



## ARKANSAS SECRETARY OF STATE

**MARK MARTIN**

January 21, 2015

The Honorable Sharon Brooks  
Sebastian County Clerk  
35 S. 6<sup>th</sup> Street, Room 102  
Fort Smith, AR 72902-1089

RE: Annexation

Dear Mrs. Brooks,

The following information was received and has been recorded and filed in the office of the Secretary of State:

County: Sebastian

City: Mansfield

Annexation:

City Ordinance, No. 2015-1 – Dated January 8, 2015

Decree of Annexation, No. CC-2014-4-G – Dated December 8, 2014  
Plat

By copy of this letter, I am sending file marked copies of all of the information to the UALR Institute for Economic Advancement, Arkansas Highway Mapping Department, TomTom, and the State Geographic Information Office. All others listed will only receive notification of the annexation by copy of this letter.

If you have any questions please do not hesitate to contact me at 1-800-482-1127 or 501-682-5070.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Bridges".

Josh Bridges  
Voter Services Project Administrator  
Arkansas Secretary of State

cc: UALR Institute for Economic Advancement (w/encl)

Arkansas Highway Mapping Department (w/encl)

TomTom (w/encl)

✓Shelby Johnson, State Geographic Information Officer GIS (w/encl)

Arkansas Municipal League (w/o encl)

Mansfield City Clerk (w/o encl)



**F I L E D**  
**CERTIFIED**

**ORDINANCE NO. 2015-1**

**JAN 20 2015**

**Arkansas  
Secretary of State**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN  
TERRITORY TO THE CITY OF MANSFIELD, ARKANSAS, AND MAKING  
SAME A PART OF THE CITY OF MANSFIELD, AND ASSIGNING SAME TO  
WARDS.**

**WHEREAS**, a Petition was filed with the Court Clerk of Sebastian County, Arkansas, by the majority 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 Mansfield, Arkansas; and,

**WHEREAS**, on December 8, 2014, the County Court of Sebastian 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 Mansfield, 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 Mansfield, Arkansas, subject to the acceptance of same by the City Court 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 or suit has been taken from said Order.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Mansfield, Arkansas:

**SECTION 1:** That the following described lands and territories contiguous and adjoining the City of Mansfield, Arkansas, be and the same are hereby accepted as part of and annexed to and made a part of the City of Mansfield, Arkansas.

A tract of land being a portion of Tract 1 of Deed Book 2012G, Page 06139 lying in the Southeast Quarter of the Northeast Quarter of Section 36, Township 05 North, Range 31 West, Sebastian County, Arkansas, being described as follows:

Commencing at a 2.5" Aluminum Monument (Aluminum cap destroyed) at the East Quarter Corner of said Section 36 per Certified land Corner Restoration Card #153, thence along the South line of said Quarter Quarter, crossing a found PK nail being the record Point of Beginning of Document #7053088 at a distance of 180.29 feet, and continuing for a total distance of 284.19 feet to a set PK nail with washer (LS 1337) at the Southeast corner of said Tract 1, also being the Southeast corner of herein described tract

for the POINT OF BEGINNING;

Thence continuing along said line, North 88° 08' 42" West a distance of 333.45 feet to a set 5/8" rebar with cap (LS 1337) at the East Right-of-Way of US Highway 71 per AHTD Job #4129 for the Southwest corner of herein described tract; Thence along said Right-of-Way, along a non-tangent curve to the right, with an arc length of 97.24 feet, having a radius of 5681.51 feet, through a central angle of 00° 58' 50", and having a chord which bears North 34° 25' 42" West, a distance of 97.24 feet to a set 5/8" rebar with cap (LS 1337) for the Northwest corner of herein described tract; Thence leaving said Right-of-Way, North 58° 51' 17" East for a distance of 314.02 feet to a set 5/8" rebar with cap (LS 1337) for the Northeast corner of herein described tract; Thence South 25° 15' 35" East, crossing a found 1/2" rebar at a distance of 30.00 feet and continuing for a total distance of 153.22 to a set 5/8" rebar with cap (LS 1337); Thence South 25° 13' 48" East a distance of 126.96 feet to the POINT of BEGINNING containing 56,846 Square Feet, or 1.30 Acres more or less:

AND

A tract of land being a portion of Tract 1 of Deed Book 2012G, Page 06139 lying in the Southeast Quarter of the Northeast Quarter of Section 36, Township 05 North, Range 31 West, Sebastian County, Arkansas, being described as follows:

Commencing at a 2.5" Aluminum Monument (Aluminum cap destroyed) at the East Quarter Corner of said Section 36 per Certified land Corner Restoration Card #153, thence along the South line of said Quarter Quarter, crossing a found PK nail being the record Point of Beginning of Document #7053088 at a distance of 180.29 feet, and continuing for a total distance of 284.19 feet to a set PK nail with washer (LS 1337) at the Southeast corner said Tract 1; Thence North 25° 13' 48" West a distance of 126.96 feet to a set 5/8" rebar with cap (LS 1337); Thence North 25° 15' 35" West, crossing a found 1/2" rebar at a distance of 123.22 feet and continuing for a total distance of 153.22 to a set 5/8" rebar with cap (LS 1337) for the Southeast corner of herein described tract and the POINT OF BEGINNING;

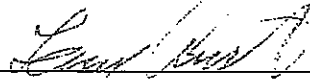
Thence South 58° 51' 17" West a distance of 314.02 feet to a set 5/8" rebar with cap (LS 1337) at the East Right-of-Way of US Highway 71 per AHTD Job #4129 for the Southwest corner of herein described tract; Thence along said Right-of-Way, along a non-tangent curve to the right, with an arc length of 195.99 feet, having a radius of 5681.51 feet, through a central angle of 01° 58' 35", and having a chord which bears North 32° 56' 59" West, a distance of 195.98 feet to a set 5/8" rebar with cap (LS 1337); Thence continuing along said Right-of-Way, North 31° 43' 50" West a distance of 96.22 feet to a set 5/8" rebar with cap (LS 1337) for the Northwest corner of herein described tract; Thence leaving said Right-of-Way, North 58° 55' 30" East crossing a found 1/2" rebar

with cap (LS 147) at a distance of 7.58 feet, and continuing for a total distance of 351.24 feet to a set 5/8" rebar with cap (LS 1337) for the Northeast corner of herein described tract; Thence South 25° 15' 35" East a distance of 293.22 feet to the POINT of BEGINNING containing 97,402 Square Feet, or 2.24 Acres more or less.

**SECTION 2:** That the above-described territory shall be annexed to and made a part of Ward Three (3) of the City of Mansfield, Arkansas and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

**SECTION 3:** It being necessary to preserve the City's public health, safety, and welfare, an emergency is hereby declared to exist and this Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF MANSFIELD, ARKANSAS ON THIS 8TH DAY OF JANUARY, 2015

  
\_\_\_\_\_  
Larry Austin, Mayor

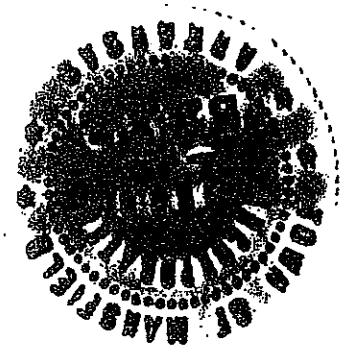
ATTESTED:

  
\_\_\_\_\_  
Becky Walker, City Recorder/Treasurer

SHARON BROOKS, CLERK OF THE CITY COUNCIL OF MANSFIELD, ARKANSAS, do hereby certify that the above and foregoing is a true and correct copy of the

as the same appears of record in the office of  
Book \_\_\_\_\_  
Page \_\_\_\_\_  
Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_  
2015  
SHARON BROOKS

City of Mansfield, Arkansas  
City Recorder & Treasurer  
Becky Walker



CERTIFIED

FILED

DEC 08 2014

SHARON BROOKS  
County Clerk & Recorder

FILED

JAN 20 2015

Arkansas  
Secretary of State

IN THE SEBASTIAN COUNTY COURT  
IN THE MATTER OF ANNEXING TO THE  
CITY OF MANSFIELD, ARKANSAS, CERTAIN TERRITORY  
CONTIGUOUS TO THE SAID CITY OF MANSFIELD, ARKANSAS

DECREE OF ANNEXATION

CC-2014-4-G

CCO 2014-17

NOW, on this 8<sup>th</sup> day of December, 2014, there is presented to this Court by the petitioners and/or agents of the petitioners, a Petition for Annexation of Certain Territory, hereinafter more particularly described, to the City of Mansfield, Sebastian County, Arkansas, and this Court, being fully advised of the facts and the law, does hereby find, adjudge and decree as follows:

This Court finds that the Petition referenced herein was filed more than thirty (30) days prior to this date.

This Court further finds that notice of the hearing on this matter was published one (1) time a week for three (3) consecutive weeks as required by A.C.A. § 14-40-602.

This Court finds that a majority of the total number of real estate owners in the area affected by this Petition have signed said Petition and that such majority owns more than one-half of the acreage affected.

This Court further finds that the territory sought to be annexed was accurately described in said Petition and that said territory is contiguous to the boundaries of the City of Mansfield, Sebastian County, Arkansas.

This Court further finds that attached to and made a part of said Petition is an accurate map of the territory sought to be annexed to the City of Mansfield, Sebastian County, Arkansas.

This Court finally finds that the prayer of the Petition is right and proper.

Therefore, this Court hereby ORDERS, JUDGES and DECREES that the following described territory be, and the same hereby is, annexed to be made a part of the City of Mansfield, Sebastian County, Arkansas, to-wit:

A tract of land being a portion of Tract 1 of Deed Book 2012G, Page 06139 lying in the Southeast Quarter of the Northeast Quarter of Section 36, Township 05 North, Range 31 West, Sebastian County, Arkansas, being described as follows:

Commencing at a 2.5" Aluminum Monument (Aluminum cap destroyed) at the East Quarter Corner of said Section 36 per Certified land Corner Restoration Card #153, thence along the South line of said Quarter Quarter, crossing a found PK nail being the record Point of Beginning of Document #7053088 at a distance of 180.29 feet, and continuing for a total distance of 284.19 feet to a set PK nail with washer (LS 1337) at the Southeast corner of said Tract 1, also being the Southeast corner of herein described tract for the POINT OF BEGINNING;

Thence continuing along said line, North 88° 08' 42" West a distance of 333.45 feet to a set 5/8" rebar with cap (LS 1337) at the East Right-of-Way of US Highway 71 per AHTD Job #4129 for the Southwest corner of herein described tract; Thence along said Right-of-Way, along a non-tangent curve to the right, with an arc length of 97.24 feet, having a radius of 5681.51 feet, through a central angle of 00° 58' 50", and having a chord which bears North 34° 25' 42" West, a distance of 97.24 feet to a set 5/8" rebar with cap (LS 1337) for the Northwest corner of herein described tract; Thence leaving said Right-of-Way, North 58° 51' 17" East for a distance of 314.02 feet to a set 5/8" rebar with cap (LS 1337) for the Northeast corner of herein described tract; Thence South 25° 15' 35" East, crossing a found 1/2" rebar at a distance of 30.00 feet and continuing for a total distance of 153.22 to a set 5/8" rebar with cap (LS 1337); Thence South 25° 13' 48" East a distance of 126.96 feet to the POINT of BEGINNING containing 56,846 Square Feet, or 1.30 Acres more or less:

AND

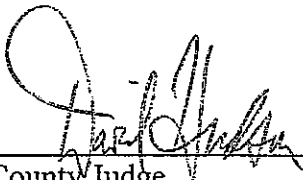
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The Court further orders that the original papers in this cause be delivered to the Clerk of Court of Sebastian, Arkansas, same to be properly recorded upon the records of Sebastian County, Arkansas, and the Clerk, after properly recording and filing the original papers, prepare transcripts of same; that one (1) of the certified transcripts be delivered to the City of Mansfield, Arkansas, one (1) copy to the Secretary of State and one (1) copy to the Director of the Tax Division of the Arkansas Public Service Commission.

  
\_\_\_\_\_  
County Judge

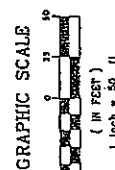
12/8/2014  
Date





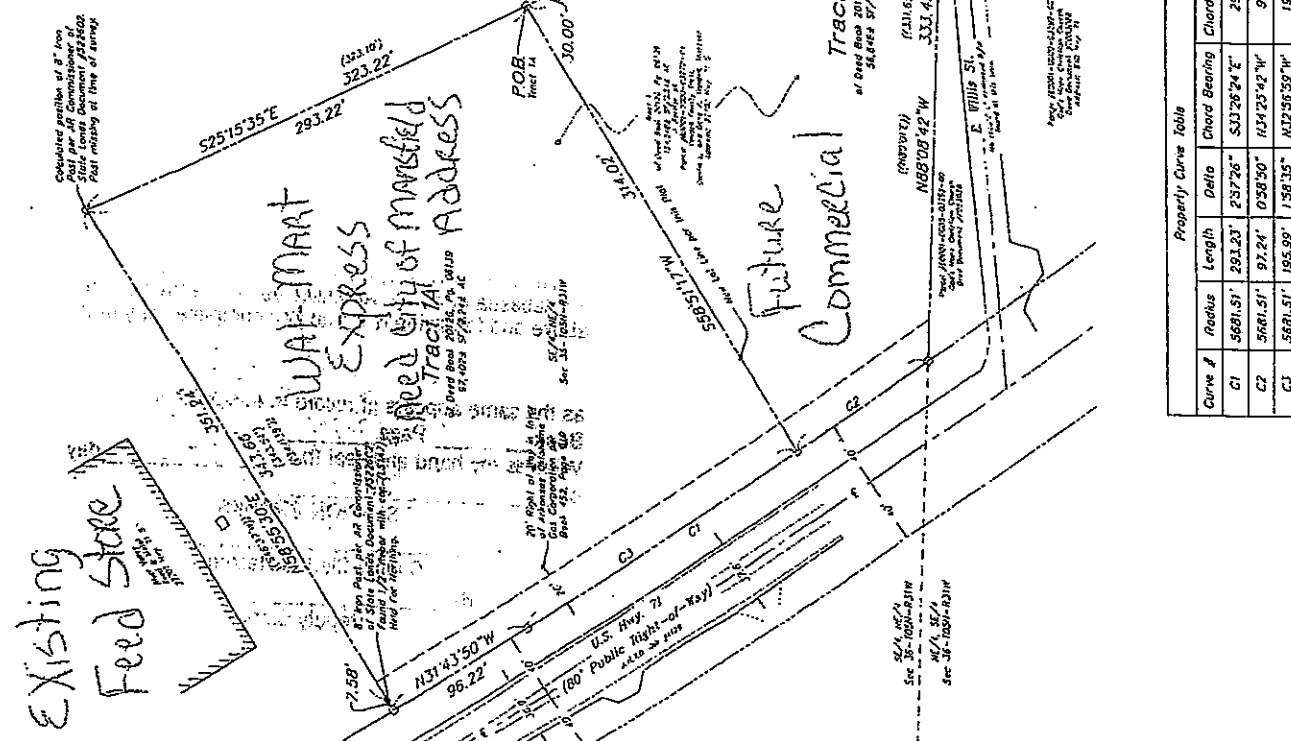
**LEGEND**

- Boundary Line
- Adjacent Lot/Boundary Line
- Easement Line
- Right-of-Way Line
- Centerline
- Found Alum. Monument
- Iron Pipe Found (As Noted)
- PK Nail Found (As Noted)
- PK Nail Set (L.S. #1317)
- Found Rebar (As Noted)
- Set Rebar (L.S. #1317)
- Record Bearing and Distances Per AR Commissioner of State Lands Document #522802
- Record Bearing and Distances Per Deed Book 20126, Page 06139
- Record Bearing and Distances Per Deed Doc. #2053088



Convergence -178°32'34.728"  
Computed for site B14-1, bearing a  
5/8" Rebar with C&E Control cap.  
Northing 274219.161 US FT.  
Easting 638444.321 US FT.  
Elevation 811.56 US FT.

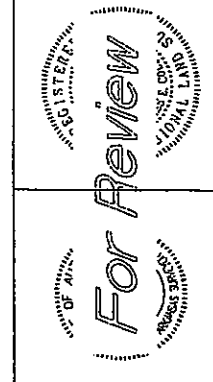
at West Point, AR  
Rebar #2053088-2017-01  
Found 1/2" Rebar #14, 1/2" dia.



Sheet 2 Lot Split Street

Survey Plat Book 590-050-2110-0-18-120-65-1317

Scale: 1" = 50'	DATE: 4/17/12	DATE: 4/17/12	DATE: 4/17/12
PLS: PLS	DRW: DRW	FLD: FLD	CHKR: CHKR
<b>Yandell Property</b>			
<b>Engineering Associates, Inc.</b>			
Yandell Engineering Associates, Inc. 2100 SW Parkway Building, Suite 2 Bentonville, AR 72712 PH: (479)251-0444 FAX: (479)251-0417			
Lot Split US Highway 71 & E Wags Street Mansfield, Arkansas		SHEET NO. 2 of 2	



### LEGEND

---	Boundary Line
- - -	Adjacent Lot/Boundary Line
- · - · -	Easement Line
- - - -	Right-of-Way Line
----	Centerline
■	Found Alum. Monument
●	Iron Pipe Found (As Noted)
○	PK Nail Found (As Noted)
⊙	PK Nail Set (LS #1337)
⊙	Found Rebar (As Noted)
⊙	Set Rebar (LS #1337)
( )	Record Bearing and Distance Per AR Commissioner of State Lands Document #522602
(( ))	Record Bearing and Distance Per Deed Book 20126, Page 06139
( / )	Record Bearing and Distance Per Deed Dec. #205308B

Clearly recording information

**F I L E D**

JAN 20 2015

Arkansas  
Secretary of State

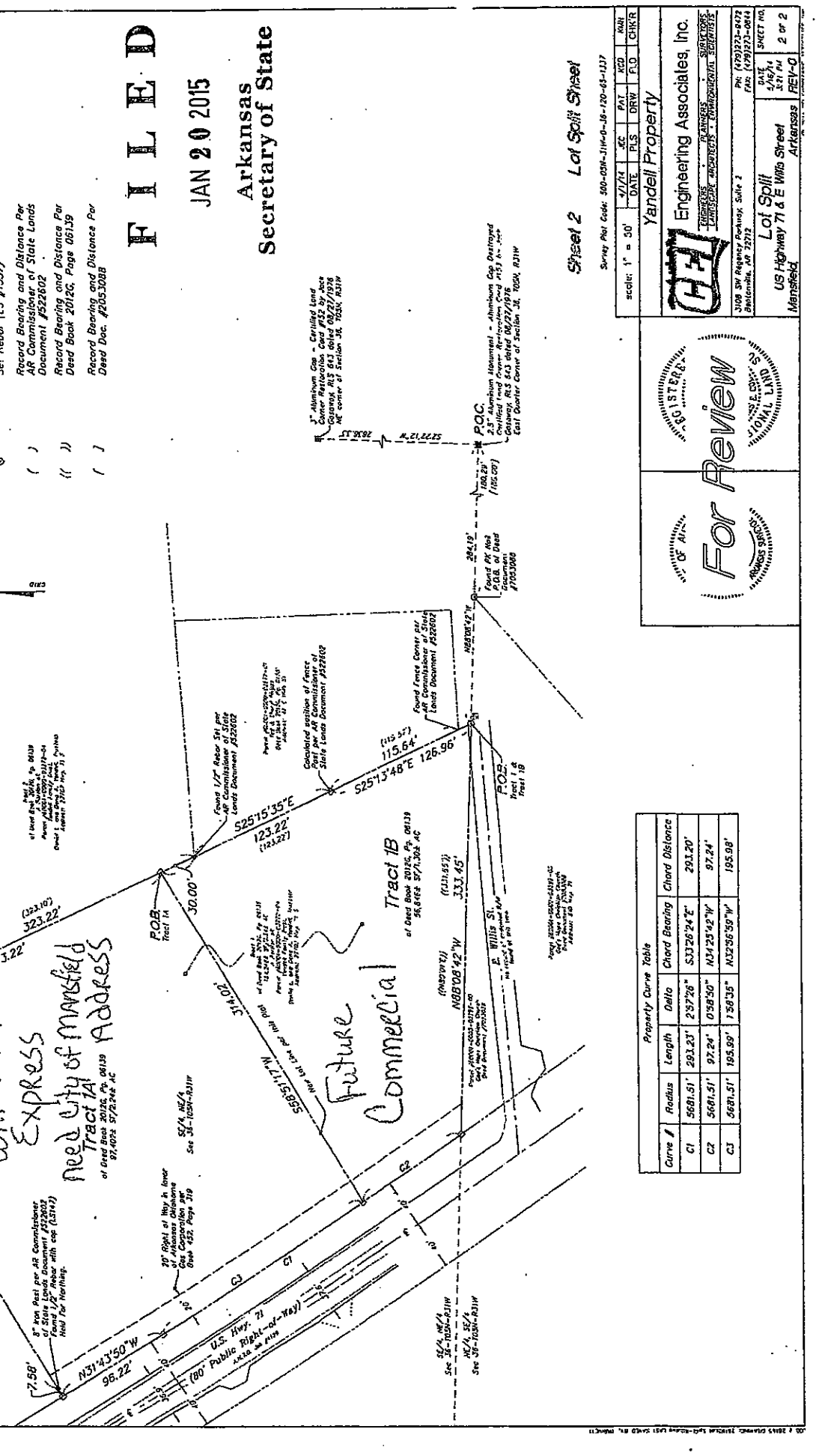
Survey Plat Code: 900-024-114-c-16-120-61-117

**GRAPHIC SCALE**  
1 inch = 50 ft.

Convergence = -78°37'34.28"  
Computed for site BH-1, being a  
5/8" Rebar with CEI Control cap.

Northing 274219.161 US Ft.  
Easting 638444.321 US Ft.  
Elevation 811.58 US Ft.

at corner of site BH-1  
From Plat #205308B  
Dist. 1.001



**Property Curve Table**

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	5681.51'	293.23'	237.28"	S33°26'24"E	293.20'
C2	5681.51'	92.24'	0°58'50"	N31°23'42"W	97.84'
C3	5681.51'	195.59'	1°58'35"	N32°56'59"W	195.99'

**Sheet 2 Lot Split Sheet**

Scale: 1" = 50'

**CEI Engineering Associates, Inc.**  
Professional Engineer  
License No. 25385  
State of Arkansas

**Yandell Property**

3088 5th Avenue, Conway, Ark 72032  
Phone: (501) 323-3472  
Fax: (501) 323-0441

Lot Split  
US Highway 71 & E Wingo Street  
Mansfield, Arkansas  
REV-0

