



# JOHN THURSTON

ARKANSAS SECRETARY OF STATE

October 27, 2020

The Hon. Lesli Penny  
Craighead County Clerk  
511 S. Main St., Room 202  
Jonesboro, AR 72401

Re: City of Lake City Annexation Resolution 2020-8-17

Dear Ms. Penny,

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

Filing Type: Annexation pursuant to § A.C.A 14-40-609 (petition of all landowners)

Effective Date: 8/20/2020

County: Craighead

City: Lake City

City Resolution: 2020-8-17

Dated: 8/21/2020

County Court Order: CO-2020-4

Date Filed: 8/5/2020

A file marked copy of the resolution, court order and exhibits submitted to our Office are enclosed. By copy of this letter (and its enclosures), the Secretary of State hereby notifies the appropriate mapping authorities for Arkansas. Please retain these copies as official record of the filing of the municipal change by the Arkansas Secretary of State.

If you have any questions or concerns regarding this filing, please do not hesitate to contact our Office at 501-683-3717.

Sincerely,

A handwritten signature in black ink that reads "Shantell McGraw".

Shantell McGraw  
Elections Division

cc: Arkansas Geographic Information Systems Office (w/encl)  
Arkansas Department of Transportation Mapping Department (w/encl)  
Department of Finance and Administration (w/encl)  
Arkansas Public Service Commission (w/encl)  
Arkansas Economic Development Institute (w/encl)  
The Hon. Jon Milligan, Mayor of Lake City (w/encl)  
Mr. Arlon L. Woodruff, Woodruff Law Firm (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: Craighead City/Town: Lake City

City Ordinance/Resolution No: 2020-8-17 Date approved: 8.21.20

County Court Case No: CO-2020-4 Date of Order: 8.5.20

Type: Annexation by Ordinance

Date Change Effective: \_\_\_\_\_ Emergency clause: 14-40-609  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: Lake City % Woodruff Law Firm Title: Arton L Woodruff, Atty

Street Address: 204 Cobean Blvd

City: Lake City St: AR Zip code: 72437

City/County Official: Jessie Roney Title: County Clerk

Date: 8.21.20

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, Attn: Municipal Boundary Filing, 500 Woodlane Ave, Little Rock, AR 72201-1094

Office of the Arkansas Secretary of State use only

Received by: EM

**FILED**

OCT 27 2020

Arkansas Secretary of State

FILED

AUG 21 2020

KADE HOLLIDAY  
COUNTY & PROBATE COURT CLERK

UP

RESOLUTION OF CITY OF LAKE CITY

No. 2020-8-17

WHEREAS, it has come to the attention of the City Council that certain property owners have filed a request to annex their property to the city limits of Lake City;

WHEREAS, the annexation is consistent with the growth in population in the city and the annexation has been approved by the Craighead County Judge's office, the County Clerk and County Assessor's office:

WHEREAS, the annexation petition conforms with the requirements of A.C.A. 14-40-609 in all respects;

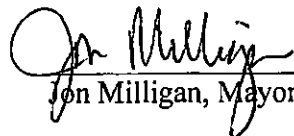
WHEREAS, the property to be annexed is described as follows:

**Commence at NE Corner of SE ¼ SE ¼ SE ¼ of Sec 27; Twp 14N; R6E, South 00° 24' 16" East along the East line of said Sec 27, a distance of 103.5 feet to the point of beginning proper; thence continue S 00° 24' 16" E 569.22 feet to the SE corner SE ¼ SE ¼ SE ¼; thence N 88° 05' 41" West 314.46 feet to a point; thence N 00° 59' 11" W 553.71 feet to a point; thence North 89° 03' 16" E 318..43 feet to the point of beginning proper; LESS AND EXCEPT for Craighead County road right of way along the East and South side of said Tract.**

WHEREAS, acceptance of the property proposed to be annexed is in the best interest of the City of Lake City and should be approved; and the following resolution was made, seconded and passed unanimously, to wit:

"THEREFORE BE IT RESOLVED, That the City of Lake City approves the proposed annexation of the above described property to the jurisdiction of the City and that the property shall be subject to all rules, regulations and laws as the present city limits from and after the passage of this Resolution.

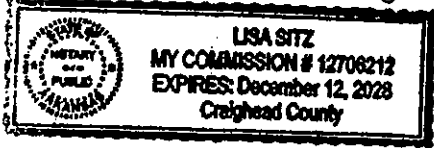
IN WITNESS WHEREOF, I have set my hand and affixed the seal this 17<sup>th</sup> day of August, 2020.

  
Jon Milligan, Mayor

7/212

CERTIFICATE OF CITY CLERK

I, the undersigned, City Clerk for the City of Lake City, do hereby certify that the above resolution by unanimous vote was passed at a normal business meeting of the City of Lake City on the 17<sup>th</sup> day of August, 2020.



*Lisa Sitz*

\_\_\_\_\_  
Lisa Sitz  
City Clerk

Date of certification: 8-17-2020

7  
913

FILED

AUG 05 2020

KADE HOLLIDAY  
COUNTY & PROBATE COURT CLERK

IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS

IN THE MATTER OF THE  
ANNEXATION OF CERTAIN  
LANDS BY THE CITY OF LAKE CITY

NO. CO-2020-4

ORDER OF ANNEXATION

On this 5<sup>th</sup> of August, 2020, is presented to the Court the verified petition of Charles Baker and Meldean Baker; Karen Baker, Matt Baker and Lauren Baker, praying for an order of annexation to the City of Lake City, Arkansas, as to the following described lands, and based upon such verified petition, the plat of such land, city map, proof of such ownership, testimony and other proof before the Court, the Court finds:

1. That Petitioners, Charles Baker and Meldean Baker; Karen Baker, Matt Baker and Lauren Baker are individuals residing in Craighead County, Arkansas.
2. That Petitioners are the sole owners of certain property contiguous to and adjoining the city limits of the City of Lake City, Arkansas, and desire for such to be annexed into such City, such real property being located in Craighead County, Arkansas, and more particularly described as follows:
3. **Commence at NE Corner of SE ¼ SE ¼ SE ¼ of Sec 27; Twp 14N; R6E, South 00° 24' 16" East along the East line of said Sec 27, a distance of 103.5 feet to the point of beginning proper; thence continue S 00° 24' 16" E 569.22 feet to the SE corner SE ¼ SE ¼ SE ¼; thence N 88° 05' 41" West 314.46 feet to a point; thence N 00° 59' 11" W 553.71 feet to a point; thence North 89° 03' 16" E 318..43 feet to the point of beginning proper; LESS AND EXCEPT for Craighead County road right of way along the East and South side of said Tract.**
4. A plat depicting the area to be annexed, as well as a city map depicting the area to be annexed in relation to existing city limits, has been exhibited to, considered and accepted

HA 1  
498

by the Court.

5. That Petitioners now own the entire parcel to be annexed, request for annexation, subject to the following described schedule of services:
  - a. The schedule of services to be provided to the above-described real property by the City is limited to fire and police protection, water and sewer services.
  - b. The above-described real property represents the natural growth of the City police power and services to such area.
  - c. The inhabitants residing in the newly annexed property shall have and enjoy all the rights and privileges of the inhabitants within the original limits of the City.
6. That the allegations of the petition have been sustained by the proof, all legal requirements have been met for annexation, and the prayer of the petition is right and proper.
7. That the above-described real property shall be, and hereby is, annexed into and made a part of the City of Lake City, Arkansas.

IT IS SO ORDERED.

  
COUNTY JUDGE

11/11  
499

MAY 28, 2020  
5:30 PM  
LAKE CITY HALL COUNCIL CHAMBERS  
406 COURT STREET  
LAKE CITY, AR

A regular meeting of the Lake City Council was brought to order at 5:30 p.m. by the honorable Mayor Jon Milligan. The meeting was opened with a prayer and the Pledge of Allegiance.

The roll having been called and the following councilmembers answered to their names: BRENDA HUTCHESON, HAROLD BARKER, TOMMY EAKINS, GARRETT WEAVER, AND DANNY DUNIGAN, Jeffery Wisham was absent. The meeting continued with the above members and the city Clerk, Lisa Sitz present. (5/0)

Guest: Daniel Haynes, Bryan and Kate Wells, Cameron Tate, Chris Walker

A motion was made by councilmember Dunigan and seconded by councilmember Hutcheson to approve the minutes from the last meeting held February 17, 2020. Motion passed ( 5/0).

Mayor Milligan discussed the financial statements.

A motion was made by councilmember Barker and seconded by councilmember Dunigan to adopt Resolution No. 2020-5-28, a lease agreement for the city trash cans. Motion passed (5/0)

A motion was made by councilmember Hutcheson and seconded by councilmember Weaver to allow citizens to purchase an additional trash can for \$52.50 or have it added to their water bill at \$5.00 per month til paid in full. Motion passed (5/0)

A motion was made by councilmember Barker and seconded by Weaver to approve loan resolution for the sewer plant. Motion passed (5/0)

A motion was made by Dunigan and seconded by Hutcheson to appoint Arlon Woodruff as the city attorney over the USDA loan and sewer project. Motion passed (5/0)

A motion was made by Dunigan and seconded by Barker to accept Baker Property by petition ) annexation. Motion passed (5/0)

Mayor Milligan presented the council a bid from Atlas Asphalt for paving Jackson St. and James St. for \$41,652.00. A motion was made by councilmember Eakins and seconded by councilmember Hutcheson to accept the bid. Motion passed (5/0)

A motion was made by Hutcheson and seconded by Weaver to accept Resolution No. 2017-5-20, the Policy and Procedure manual for the police department. Motion passed (5/0)

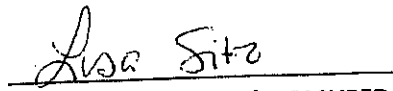
A motion was made by Dunigan and seconded by Barker to have Mayor Milligan submit state aid paving for the following streets, Cedar, Dogwood, Cherry, Oak and Cross Street. Motion passed (5/0)

Mayor Milligan give the state of the city address.

Councilmember Dunigan made a motion and was seconded by councilmember Eakins to stripe the new police truck within 30 days. Motion passed (5/0)

At 6:30 pm, a motion was made by Councilmember Hutcheson and seconded by Councilmember Weaver to adjourn. Motion passed unanimously.

  
\_\_\_\_\_  
JON MILLIGAN, MAYOR

  
\_\_\_\_\_  
LISA SITZ, CITY CLERK/TREASURER



**FILED**  
JUL 28 2020  
KADE HOLLIDAY  
COUNTY & PROBATE COURT CLERK

**IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS**

**IN THE MATTER OF THE  
ANNEXATION OF CERTAIN  
LANDS BY THE CITY OF LAKE CITY**

**NO. CO-2020-4**

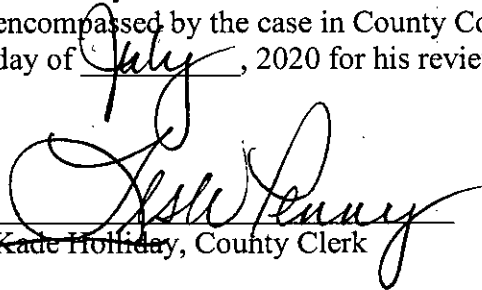
**VERIFICATION OF PETITIONERS, PROPERTY OWNERS,  
CONTIGUOUS PROPERTY, AND ENCLAVES**


In accordance to AR Code § 14-40-609 (3) we, the Craighead County Clerk and Craighead County Assessor have:

- a) Verified the identity of the petitioner or petitioners;
- b) Verified that there are no property owners included in the petition that do not wish to have their property annexed;
- c) Verified that the property or properties are contiguous with the city or town; and
- d) Verified that no enclaves will be created if the petition is accepted by the city or town.

That the Petitioner has properly coordinated and received confirmation with the Arkansas GIS Office as specified in §14-40-101 (Act 914 of 2015) of the 90<sup>th</sup> General Assembly

We certify that these conditions are met, that they are in compliance, and that the information encompassed by the case in County Court have been submitted to the County Judge this 28 day of July, 2020 for his review.

  
Kade Holliday, County Clerk

  
Hannah Holloway Towell, Assessor

FILED

JUL 13 2020

KADE HOLLIDAY  
COUNTY & PROBATE COURT CLERK

IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS

IN THE MATTER OF THE  
ANNEXATION OF CERTAIN  
LANDS BY THE CITY OF LAKE CITY

NO. CO-2020-4

**PETITION FOR ANNEXATION OF PROPERTY**  
**TO THE CITY LIMITS OF LAKE CITY**

Comes now Charles Baker and Meldean Baker; Karen Baker, Matt Baker and Lauren Baker, your Petitioners, and for their petition states as follows:

1. The Petitioners desire to have the following described real property annexed to the city limits of Lake City, to wit:


**Commence at NE Corner of SE ¼ SE ¼ SE ¼ of Sec 27; Twp 14N; R6E, South 00° 24' 16" East along the East line of said Sec 27, a distance of 103.5 feet to the point of beginning proper; thence continue S 00° 24' 16" E 569.22 feet to the SE corner SE ¼ SE ¼ SE ¼; thence N 88° 05' 41" West 314.46 feet to a point; thence N 00° 59' 11" W 553.71 feet to a point; thence North 89° 03' 16" E 318.43 feet to the point of beginning proper; LESS AND EXCEPT for Craighead County road right of way along the East and South side of said Tract.**

2. The property is contiguous to the present city limits of the City of Lake City, Arkansas.
3. A plat of the proposed annexed property is attached hereto.
4. The schedule of services to be provided the property within the next three years is limited to fire and police protection, water and sewer services.
5. The petitioners own one hundred percent (100%) of the property to be annexed.
6. There are no property owners included in the petition that do not wish to have their property annexed.

7. No enclaves will be created if the petition is accepted.
8. Upon presentation to the county assessor and the county clerk and their examination petitioner requests the matter be forwarded to the County Judge to review for verification of completeness and accuracy.
9. That the County Court issue an order finding the Petition is in proper form and that it be sent to the City of Lake City for presentation for acceptance and upon acceptance a resolution or ordinance be prepared and sent to the County clerk for further processing.

WHEREFORE, Petitioners request their Petition be allowed and for any other relief for which they may show themselves entitled.

CHARLES BAKER, MELDEAN BAKER,  
KAREN BAKER, MATT BAKER and LAUREN  
BAKER

  
\_\_\_\_\_  
ARLON L. WOODRUFF  
ARK. BAR NO. 75145  
POST OFFICE BOX 500  
LAKE CITY, ARKANSAS 72437  
(870) 237-4319  
(870) 237-8865  
[Awoodruff@lawwoodruff.com](mailto:Awoodruff@lawwoodruff.com)

VERIFICATION

STATE OF ARKANSAS )  
 )  
COUNTY OF CRAIGHEAD )

I, CHARLES BAKER and MELDEAN BAKER, husband and wife, Petitioners herein, do hereby state on oath that the things and matters as set forth above are true and correct to the best of our information, knowledge and belief.

*Charles Baker*

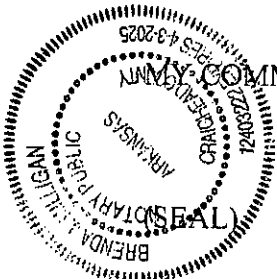
CHARLES BAKER

*Meldean Baker*

MELDEAN BAKER

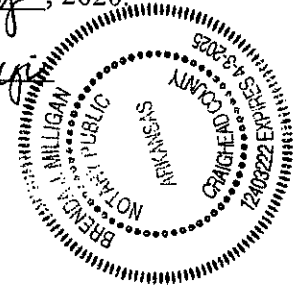
SUBSCRIBED AND SWORN to before me this 15<sup>th</sup> day of May, 2020.

*Brenda J. Milligan*  
NOTARY PUBLIC



MY COMMISSION EXPIRES:

*4/3/2025*



VERIFICATION

STATE OF ARKANSAS )  
 )  
COUNTY OF CRAIGHEAD )

I, KAREN BAKER, Petitioner herein, do hereby state on oath that the things and matters as set forth above are true and correct to the best of our information, knowledge and belief.

*Karen Baker*

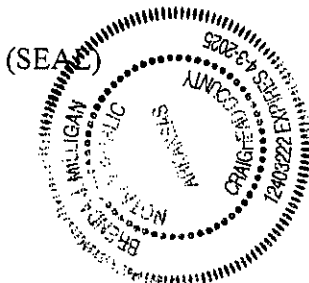
KAREN BAKER

SUBSCRIBED AND SWORN to before me this 15<sup>th</sup> day of May, 2020.

*Brenda J. Milligan*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

*4/3/2025*



VERIFICATION

STATE OF ARKANSAS    )  
  )  
COUNTY OF CRAIGHEAD)

I, MATT BAKER and LAUREN BAKER, husband and wife, Petitioners herein, do hereby state on oath that the things and matters as set forth above are true and correct to the best of our information, knowledge and belief.

*[Handwritten signature of Matt Baker]*

MATT BAKER

*[Handwritten signature of Lauren Baker]*

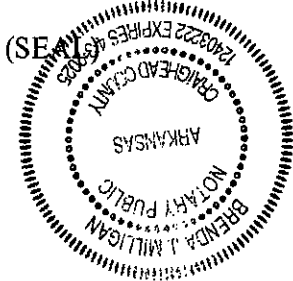
LAUREN BAKER

SUBSCRIBED AND SWORN to before me this 15<sup>th</sup> day of May, 2020.

*[Handwritten signature of Brenda J. Milligan]*

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/3/2021





Commence at NE Corner of SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Sec 27; Twp 14N; R6E, South  $00^{\circ} 24' 16''$  East along the East line of said Sec 27, a distance of 103.5 feet to the point of beginning proper; thence continue S  $00^{\circ} 24' 16''$  E 569.22 feet to the SE corner SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ; thence N  $88^{\circ} 05' 41''$  West 314.46 feet to a point; thence N  $00^{\circ} 59' 11''$  W 553.71 feet to a point; thence North  $89^{\circ} 03' 16''$  E 318.43 feet to the point of beginning proper; LESS AND EXCEPT for Craighead County road right of way along the East and South side of said Tract.



2207 Fowler Avenue  
Jonesboro, Arkansas 72401  
Phone: 870-935-7410  
FAX: 870-933-7222

### LIMITED TITLE SEARCH

Date: June 5, 2020  
Prepared For: Arlon Woodruff  
File Number: 20-078025-300

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Craighead County, Arkansas have been examined as to the following described property from January 1, 1979 at 07:30 a.m. to May 18, 2020 at 07:30 a.m.:

Commence at the Northeast Corner of Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 27, Township 14 North, Range 6 East, Lake City, Craighead County, Arkansas, South 00°24'16" East along the East line of said Sec 27, a distance of 103.5 feet to the point of beginning proper; thence continue South 00°24'16" East 569.22 feet to the Southeast corner of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter; thence North 88°05'41" West 314.46 feet to a point; thence North 00°59'11" West 553.71 feet to a point; thence North 89°03'16" East 318.43 feet to the point of beginning proper; LESS AND EXCEPT for Craighead County road right of way along the East and South side of said Tract.

Deeds have been checked on Karen Baker, Matt Baker, Lauren Baker, Charles Baker, Meldean Baker during the aforementioned period, and those listed below were found to show the vested owners of land for annexation of property to the city of Lake City, Arkansas.

(Tax Parcel: 12-146274-00200) North 3 acres of legal description owned by Karen Baker as to the following vesting deed:

**Warranty Deed** from Ottis Baker, widower of Etta Lee Baker, a single person to Karen Baker, dated February 2, 2004, filed February 6, 2004 at 1:14:50 p.m. as Recorded Deed 128 Page 261 in the records of Eastern District of Craighead County, Arkansas.

(Tax Parcel: 12-146274-00300) South 0.998 acres of legal description owned by Matt Baker and Lauren Baker, husband and wife as to the following vesting deeds:

**Warranty Deed** from Nick Baker, Matt Baker, and Cassidy Baker to Baker Brothers Farms, a partnership consisting of Terry G. Baker, Jerry D. Baker and Charles H. Baker, dated November 26, 2003, filed November 26, 2003 at 4:26:23 p.m. as Recorded Deed 127 Page 828 in the records of Eastern District of Craighead County, Arkansas.

**Quitclaim Deed** from Jerry Baker and Barbara Baker, husband and wife, and Charles Baker and Maldean Baker, husband and wife, Terry Baker and Linda Baker, fka Baker Brother Farms to Matt Baker and Lauren Baker, husband and wife, dated February 25, 2016, filed March 1, 2016 at 11:00 a.m. as Document No. LC2016R-0208 in the records of Eastern District of Craighead County, Arkansas.



This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

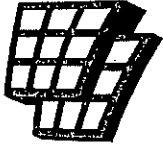
**Lenders Title Company**

A handwritten signature in cursive script, appearing to read "Kristin Paige McLaughlin".

By: Kristin Paige McLaughlin

Arkansas Insurance Department  
Contact Information:

Arkansas Insurance Department  
1 Commerce Way, Suite 102  
Little Rock, AR 72202  
(800) 852-5494  
(501) 371-2640



**ARKANSAS  
GIS OFFICE**

**Department of Transformation  
and Shared Services**  
Governor Asa Hutchinson  
Secretary Amy Fecher  
Director Shelby Johnson

May 20, 2020

Ms. Cindy Terrell  
Legal Administrative Assistant  
Woodruff Law Firm, P.A  
204 Cobean Boulevard  
Lake City, AR 72437

RE: City of Lake City Annexation Coordination Requirement

Ms. Terrell,

Thank you for coordinating with our office as you seek to annex property into the City of Lake City, AR located in Section 27, Township 14 North, Range 6 East. 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

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

H:\City\_Annexations\Cities\Lake\_City\20200520\Doc\20200520\_Lake City\_Annexation\_Coordination\_Letter.docx

**ARKANSAS GIS OFFICE**  
1 Capitol Mall, Suite 6D • Little Rock, AR 72201 • 501.682.2767  
gis.arkansas.gov • transform.ar.gov



Proposed Annex: City of Lake City  
May 2020

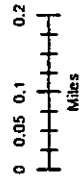
City: Lake City  
Mayor: Jon Milligan

Arkansas Code 14-40-101.

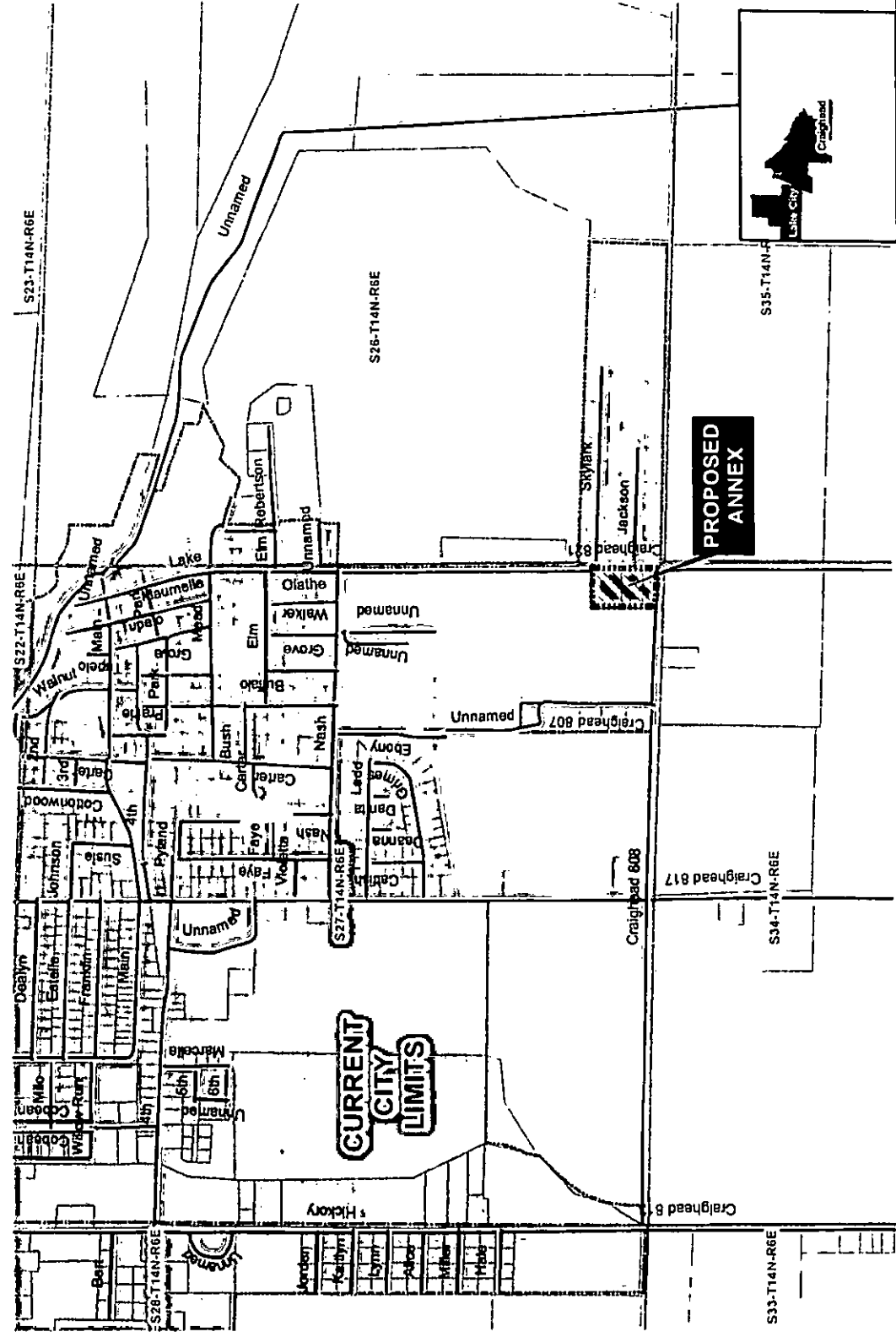
Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.

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

- Proposed Annex
- Current City Limits
- Water
- Highway
- Major Road
- County City



1:\City\_Annexations\Gis\Lake\_City\00005209



**CURRENT  
CITY  
LIMITS**

**PROPOSED  
ANNEX**