



**ARKANSAS
GIS OFFICE**

July 18, 2017

Mrs. Dede Riggan
Assistant to Mayor Brenda Weldon
305 Locust St.
Malvern, AR 72104

RE: City of Malvern Annexation Coordination Requirement

Mrs. Riggan,

Thank you for coordinating with our office as you seek to annex property into the City of Malvern, AR resolution 01-2013. 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,

Jennifer Wheeler, GIS Analyst
/jjw

Attachments:
GIS Office Map of Proposed Annexation
Secretary of State Municipal Change Checklist
Resolution No. 01-2013

H:\City_Annexations\Cities\Malvern\20170630_AllOfMalvern\20170718_Malvern_Annexation_Coordination_Letter.docx

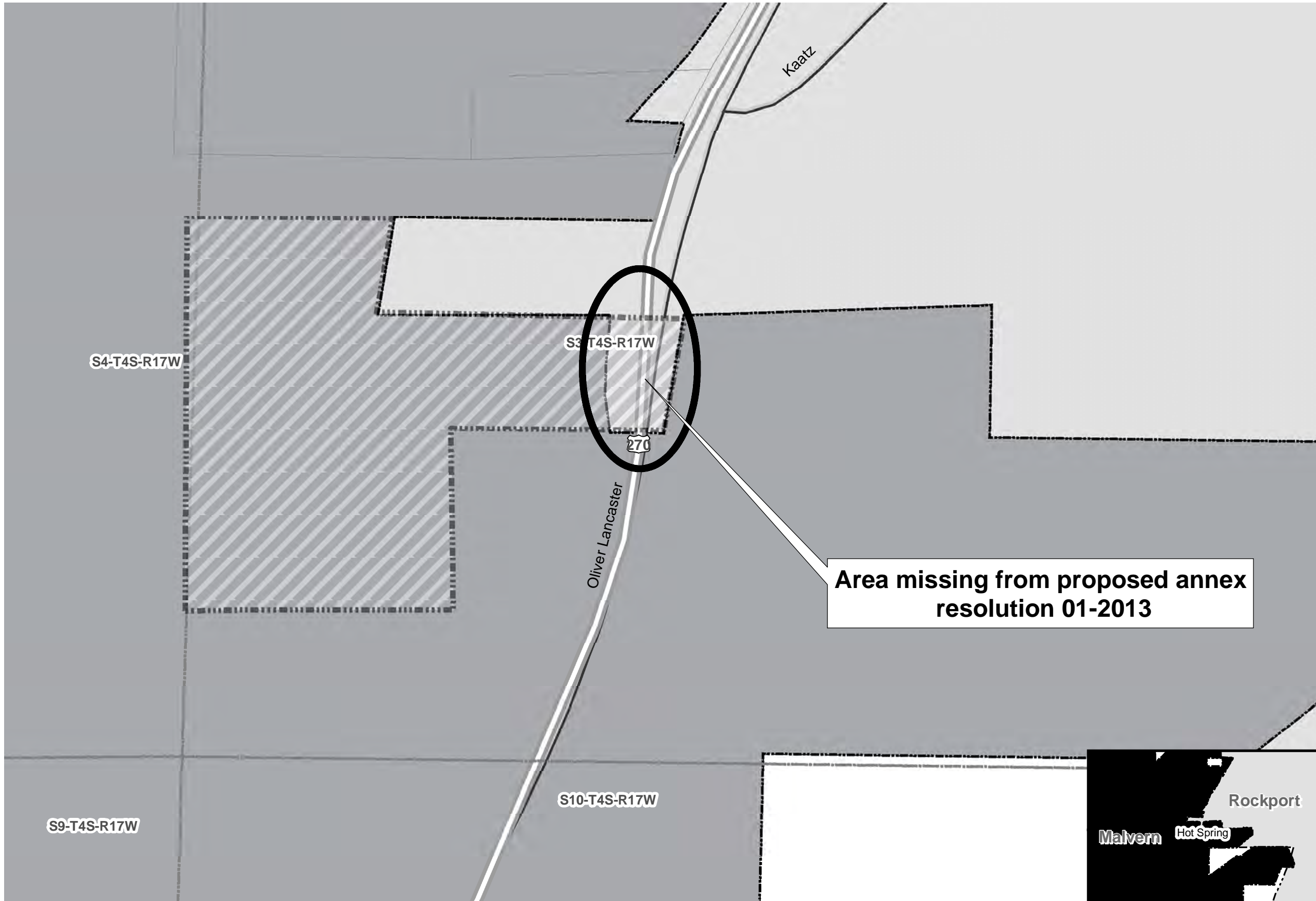
Proposed Annex: City of Malvern
July 2017

City: Malvern
Mayor: Brenda Weldon

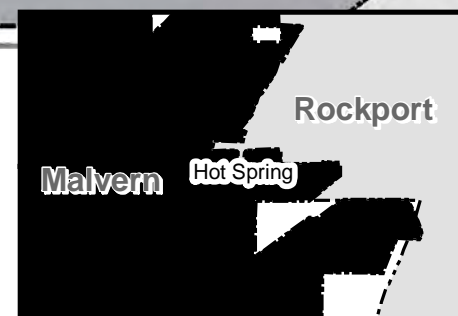
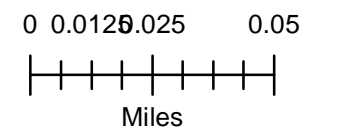
Arkansas Code 14-40-101.

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
- Highway
- Minor Road
- Existing City
- Neighboring City
- County Boundary



Parcel: 810-00166-000
 Previous Parcel: 024-00120-000
 As of: 6/13/2017 10:36:34 AM

ID: 26465

Hot Spring County Report

Property Owner

Name: HORN, RAYMOND DALE II
Mailing Address: 100 WILDWOOD CIR
 HOT SPRINGS, AR 71901
Type: (CG) Comm/Agri Impr.
Tax District: (MS1) MALVERN SPECIAL-CITY
Millage Rate: 53.15

Property Information

Physical Address: 3503 HIGHWAY 270
Subdivision: ROCKPORT CITY ANNEX
 (RURAL BOOK) SECTION 3
Block/Lot: -- / --
S-T-R: 03-04S-17W
Size (Acres): 10.27
Legal: PT SW SW

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$116,500	\$23,300	\$23,300
Building	\$156,450	\$31,290	\$31,290
Totals	\$272,950	\$54,590	\$54,590

Taxes

Estimated Taxes: \$2,901
Homestead Credit: \$0

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Status: (N) - No Adj

Special Assessments

Assessment	Tax Amount
TIMBER TAX	\$1.60
Total \$1.60	

Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed. ☎ 501-332-5857

Land

Land Use	Size	Units
	2.000	Acres
TIMBER(15)	8.270	Acres
Total	10.27	

Deed Transfers

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/5/2013	226	122	PA			HORN, RAYMOND DALE II		
11/13/2006	298	775	Warr. Deed	363.00	\$110,000	HORN, RAYMOND DALE II	Agri. Use Land	Improved
12/16/2004	290	43	Warr. Deed	330.00	\$100,000	A & E LLC	Agri. Use Land	Improved
5/6/2000	270	519	Warr. Deed	462.00	\$140,000	JOHNSON, DARCEE; ALBA, GEORGE	Agri. Use Land	Improved
10/26/1994	247	431	Quit Claim			FEARS, DONNA & SPRADLIN, LINDA S		
7/6/1989	226	887	Warr. Deed			FEARS, DONNA &		
1/1/1981						ROBERTSON, J C		

Details for Commercial Card 1

Business Name(s): NEW HOLLAND OF MALVERN LLC

Number of Units: N/A

Total Floor Area: 4038

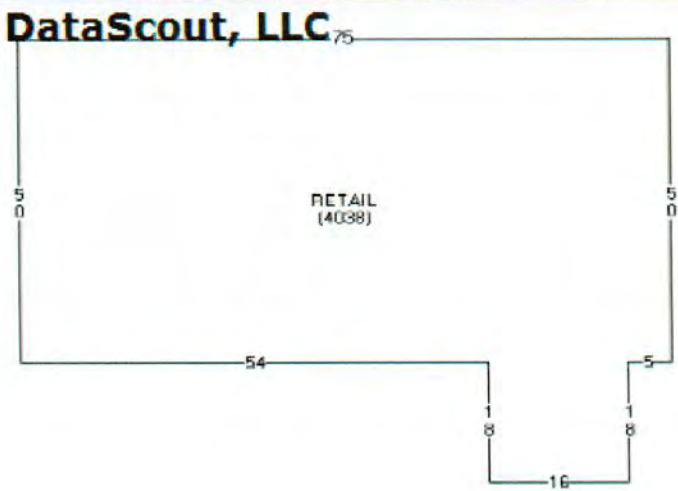
Site Work: Prep;

Floor Cover: None

Foundation: Concrete

Ceilings: None

Floor Structure: Elevated Slab	Interior Finish: Paneling
Structure Frame: Steel	Insulation: N/A
Exterior Walls: PreF.Mtl, WdSiding	Appliances: None
Ext. Wall Load: NonLoadB	Plumbing: Lavatory Water.Cl WaterHtr
Roof Structure: Steel.JS	Electrical: Avg.B Qual.2
Roof Cover: Corr.Mtl	Misc: 00 01 05 08



Building: 1

Age/YC	Condition	Effective Age	Stories	Grade
2010	Average	6	1	S4

Avg Floor Area: 4038 **Common Wall:** N/A

Avg Perimeter: 286	Total Floor Area: 4038
No. Floors: 1	Total Height: 14
Avg Floor Height: 14	Unit Multiplier: N/A

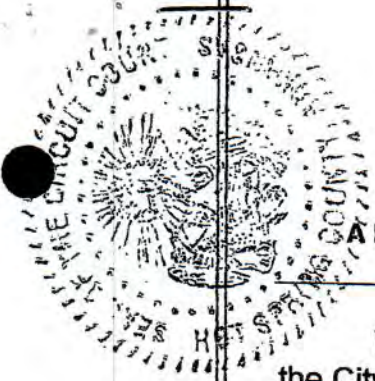
	Occupancy	Heating/Cooling	Sprinkler
Primary	Retail Stores (40%)	H/A-NZ (40%)	N/A
Secondary	Garages - Service (60%)	None (60%)	N/A

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Paving	CN4RPD	22x54	N/A	A	2010
Paving	CN4RPD	20x75	N/A	A	2010
Paving	CONC	4x18	N/A	N/A	2010
Paving	CONC	5x22	N/A	N/A	2010
Signs, Plastic Illum.	DFACEF	4x12	N/A	N/A	N/A
Sign Posts or Poles		10x20	N/A	N/A	N/A
Signs, Plastic Illum.	SFACEF	3x8	N/A	N/A	N/A
Signs, Metal Painted	SFACE	2x22	N/A	N/A	N/A
Paving	AS2ON2	75x105	N/A	N/A	2013
Paving	AS2ON2	20x100	N/A	N/A	2013
Patio Cover	ALUM	12x12	N/A	N/A	N/A
Patio Cover	ALUM	18x35	N/A	N/A	2012
Canopies	STEEL	20x75	N/A	N/A	2013

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2016	\$272,950.00	\$54,590.00
2015	\$328,825.00	\$65,765.00



I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND RECORDED ON 04/05/2013 09:00:16 AM BOOK 226 PAGE 122, 122 - 124

MAYNE BROWN, CIRCUIT CLERK SPRING COUNTY, ARKANSAS

RESOLUTION NO. 01-2013

Melissa Ramsey D.C.

A RESOLUTION ACCEPTING DESIGNATED REAL PROPERTY AS A PART OF THE CORPORATE LIMITS OF THE CITY OF MALVERN, ARKANSAS

WHEREAS, on the 1st day of March, 2013, Petition was filed with the City of Malvern, Arkansas, by Raymond Dale Horn II, the owner of the property described in attached Exhibit A, praying that the City of Malvern, Arkansas approve and accept said landowners' request to annex the said property consistent with the provisions of Act 779 of 1999, to the corporate limits of the City of Malvern, Arkansas; and

WHEREAS, Act 779 provides that the land shall be annexed if the governing body of the municipality to which annexation is sought signs a statement committing to make the services requested by the landowners available and approves the request for annexation; and

WHEREAS, the governing body of the City of Malvern, Arkansas has passed Resolution No. 550 agreeing to make the requested services available to the landowners and has signed a statement further committing to make said services available.

NOW, THEREFORE, BE IT RESOLVED BY THE MALVERN CITY COUNCIL AS FOLLOWS:

Section 1. The City of Malvern, Arkansas, hereby accepts the described property in attached Exhibit A as a part of the corporate limits of the City of Malvern, Arkansas.

Adopted this 11th day of March, 2013.

Stephen Northcutt

Mayor

ATTEST:

Phyllis Dial

City Clerk

McClure Title Company

226 South Olive ~ Malvern Arkansas 72104

BINDER SEARCH

SCHEDULE A

1. Effective Date: July 28, 2011 at 8:00 A.M.

Case No. 2011-309

2. Title to the Fee Simple estate or interest in the land described or referred to in this Search is at the effective date hereof vested in:

RAYMOND DALE HORN, 11

3. The land referred to in the Search is described as follows:

Part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 4 South Range 17 West, described as beginning at a point on the West line 300 feet North of the SW corner of said tract, thence North 796 feet; Thence East parallel with the North line of tract 465 feet; Thence South 8 degrees West 210 feet; Thence East parallel with the North line 630 feet to highway #270; Thence South 8 degrees West along said Highway 250 feet; Thence West parallel with the South line of said tract 564 feet, to the center of Taylor branch; Thence Southerly along center of said branch 320 feet; Thence West parallel with the south line of tract 412 feet to the point of beginning; EXCEPT that portion of the land fronting U. S. Highway 270, deeded to the Arkansas State Highway Commission on or about March 13, 1973, of approximately .33 acres, for the purpose of widening the right-of-way for U. S. Highway 270, said exception as shown and described on the Pictorial Deed description of the Arkansas State Highway Department, job 6518, Malvern-Junction Highway 51, FAP F-016-2(4), Tract 19, dated January 16, 1973. Said lands consisting of 10.27 acres, more or less.

By:
Authorized Officer or Agent

Countersigned at Malvern, Arkansas



Arkansas Secretary of State

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

Municipal Boundary Change Checklist

County: _____ City/Town: _____

City Ordinance/Resolution No: _____ Date approved: _____

County Court Case No: _____ Date Order Filed: _____

Type: _____
(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: _____ Set by: Municipal Ordinance Emergency Clause Court Default
(Required by Act 655 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 (**required** except for island annexation and annexation approved by election)
- Copy of Arkansas GIS 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 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: _____ Title: _____

Street Address: _____

City: _____ St: _____ Zip code: _____

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: _____

Date: _____

Pursuant to Act 655 of 2017, County Officials must submit a file-marked copy of municipal boundary change documents 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: _____

Municipal Annexation, Detachment, and Incorporation Reference

- Annexation of Territories Contiguous to County Seat A.C.A §14-40-201
- Annexation of Territories in another Judicial District (multiple county seats) A.C.A. §14-40-202
 - Annexation of City Park or Airport (automatic) A.C.A §14-40-204
- Annexation of building on boundary of two municipalities (written notice) A.C.A. §14-40-207
 - Annexation by Election (contiguous land) A.C.A. §14-40-302
 - Annexation of land in adjoining County A.C.A §14-40-401
- Annexation of surrounded unincorporated area (island/doughnut holes) by ordinance A.C.A. §14-40-501
 - Annexation by Petition of majority of Landowners A.C.A. §14-40-602
 - Annexation by Petition of all Landowners A.C.A §14-40-609
- Consolidation of two municipalities by Election A.C.A §14-40-1201
- Annexation with Detachment from another municipality at landowner request A.C.A §14-40-2001
 - Annexation with Detachment from adjoining city at city request A.C.A §14-40-2101
- Detachment of Land annexed by petition under §14-40-601 A.C.A §14-40-608
- Detachment of municipal lands back to County by election A.C.A. §14-40-1801
 - Detachment of unsuitable land by municipal resolution A.C.A §14-40-1901
- Incorporation by direct petition of landowners A.C.A §14-38-101
 - Incorporation by petition for special election A.C.A §14-38-115
- Surrender of Charter (Disincorporation) by second class city A.C.A §14-39-101



ARKANSAS SECRETARY OF STATE

MARK MARTIN

March 25, 2014

Phyllis Dial
City Clerk
305 Locust Street
Malvern, Arkansas 72104

RE: Annexation

Dear Ms. Dial,

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

County: Hot Spring

City: Malvern

Annexation:

Resolution #: 01-2013

Ordinance #: 2011-09

Plat

If you have any questions please do not hesitate to contact me at 1-800-482-1127 or 501-682-3451

Sincerely,

A handwritten signature in cursive script that reads "Ryan W. Norris".

Ryan Norris
Voter Services Project Administrator
Arkansas Secretary of State





I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED AND RECORDED ON
04/05/2013 09:00:16 AM
BOOK 226 PAGE 122,
122 - 124
HAYNE BROWN, CIRCUIT CLERK
SPRING COUNTY, ARKANSAS

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Adopted this 11th day of March, 2013.

Stephen Northcutt

Mayor

ATTEST:

Phyllis Dial

City Clerk

FILED
MAY 06 2013
Arkansas
Secretary of State

McClure Title Company

226 South Olive ~ Malvern, Arkansas 72104

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By:
Authorized Officer or Agent

Countersigned at Malvern, Arkansas

FILED

MAY 06 2013

**Arkansas
Secretary of State**

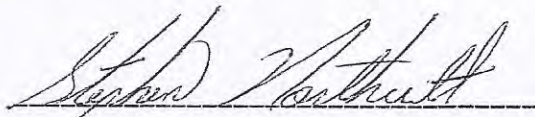
COMMITMENT TO MAKE SERVICES AVAILABLE

The City of Malvern, Arkansas, commits to make the following services available to Raymond Dale Horn II, landowner, who has requested that their land be annexed to the City of Malvern, Arkansas, consistent with the provisions of Act 779 of 1999:

Sewer Service to property, Street Department, Street Sweeper Service, 24-Hour Police Protection, 24-Hour Fire Protection with Class 3 Insurance Rating, Animal Control Program with Animal Shelter, Municipal Water Service (\$0.435 Per each 100 gallons used in excess of 2,000 plus minimum monthly fee), Based on reasonable cost for production and delivery.

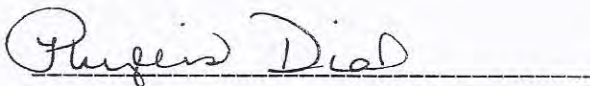
This commitment is conditioned on the landowner taking appropriate steps to make the land available to the services and having complied with the reasonable requests of the City of Malvern that are necessary for the services to be provided.

City of Malvern, Arkansas



Steve Northcutt, Mayor

ATTEST;



Phyllis Dial, City Clerk

March 12, 2013

Date

FILED

MAY 06 2013

Arkansas
Secretary of State



City of Malvern, Arkansas
Phyllis Dial
City Clerk

May 2, 2013

Secretary of State's Office
Room 256 State Capitol
Little Rock, Arkansas 72201-1094

Dear Sir or Madam:

Enclosed you will find a copy of Resolution No. 01-2013 annexing property owned by Raymond Dale Horn II to the City of Malvern, Arkansas.

Please file and record this resolution with your office and provide confirmation to me. Thank you for your assistance in this matter.

Sincerely,

Phyllis Dial
City Clerk/Treasurer

cc: Hot Spring County Clerk