



ARKANSAS SECRETARY OF STATE

MARK MARTIN

October 13, 2017

The Honorable Tracey Mitchell
Independence County Clerk
192 E. Main Street
Batesville, AR 72501

Re: City of Pleasant Plains Annexation Resolution 2017-03

Dear Ms. Mitchell,

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: 9/26/2017
County: Independence City: Pleasant Plains
City Resolution Dated: 2017-03 Dated: 9/12/2017
County Court Order: CO-2016-01 Date Filed: 9/26/2017

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)
Ms. Maryann Stracener, Pleasant Plains City Recorder & Treasurer (w/encl)
Mr. Barrett S. Moore, Pleasant Plains City Attorney (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: Independence City/Town: Pleasant Plains

City Ordinance/Resolution No: 2017-03 Date approved: 09/26/2017 ^{12 cc's}

County Court Case No: CO-2016-1 Date Order Filed: 09/26/2017

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

Date Change Effective: 09/26/2017 Set by: Municipal Ordinance Emergency Clause Court 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: Barrett S. Moore Title: Attorney

Street Address: 500 East Main, Suite 201

City: Batesville St: AR Zip code: 72501

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: Jracy Mitchell Title: County Clerk

Date: 09/28/2017

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
OCT 13 2017
Arkansas
Secretary of State

FILED

SEP 13 2017

11:10 A M

TRACEY MITCHELL
COUNTY & PROBATE CLERK
D.C.

RESOLUTION NO. 2017-03

**A RESOLUTION ACCEPTING AND GRANTING
THE ANNEXATION OF CERTAIN LANDS TO
THE CITY OF PLEASANT PLAINS, ARKANSAS**

Whereas, R & R Wilson, LLC, filed a petition, as amended pursuant to Arkansas Code Annotated § 14-40-609, for the annexation of certain lands into the City of Pleasant Plains, Arkansas;

Whereas, the Independence County Assessor and the Independence County Clerk have verified the petition in accordance with that statute;

Whereas, the Independence County Judge has found and ordered that petition complies with Arkansas Code Annotated § 14-40-609, and made specific findings required by that statute; and

Whereas the City Council of the City of Pleasant Plains, Arkansas, desires to accept and grant that petition for annexation as it is not inconsistent with the laws of this State,

The City Council of the City of Pleasant Plains, Arkansas, therefore resolves the Third Amended and Superseded Petition for Annexation by One Hundred Percent by R & R Wilson, LLC, is accepted and granted:

1. This resolution has been approved by a majority of the city council members elected to that position. Ark. Code Ann. § 14-55-203. The

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OCT 13 2017

Arkansas
Secretary of State

City of Pleasant Plains, Arkansas, hereby grants and accepts the Third Amended and Superseded Petition of R & R Wilson, LLC, filed in No. CO-2016-1 pending in the County Court of Independence County, Arkansas. That petition meets all of the requirements for annexation under Arkansas Code Annotated § 14-40-609. It has been properly verified by the County Assessor and County Clerk, and properly reviewed by the County Judge.

2. The following contiguous lands to the City of Pleasant Plains, Independence County, Arkansas, are hereby annexed to and are now a part of the City of Pleasant Plains, Arkansas, as provided by law:

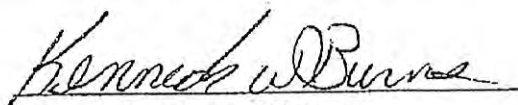
A tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 27 in Township 11 North, Range 6 West of the 5th Principal Meridian in Independence County, Arkansas, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter, Northeast Quarter; thence run North 88 degrees 02 minutes 01 seconds East along the North line of said Section 27, a distance of 64.01 feet to the point of beginning on the East right-of-way line of U.S. Highway 167; thence run along said East right-of-way line as follows: South 03 degrees 05 minutes 41 seconds East, 18.15 feet; South 08 degrees 48 minutes 20 seconds East, 100.50 feet; South 03 degrees 05 minutes 41 seconds East, 31.35 feet to a point; thence East 216.26 feet; thence North 150.71 feet to a point on the North line of the Northeast Quarter of the

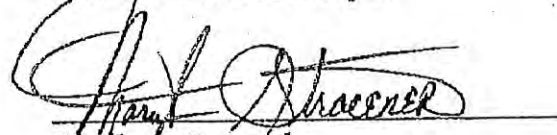
Northeast Quarter that is 227.3 feet from the Point of Beginning; thence South 88 degrees 02 minutes 01 seconds West along the North line of the Northeast Quarter of the Northeast Quarter, 227.3 feet to the point of beginning.

3. The Clerk or Recorded of the City shall certify and send one copy of the plat of the annexed property and one copy of this resolution to the County Clerk upon the effective date provided below. Ark. Code Ann. § 14-40-609(d)(3).

4. This resolution shall be immediately effective today, on September 12, 2017. Thirty days after that effective date this annexation shall be final and the above property shall be within the corporate limits of the City of Pleasant Plains, Arkansas.

PASSED AND APPROVED THIS 12th DAY OF SEPTEMBER, 2017.


Kenneth Burns, Mayor


Clerk or Recorder

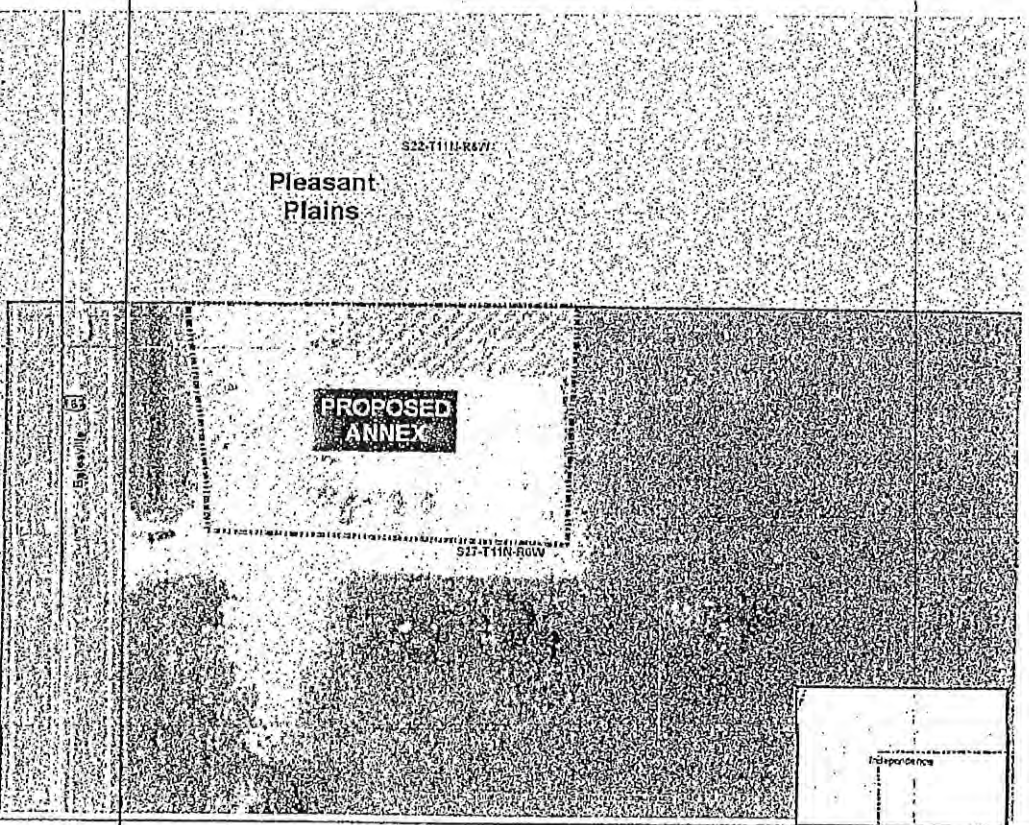
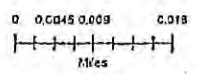
Proposed Annex: City of Pleasant Plains
May 2017

City: Pleasant Plains
Mayor: Kenneth Sims

Arkansas Code §4-9-101.
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, in evidence, is the entity's best effort requirements of Act 914 of 2013.

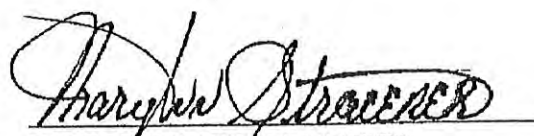
- Proposed Annex
- District
- Precinct
- Highway
- Municipal
- City Boundary
- County Boundary



IN THE COUNTY COURT OF INDEPENDENCE COUNTY, ARKANSAS
 IN THE MATTER OF ANNEXATION)
)
 TO) NO. CO-2016-1
)
 THE CITY OF PLEASANT PLAINS,)
 ARKANSAS, CERTAIN TERRITORY)
 CONTIGUOUS THERETO)

CERTIFICATION OF COUNTY CLERK OR RECORDER

I, Maryann Stracener, Recorder and Treasurer of the City Council of the City of Pleasant Plains, Arkansas, certify that the attached Exhibit A is a true and correct copy of (1) the plat of the annexed property at issue in the above-captioned proceeding and in the City of Pleasant Plains, Arkansas, Resolution No. 2017-03; and (2) Resolution No. 2017-03 of the City of Pleasant Plains, Arkansas. Ark. Code Ann. § 14-40-609(d)(3)(A).


 MARYANN STRACENER,
 Recorder and Treasurer

FILED

SEP 26 2017
 1:50 P M
 TRACEY MITCHELL
 COUNTY & PROBATE CLERK
 T.M. D.C.

IN THE COUNTY COURT OF INDEPENDENCE COUNTY, ARKANSAS

IN THE MATTER OF ANNEXATION)
)
TO)
)
THE CITY OF PLEASANT PLAINS,)
ARKANSAS, CERTAIN TERRITORY)
CONTIGUOUS THERETO)

NO. CO-2016-1

FILED

SEP 26 2017

4:00 P M

TRACEY MITCHELL
COUNTY & PROBATE CLERK
tm D.E.

ORDER CONFIRMING ANNEXATION

R & R Wilson, LLC's unopposed Third Amended and Superseded Petition for Annexation by One Hundred Percent remains granted, and the Court confirms the annexation as accepted by the City of Pleasant Plains, Arkansas in its resolution number 2017-03. The Court previously granted R & R Wilson, LLC's Third Amended and Superseded Petition for Annexation by One Hundred Percent. That order remains in full force and effect.

The City of Pleasant Plains, Arkansas, accepted and granted the annexation on September 12, 2017, by Resolution No. 2017-03. On September 26, 2017, the City filed a certified copy of its plat of the proposed annexed property and a certified copy of its resolution.

From the record, petition, order, and certified copy of the annexed property and resolution, and other matters before the Court, it finds and orders as follows.

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Secretary of State

1. The Court's previous findings and orders related to the Third Amended and Superseded Petition for Annexation by One Hundred Percent remain in full force and effect.

2. The City's certified copy of the plat and resolution are correct in form and substance to meet the annexation statute's standard. The requirements of Arkansas Code Annotated § 14-40-609 have been complied with and the annexation is in all respects proper. Ark. Code Ann. 14-40-609(d)(3)(B)(ii).

3. The annexation is therefore confirmed. The following lands are hereby annexed into the City of Pleasant Plains, Independence County, Arkansas:

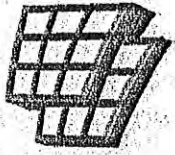
A tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 27 in Township 11 North, Range 6 West of the 5th Principal Meridian in Independence County, Arkansas, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter, Northeast Quarter; thence run North 88 degrees 02 minutes 01 seconds East along the North line of said Section 27, a distance of 64.01 feet to the point of beginning on the East right-of-way line of U.S. Highway 167; thence run along said East right-of-way line as follows: South 03 degrees 05 minutes 41 seconds East, 18.15 feet; South 08 degrees 48 minutes 20 seconds East, 100.50 feet; South 03

degrees 05 minutes 41 seconds East, 31.35 feet to a point; thence East 216.26 feet; thence North 150.71 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter that is 227.3 feet from the Point of Beginning; thence South 88 degrees 02 minutes 01 seconds West along the North line of the Northeast Quarter of the Northeast Quarter, 227.3 feet to the point of beginning.

NOW THEREFORE, IT IS HEREBY CONSIDERED, ORDERED, AND ADJUDGED that the real property described above should be and hereby is annexed to the City of Pleasant Plains, Arkansas, and that annexation is confirmed.


Robert T. Griffin, County Judge

Dated: 9-26-17



ARKANSAS GIS OFFICE

June 12, 2017

Mr. Barrett S. Moore
Blair & Stroud
500 East Main Ste 201
Batesville, AR., 72503

RE: City of Pleasant Plains Annexation Coordination Requirement

Mr. Moore,

Thank you for coordinating with our office as you seek to annex property into the City of Pleasant Plains, AR. 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. After completing our mapping of this annexation, we noted that the legal description as provided to our office on May 30th, 2017 did not close by approximately seven feet. Based on our discussion with Mayor Burns, it was decided that this office will provide the coordination map and letter based on the intent of the annexation.

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
Revised Legal Description (May 5, 2017)

FILED

OCT 13 2017

Arkansas
Secretary of State

ARKANSAS GIS OFFICE • 1 CAPITOL MALL SUITE 6D • LITTLE ROCK • ARKANSAS • 72201

PHONE (501) 682-2767 • www.gis.arkansas.gov • FAX (501) 682-6077



Proposed Annex: City of Pleasant Plains
May 2017

City: Pleasant Plains
Mayor: Kenneth Burns

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.C.A. 914 of 2015

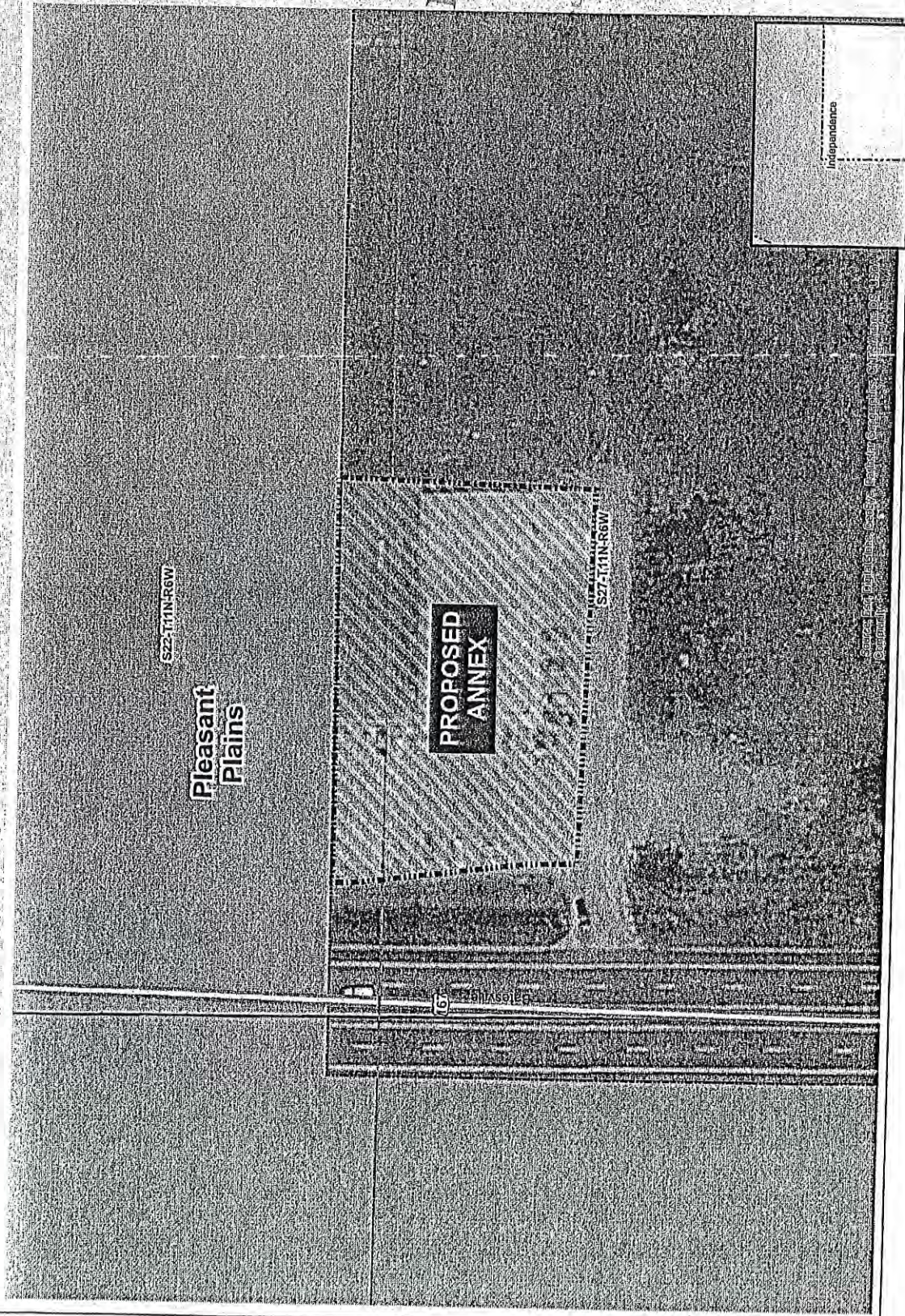
- Proposed Annex
- Section
- Parcel
- Highway
- Minor Road
- Existing City
- Neighboring City
- County Boundary

FILED

OCT 13 2017

Arkansas
Secretary of State

0 0.0045 0.009 0.018
Miles



Independence

Arkansas Geographic Information Systems Office
Digitized from County Engineer's Office Plat Maps

IN THE COUNTY COURT OF INDEPENDENCE COUNTY, ARKANSAS

IN THE MATTER OF ANNEXATION)
)
TO)
)
THE CITY OF PLEASANT PLAINS,)
ARKANSAS, CERTAIN TERRITORY)
CONTIGUOUS THERETO)

NO. CO-2016-1

FILED

AUG 22 2017

1:05 P M

TRACEY MITCHELL
COUNTY & PROBATE CLERK

fm B-6

THIRD AMENDED AND SUPERSEDED
PETITION FOR ANNEXATION BY ONE HUNDRED PERCENT

R & R Wilson, LLC, petitions the governing body of the city of Pleasant Plains, Arkansas, to annex property contiguous to that city, Arkansas Code Annotated § 14-40-609:

1. R & R Wilson, LLC, (hereinafter "R & R Wilson") owns one hundred percent (100%) of the land subject to this annexation petition. R & R Wilson is an Arkansas Limited Liability Company with its principal place of business in Arkansas. Royce and Rita Wilson, husband and wife, (hereinafter "Wilson") are residents and citizens of Batesville, Independence County, Arkansas. Venue and jurisdiction are proper in this Court.

2. Wilson previously filed a petition for annexation on March 17, 2016 pursuant to Arkansas Code Annotated § 14-40-609. That petition included an inaccurate real property description, which included property Wilson did not own. At that time, the property intended to be annexed was

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Arkansas
Secretary of State

held in part by R & R Wilson. Since that petition was not signed by the persons holding title to that property, that proceeding was not properly filed under Arkansas Code Annotated § 14-40-609. On December 21, 2016, R & R Wilson filed an Amended and Superseded Petition attempting to correct this deficiency. That petition revealed a further title defect in the property. That defect has now been corrected. The second amended and superseded petition corrected that error in that previous legal description, the error about the parties to the petition, and sought an order setting aside this Court's March 30, 2016 Findings. That petition was filed on August 2, 2017, three days after the new Arkansas Code Annotated § 14-40-609 became effective. This Third Amended and Superseded Petition for Annexation by One Hundred Percent is being filed to comply with the new statute.

4. Wilson joins in this petition for the purpose of amending the previous petitions and to otherwise state this petition is unopposed.

5. R & R Wilson own the following real property situated in Independence County, Arkansas, which is contiguous to the current City of Pleasant Plains, in fee simple absolute:

A tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 27 in Township 11 North, Range 6 West of the 5th Principal Meridian in Independence County,

Arkansas, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter Northeast Quarter; thence run North 88 deg. 02 min. 01 sec. East along the North line of said Section 27 a distance of 64.01 feet to the point of beginning on the East right of way line of U.S. Highway 167; thence run along said East right of way line as follows: South 03 deg. 05 min. 41 sec. East 18.15 feet; South 08 deg. 48 min. 20 sec. East 100.50 feet; South 03 deg. 05 min. 41 sec. East 31.35 feet to a point; thence East 216.26 feet; thence North 150.71 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter that is 227.3 feet from the Point of Beginning; thence south 88 deg. 02 min. 01 sec. West along the North line of the Northeast Quarter of the Northeast Quarter 227. 3 feet to the Point of Beginning.

4. A letter from the Arkansas GIS Office, as required by Arkansas Code Annotated § 14-40-101, *et sequitur*, and an accurate map of the territory proposed to be annexed and its relationship to the present city limits are attached as "Exhibit A" and incorporated by reference.

5. A letter from Independence County Abstract, a certified title company, verifying that the petitioners are all owners of record of the relevant property is attached as "Exhibit B" and incorporated by reference. A letter from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city and that no enclaves will be created if the property is accepted by the city or town are attached as "Exhibit C" and

incorporated by reference. Ark. Code Ann. § 14-40-609(b)(2)(D)&(E).

6. The City of Pleasant Plains shall extend fire protection, police protection, refuse services, and street maintenance to this property within three years of the date this annexation becomes final.

7. Respondent City of Pleasant Plains, Arkansas, joins in this Amended and Substituted Petition and states it is unopposed.

WHEREFORE, Petitioner, R & R Wilson prays that the real property described above be annexed to the City of Pleasant Plains, Arkansas, that this Court's March 30, 2016 Findings be set aside as void, and for all other just and proper relief.

Respectfully submitted,

CITY OF PLEASANT PLAINS, ARKANSAS

Respondent

BY: BARRETT S. MOORE

Bar No. 2009118

BLAIR & STROUD


P. O. Box 2135

Batesville, Arkansas 72503

(870) 793-8350

(870) 793-3989 (fax)

bsm@blastlaw.com


Barrett S. Moore Bar No. 2009118

of said corporation, and further stated and acknowledged that he or she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 22nd day of August, 2017.

Melanie Matthews
Notary Public



My Commission Expires:
06/06/2018

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF Independence)

On this dat there personally appeared before the undersigned, a Notary Public in and for the county and state aforesaid, duly commissioned and acting, **Royce Wilson**, to me well known, and stated that he had signed, attested, and acknowledged the above instrument for the purposes therein mentioned and set forth.

WITNESS my hand and seal on this 22nd day of August,
2017.

Melanie Mathews

Notary Public



My Commission Expires:

06/06/2018

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF Independence)

On this dat there personally appeared before the undersigned, a Notary Public in and for the county and state aforesaid, duly commissioned and acting, **Rita Wilson**, to me well known, and stated that he had signed, attested, and acknowledged the above instrument for the purposes therein mentioned and set forth.

WITNESS my hand and seal on this 22nd day of August,
2017.

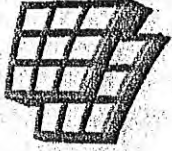
Melanie Mathews

Notary Public



My Commission Expires:

06/06/2018



ARKANSAS
GIS OFFICE

June 12, 2017

Mr. Barrett S. Moore
Blair & Stroud
500 East Main Ste 201
Batesville, AR., 72503

RE: City of Pleasant Plains Annexation Coordination Requirement

Mr. Moore,

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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
Revised Legal Description (May 5, 2017)

FILED

OCT 13 2017

Arkansas
Secretary of State

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PHONE (501) 682-2767 • www.gis.arkansas.gov • FAX (501) 682-6077



Proposed Annex: City of Pleasant Plains
May 2017

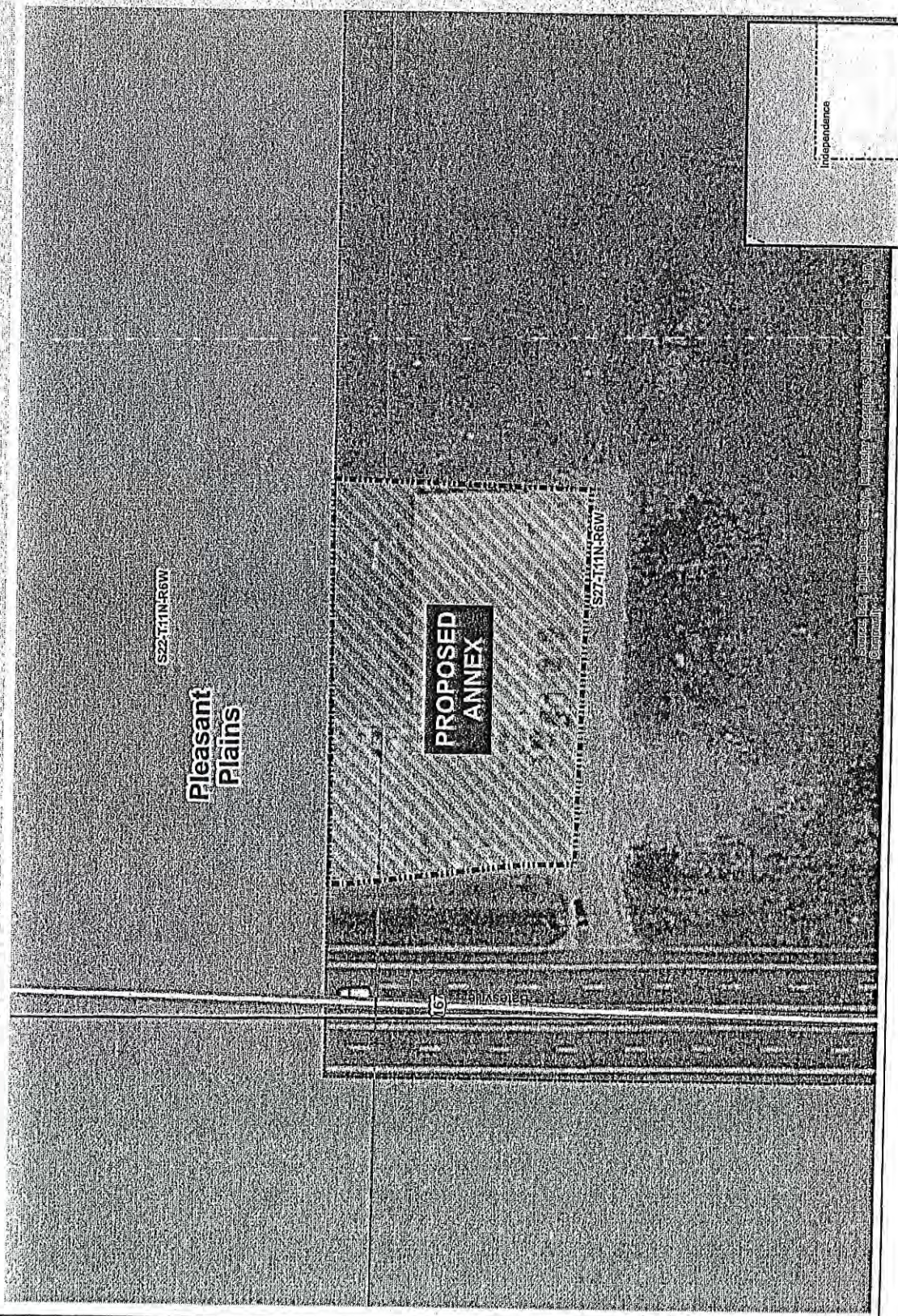
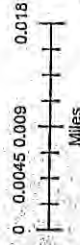
City: Pleasant Plains
Mayor: Kenneth Burns

Arkansas Code 14-40-101.

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

- Proposed Annex
- Station
- Parcel
- Highway
- Minor Road
- Existing City
- Neighboring City
- County Boundary



Independence

Source: Esri, DigitalGlobe, GeoEye, Earthstar (United States), CNES/Airbus DS, USDA, AeroGRID, IGN, SIA, USGS Imagery, CNES

INDEPENDENCE COUNTY ABSTRACT COMPANY, INC.

150 S. Broad St. – P. O. Box 2015
Batesville, AR 72501
Phone 870-793-3333
Fax 870-793-3343
Web address: www.indcoabstract.com

August 10, 2017

Blair & Stroud, Attorneys at Law
P. O. Box 2135
Batesville, AR 72503
Attention: Barrett Moore

Dear Mr. Moore,

As a licensed Abstracter, #148-A. in the State of Arkansas I have completed my research of the Deed records and have found the attached document which is the Deed to the current owner of the lands described in said document. It was filed of record on April 12, 2017, in Deed record book 2017 at pages 2056-2057.

I have also platted out the lands described in said deed and have also attached my plat. These lands are located in the area of the town of Pleasant Plains, Arkansas, and presently .

If you should have any questions you may contact me at your earliest convenience.

Sincerely,


Glendal E. McMullin
President

Enclosures: 2



This instrument was prepared by
J. T. Skinner, Attorney at law
P. O. Box 2595
Batesville, AR 72503



L201702419
INDEPENDENCE CO, AR FEE \$20.00
PRESENTED: 04-12-2017 01:41:07 PM
RECORDED: 04-12-2017
DEBORAH FINLEY
CIRCUIT CLERK
BY: MELISSA ROUNDS
DEPUTY CLERK

BK: DEED 2017
PG: 2056-2057

**CORRECTIVE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Roy Wayne Stephens and Ruby Stephens, husband and wife, the grantor(s), for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid by R & R Wilson, LLC, grantee(s), the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey unto R & R Wilson, LLC, grantee(s), and unto its successors and assigns forever, the following described premises lying in Independence County, Arkansas, to-wit:

A tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 11 North, Range 6 West of the 5th Principal Meridian in Independence County, Arkansas, more particularly described as follows: Commencing at the Northwest corner of said Northeast Quarter Northeast Quarter; thence run North 88 deg. 02 min. 01 sec. East along the North line of said Section 27 a distance of 64.01 feet to the point of beginning on the East right of way line of U.S. Highway 167; thence run along said East right of way line as follows: South 03 deg. 05 min. 41 sec. East 18.15 feet; South 08 deg. 48 min. 20 sec. East 100.50 feet; South 03 deg. 05 min. 41 sec. East 31.35 feet to a point; thence Easterly 216.26 feet; thence North 150.71 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter that is 227.3 feet from the Point of Beginning; thence South 88 deg. 02 min. 01 sec. West along the North line of the Northeast Quarter of the Northeast Quarter 227.3 feet to the Point of Beginning.

Also, the following easement to run with the lands for ingress and egress:

A tract of land being part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 11 North, Range 6 West of the 5th Principal Meridian in Independence County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of the above described tract; thence South 03 deg. 05 min. 41 sec. East along the East right of way line of Highway 167 a distance of 30 feet to a point; thence due East to the West right of way line of Highway #157; thence North 08 deg. 14 min. 08 sec. East along the West right of way line of Highway #157, a distance of 30 feet to a point; thence due West to the East right of way line of Highway #167, being the Point of Beginning.

The purpose of this conveyance is to correct the legal description and the name of the Grantee in a certain Warranty Deed from Roy Wayne Stephens and Ruby Stephens dated 12/5/02 recorded in Deed Record Book 2002 page 5061.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And we, the said Grantors, do hereby covenant to and with the said Grantee(s), that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, the grantors, Roy Wayne Stephens and Ruby Stephens for and in consideration of the said sum of money, do hereby release and relinquish unto the said grantee(s), all our rights of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 12 day of April, 2017.

Roy Wayne Stephens
Roy Wayne Stephens
Ruby Stephens
Ruby Stephens

I CERTIFY UNDER PENALTY OF FALSE SWEARING THAT DOCUMENTARY STAMPS OR A DOCUMENTARY SYMBOL IN THE LEGALLY CORRECT AMOUNT HAS BEEN PLACED ON THIS INSTRUMENT.

Cynthia Nicholson
GRANTEE OR AGENT
10 Cattle Dr.
GRANTEE'S ADDRESS
Batesville AR 72501
CITY AND STATE

ACKNOWLEDGMENT

STATE OF ARKANSAS
County of Independence

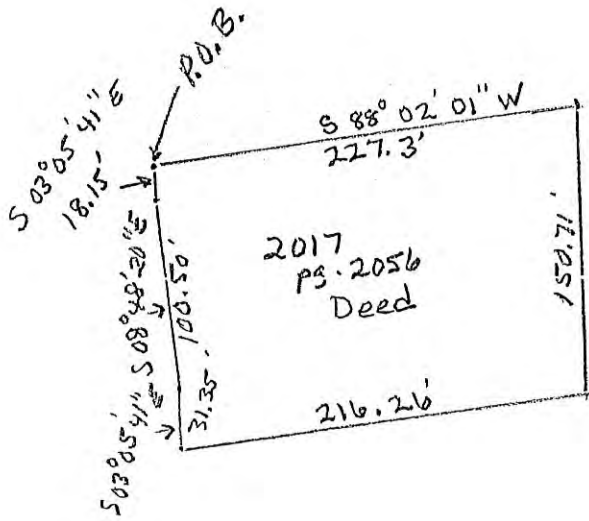
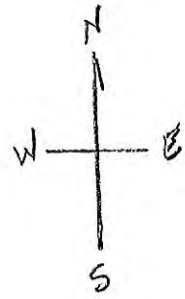
On this 12 day of April, 2017, before me, a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments,) appeared the within named Roy Wayne Stephens and Ruby Stephens, to me personally well known (or satisfactorily proven to be such person), who stated that (he, she or they) had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 12 day of April, 2017.

Cynthia Nicholson
Notary Public

My Commission Expires: 12-1-19





Damon Johnson, P.E.

245 N 7th Street
Batesville, AR 72501
870-612-3514

Damon_shea@yahoo.com

August 18, 2017

Blair & Stroud, Attorneys at Law
P.O. Box 2135
Batesville, AR 72503

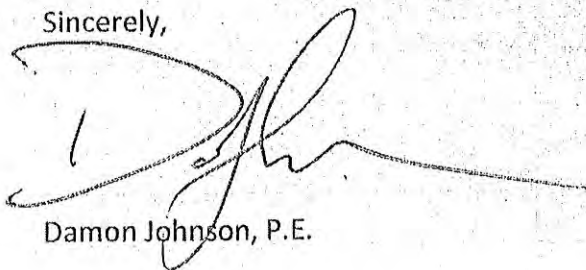
Attention: Barrett Moore

Dear Mr. Moore,

After review of the information provided on the parcel in question. It is my opinion parcel number 0106613001C located at 6175 Batesville Blvd, Pleasant Plains, AR, consisting of 0.760 acres and owned by R & R Wilson, LLC is contiguous with the current city limits of Pleasant Plains, Arkansas. It is my opinion the northern boundary of the parcel is adjacent to an existing Pleasant Plains city limit boundary line. This determination was made based upon the land description provided for the parcel in question compared to the municipal boundaries of Pleasant Plains as shown by the Arkansas GIS office.

Please feel free to contact me if you have any questions at your earliest convenience.

Sincerely,



Damon Johnson, P.E.

