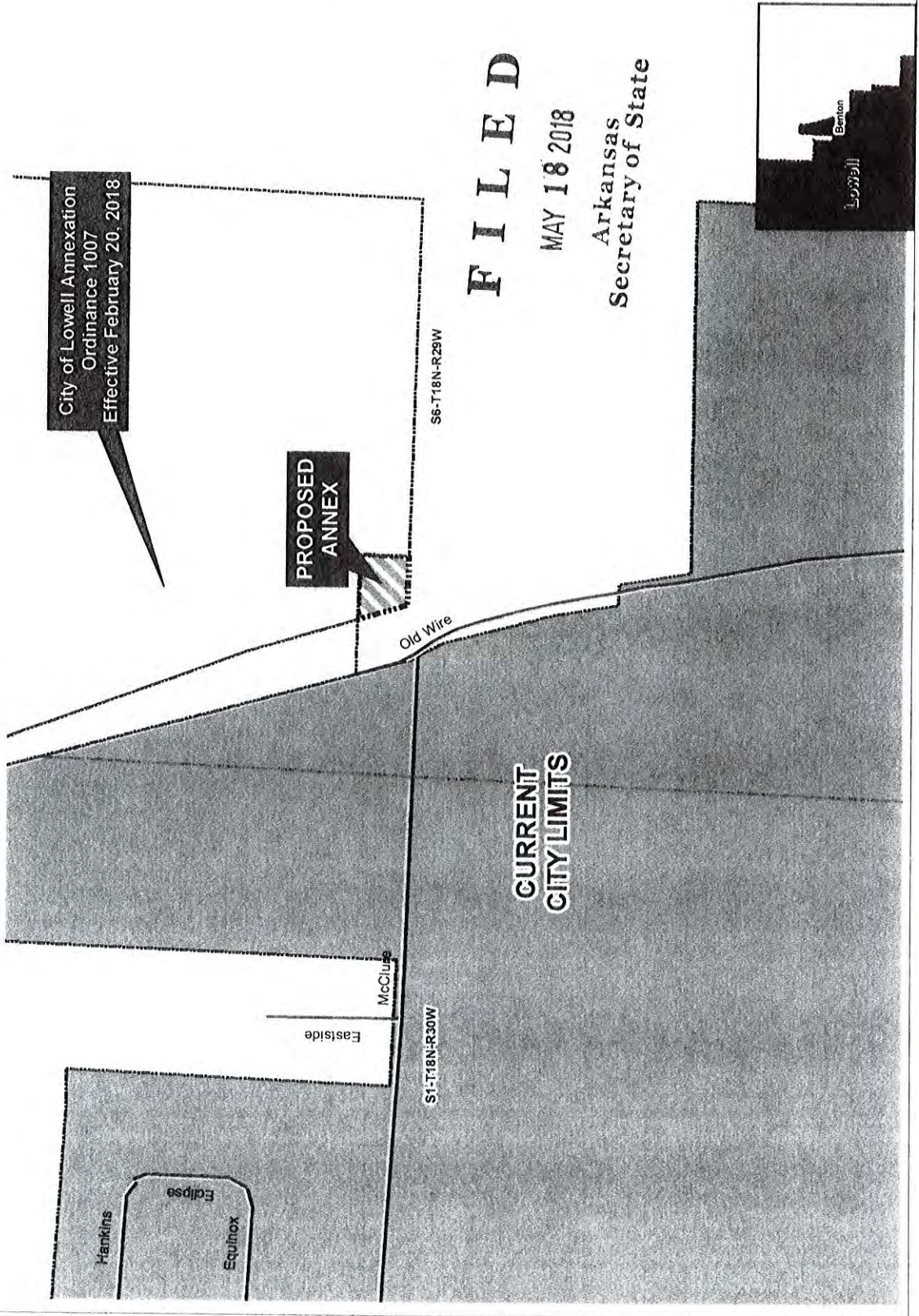
MAY 18 2018

**Arkansas
Secretary of State**

H:\City Annexations\Cities\Lowell\20180403\Doc\20180403_Lowell_Annexation_Coordination_Letter.docx

Proposed Annex: City of Lowell
April 2018

City: Lowell
Mayor: Eldon Long



FILED
MAY 18 2018
Arkansas
Secretary of State

2018 APR 10 AM 8:23

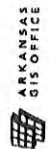
Legend:

- Proposed Annex (Hatched pattern)
- Sections (Dotted pattern)
- Minor Road (Solid line)
- Existing City (Shaded area)

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 A. 914 of 2015.



FILED

2018 APR 10 AM 8:23

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE S02°36'46"W A DISTANCE OF 1310.00 FEET TO A POINT; THENCE S88° 25'26"E A DISTANCE OF 397.67 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF N. OLD WIRE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N16° 30'44"W A DISTANCE OF 103.89 FEET TO A POINT; THENCE S88° 25'07"E A DISTANCE OF 133.52 FEET TO A POINT; THENCE S01° 33'10"W A DISTANCE OF 98.74 FEET TO A FOUND 1/2" REBAR; THENCE N88° 25'26"W A DISTANCE OF 101.31 FEET TO THE POINT OF BEGINNING, CONTAINING 11,594 SQ.FT. 0.266 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANT OF RECORD OR FACT.

FILED

2018 APR -4 PM 1:17

TENA O'BRIEN
COUNTY CLERK
BENTON COUNTY, ARKANSAS

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

CC 2018-07

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

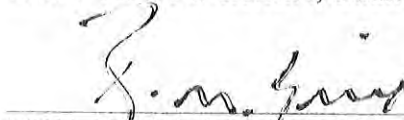
We, Tena O'Brien, County Clerk of Benton County, and Roderick Grieve, County Assessor of Benton County, attest as follows:

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.



HON. TENA O'BRIEN, County Clerk



HON. RODERICK GRIEVE, County Assessor

FILED

2018 APR -4 PM 1:17

JEFF COBBLE
CO. & PROBATE CLERK
BENTON COUNTY, AR



Date: April 3, 2018
Subject: Proposed Annexation Checklist
CC 2018-07 Lowell, 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.

N/A [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

18-02359-000

NW SW

T. 8N R29W

18-02362-004

18-02362-001

18-02362-000

SW SW

18-02361-000

18-02362-005

18-02362-006

18-02359-001

06-18-29

18-02361-007

12-01357-019

12-01357-020

N 6th WIRE RD

N 6th WIRE RD

12-01356-103

12-01357-014

12-01357-009

12-01356-100

12-01357-012

LOWELL

MCCLURE AVE

12-00134-101

T18N R30W

12-00150-002

01-18-30



11:30

2018 MAR 30 PM 4:13

CLERK OF BENTON COUNTY, AR 2018-07

PETITION FOR ANNEXATION

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

DATE: 3-30-18

Comes now the undersigned petitioner, and states as follows:

1. That I, 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 Lowell, Arkansas, to annex the following lands to the City of Lowell, Arkansas:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE S02°36'46"W A DISTANCE OF 1310.00 FEET TO A POINT; THENCE S88°25'26"E A DISTANCE OF 397.67 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF N. OLD WIRE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N16°30'44"W A DISTANCE OF 103.89 FEET TO A POINT; THENCE S88°25'07"E A DISTANCE OF 133.52 FEET TO A POINT; THENCE S01°33'10"W A DISTANCE OF 98.74 FEET TO A FOUND 1/2" REBAR; THENCE N88°25'26"W A DISTANCE OF 101.31 FEET TO THE POINT OF BEGINNING, CONTAINING 11,594 SQ.FT. - 0.266 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANT OF RECORD OR FACT.

2. I 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 Lowell city limits, as shown on the map attached hereto as Exhibit A.
4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Lowell.
5. That the following schedule of services shall be extended to the area by the City of Lowell within three (3) years after the date the annexation becomes final:

- Potable Water Service
- Sanitary Sewer Service

2018 MAR 30 PM 4:13

- That the following schedule of services shall be extended to the area by the City of Lowell within immediately upon the date the annexation becomes final:
 - Police and Fire protection
 - Public Street Maintenance
 - Solid Waste Collection and Disposal
- That a letter or title opinion from a certified abstractor or title company verifying the petitioner is the owner of record of the relevant property is attached hereto as Exhibit B, and is made part of this petition.
- That a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the city limits of Lowell and that no enclaves will be created if the property is accepted for annexation to Lowell is attached hereto as Exhibit C, and is made part of this petition.
- That the undersigned person executing this petition has confirmed by their signature below a desire that their property, which is described above, be annexed into the City of Lowell.

CLERK
WASHINGTON COUNTY, AR

[Handwritten Signature]

Signature of Property Owner/Petitioner
 Tim Graham
 Tuscany Vines, LLC
 1800 S. Osage Street, Suite 230
 Rogers, AR 72758

ACKNOWLEDGMENT

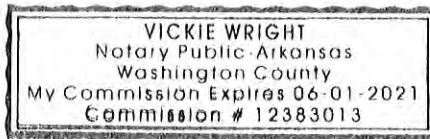
State of Arkansas)
) ss.
 County of Washington)

On this the 29 day of March, 2018, before me, the undersigned officer, personally appeared Tim Graham, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

[Handwritten Signature]
 NOTARY PUBLIC

My Commission Expires:

6-1-2021



PROJECT LOCATION
 2018 MAR 30 PM 4:11
 TUSCANY VINES LLC
 VICINITY MAP
 N.T.S.

LOT SPLIT FOR
TUSCANY VINES LLC
LOWELL, BENTON COUNTY, ARKANSAS
 ENGINEERING SERVICES, INCORPORATED
 SPRINGDALE, ARKANSAS

SCALE: 1"=100' DATE: February 8, 2017 DRAWN BY: BJK

SHEET 1

PROPERTY INFORMATION:
 THIS SURVEY WAS CONDUCTED BY THE ENGINEER AS SHOWN ON THE MAP OF THE PROPERTY. THE ENGINEER HAS REVIEWED THE ORIGINAL SURVEY AND THE RECORDS OF THE SURVEY. THE ENGINEER HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE. THE ENGINEER HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE. THE ENGINEER HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.

ADDITIONAL INFORMATION:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

REFERENCES:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

UTILITIES:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

ADDITIONAL INFORMATION:
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REFERENCES:
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UTILITIES:
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ADDITIONAL INFORMATION:
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PROPERTY INFORMATION:
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REFERENCES:
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UTILITIES:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

ADDITIONAL INFORMATION:
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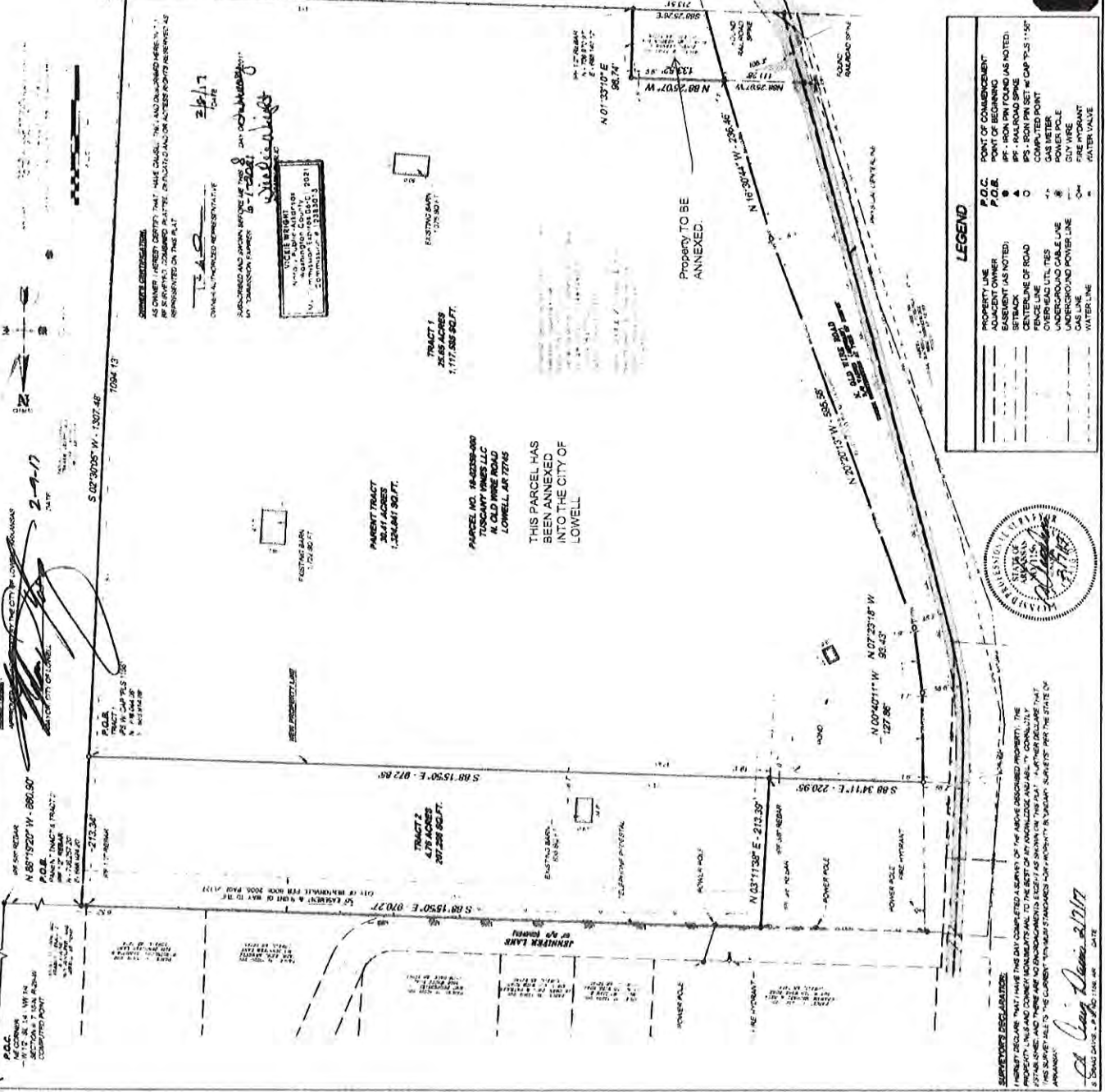
PROPERTY INFORMATION:
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UTILITIES:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

ADDITIONAL INFORMATION:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.



LEGEND

PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
ADJACENT PROPERTY	○	IRON PIN FOUND (AS NOTED)
EASEMENT (AS NOTED)	▲	IRON PIN SET IN CAP 7.5" x 5.5"
BACKSIGHT	○	COMPUTED POINT
CENTERLINE OF ROAD	—	POWER POLE
PERMITS UTILITIES	—	UNDERGROUND CABLE LINE
UNDERGROUND CABLE LINE	—	GAS LINE
UNDERGROUND POWER LINE	—	FIRE HYDRANT
GAS LINE	—	WATER VALVE
WATER LINE	—	

PROPERTY INFORMATION:
 THIS SURVEY WAS CONDUCTED BY THE ENGINEER AS SHOWN ON THE MAP OF THE PROPERTY. THE ENGINEER HAS REVIEWED THE ORIGINAL SURVEY AND THE RECORDS OF THE SURVEY. THE ENGINEER HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE. THE ENGINEER HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE. THE ENGINEER HAS FOUND THE SURVEY TO BE CORRECT AND ACCURATE.

ADDITIONAL INFORMATION:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

REFERENCES:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

UTILITIES:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

ADDITIONAL INFORMATION:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

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REFERENCES:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

UTILITIES:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

ADDITIONAL INFORMATION:
 THE CITY INFORMATION IS ANY SUCH INFORMATION BASED ON THE RECORDS OF THE CITY.

2018 MAR 30 PM 4: 13



1450 E. Zion Road – Suite 7
Fayetteville, AR 72703

Date: March 29, 2018

Greetings:

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Lowell. Based on our review, we verify that **Tuscany Vines, LLC** is the owner of record of the real property described as follows:

PARCEL NO. 18-02361-000:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE S02°36'46"W A DISTANCE OF 1310.00 FEET TO A POINT; THENCE S88°25'26"E A DISTANCE OF 397.67 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF N. OLD WIRE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N16°30'44"W A DISTANCE OF 103.89 FEET TO A POINT; THENCE S88°25'07"E A DISTANCE OF 133.52 FEET TO A POINT; THENCE S01°33'10"W A DISTANCE OF 98.74 FEET TO A FOUND 1/2" REBAR; THENCE N88°25'26"W A DISTANCE OF 101.31 FEET TO THE POINT OF BEGINNING, CONTAINING 11,594 SQ.FT. – 0.266 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANT OF RECORD OR FACT.

Sincerely,

City Title & Closing LLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703
479-935-4177

A handwritten signature in black ink, appearing to read 'Jessica L. Wooten'.

By:
Jessica L. Wooten, Authorized Signatory
Agency License No. 382820
NPN Agent No. 9905477

Exhibit C

2018 MAR 30 PM 4:13

Date: January 9, 2017

Greetings:



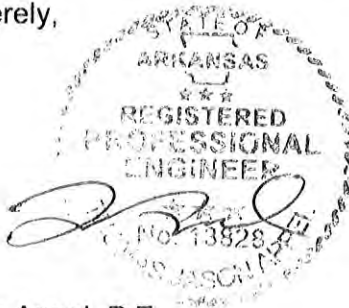
This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Lowell. I am a licensed Professional Engineer in the State of Arkansas. Based on my review I verify that the real property described as follows, and as shown on the map labeled Exhibit A in the Tuscany Vines LLC annexation petition of which this letter is a part, is contiguous with the City of Lowell and that no enclaves will be created if the described property is accepted by the City of Lowell:

PARCEL NO. 18-02361-000:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE S02°36'46"W A DISTANCE OF 1310.00 FEET TO A POINT; THENCE S88°25'26"E A DISTANCE OF 397.67 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF N. OLD WIRE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N16°30'44"W A DISTANCE OF 103.89 FEET TO A POINT; THENCE S88°25'07"E A DISTANCE OF 133.52 FEET TO A POINT; THENCE S01°33'10"W A DISTANCE OF 98.74 FEET TO A FOUND 1/2" REBAR; THENCE N88°25'26"W A DISTANCE OF 101.31 FEET TO THE POINT OF BEGINNING, CONTAINING 11,594 SQ.FT. – 0.266 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANT OF RECORD OR FACT.

Sincerely,



Jason Appel, P.E.
Secretary/Treasurer