



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

March 2, 2021

The Hon. Betsy Harrell
Benton County Clerk
215 East Central, Suite 217
Bentonville, AR 72712-5373

Re: City of Pea Ridge Annexation Ordinance 696

Dear Ms. Harrell,

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: 1/28/2021

County: Benton

City: Pea Ridge

City Ordinance: 696

Dated: 12/29/2020

County Court Order: 2020-20

Date Filed: 10/30/2020

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 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, appearing to read "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. Jackie Crabtree, Mayor of Pea Ridge (w/encl)
The Hon. Sandy Button, Pea Ridge Clerk/treasurer (w/encl)



Arkansas Secretary of State

John Thurston Arkansas Secretary of State, 500 Woodlane Ave, Little Rock, AR 72201-1094

Municipal Boundary Change Checklist

Act 655 of 2017 and A.C.A. §14-40-103

County: Benton City/Town: Pea Ridge
 City Ordinance/Resolution No: 696 Date approved: 12/29/2020
 County Court Case No: 2020-20 Date Order Filed: 10/30/2020
 Type: Annexation by Petition of all Landowners A.C.A. 14-40-609

Date Change Effective: 01/28/2021 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)*

Please indicate which ward(s) the territory will be assigned to: _____
(See A.C.A § 14-40-203)

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 A.C.A. §14-40-501)*
- 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 *(if applicable)*
- File marked copy of Complaint and final Circuit Court Order *(Court Challenge only)*

Municipal Contact:

Name: Sandy Button Title: Rec/Treas
 Street Address: PO Box 10
 City: Pea Ridge St: AR Zip code: 72751

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: Cleomaster Title: Deputy Clerk
 Date: 2/2/21

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: Shawntee

FILED

MAR 02 2021 Rev. 2/2019

Arkansas Secretary of State

BENTON COUNTY

STATE OF ARKANSAS

BETSY HARRELL

COUNTY CLERK & VOTER REGISTRAR

215 EAST CENTRAL, SUITE 217
BENTONVILLE, AR 72712-5373
479-271-1013
Fax: 479-271-1019

February 22, 2021

PROBATE COURT CLERK
COURTHOUSE, 102 N.E. "A" STREET
BENTONVILLE, AR 72712-5350
479-271-5727
FAX: 479-271-1712

Honorable John Thurston
Secretary of State
Room 256 State Capitol
Little Rock, AR 72201-1094

RECEIVED

FEB 23 2021

**Arkansas
Secretary of State**

RE: The City of Pea Ridge
Clements Homes, Inc
Benton County Court Case No. CC# 2020-20

Dear Secretary Thurston:

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 10/30/2020
3. Ordinance 696 adopted on December 29, 2020, by the City of Pea Ridge

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

Sincerely,

Betsy Harrell
by Cleem Wren

Betsy Harrell

BH/cno
Enclosures

cc: Roderick Grieve
Benton County Assessor

NW Arkansas Regional Planning Commission
1311 Clayton Street
Springdale, AR 72765

Benton County 9-1-1 Administration

ROGERS OFFICE
2111 W. WALNUT
(479) 636-3727
FAX (479) 636-4922

ROGERS ARCHIVES
2111 W. WALNUT
(479) 636-1037
FAX (479) 636-1053

SILAM SPRINGS OFFICE
707 S. LINCOLN
479-271-1013
FAX (479) 524-8534

2021 JAN 15 PM 4:10

W. J. GREGG
CLERK OF PROBATE CLERK
BENTON COUNTY, AR

ORDINANCE NO. 696

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; AND ASSIGNING SUCH TO WARDS

WHEREAS, a petition was filed, pursuant to A.C.A. 14-40-609, for the annexation of certain territory into the City of Pea Ridge, Arkansas; and

WHEREAS, the Benton County Assessor and the Benton County Clerk have verified that the petition: (A) is in writing; (B) contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed; (C) contains an accurate description of the relevant property; (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioner is the owner of record of the relevant property; (E) contains a letter or verification 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 or properties are accepted by the city; and (F) includes a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and presented the petition and records of the matter to the Benton County Judge; and

WHEREAS, the County Judge has: (A) reviewed the petition and records for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the petition contains a schedule of services; and (D) issued an order articulating these findings, and forwarded the petition and an Order authorizing the annexation to the contiguous City of Pea Ridge for consideration; and

WHEREAS, it is the desire of the Mayor and City Council of Pea Ridge that said territory be annexed.

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

SECTION 1. That the following described territory, in Benton County, Arkansas, contiguous to the City of Pea Ridge, be and the same is hereby accepted as part of, and annexed to and made a part of the City of Pea Ridge, Arkansas to wit:

Being more particularly described as follows:

All of the unincorporated area in the S/2 of the NE/4 of the NW/4 of S2-T20N-R 30W;
AND ALSO:

All of the SE/4 of the NW/4 of S2-T20N-R 30W;

2021 0326

2021 JAN 15 PM 4:10

AND ALSO:

Part of the SW/4 of the NW/4 of S2-T20N-R 30W more particularly described as follows: Beginning at the SE Corner of the SW/4 of the NW/4 of S2-T20N-R 30W, thence West 608 feet, thence North 500 feet, thence North 32 degrees 30 minutes East 536 feet, thence North 368 feet to the North line of said 40 acre tract, thence East 320 feet to the NE Corner of the SW/4 of the NW/4, thence South 1320 feet to the point of beginning; LESS AND EXCEPT: Beginning at the SE Corner of the SW/4 of the NW/4 of S2-T20N-R 30W, thence West 608 feet, Thence North 500 feet, thence North 32 degrees 30 minutes East 325 feet, thence East 424 feet to the East line of the SW/4 of the NW/4, thence South 785 feet to the point of beginning.

SECTION 2. That the following schedule of services shall be extended to the area by the City of Pea Ridge within the statutorily required three (3) years after the date the annexation becomes final, as follows: police and fire protection – immediately; public street maintenance – immediately; and solid waste collection and disposal – immediately.

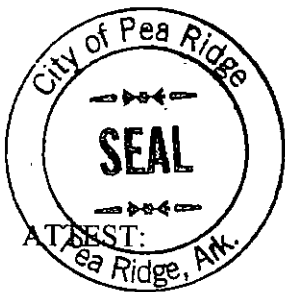
SECTION 3. That the above described territory shall be annexed to and made a part of Ward 2 of the City of Pea Ridge, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

SECTION 4. That this annexation shall be effective and final thirty (30) days after passage of this ordinance.

SECTION 5. That the City Clerk shall certify and send one (1) copy of the map of the annexed property and one (1) copy of this ordinance to the County Clerk for County Judge confirmation consideration.

PASSED AND APPROVED THIS 29th DAY OF DECEMBER 2020.

APPROVED:



[Signature]
 JACKIE CRABTREE, MAYOR

[Signature]
 SANDY BUTTON, CITY CLERK-TREASURER

CITY OF PEA RIDGE
 COUNTY OF BENTON
 STATE OF ARKANSAS

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND COMPLETE COPY OF THE ORIGINAL THAT IS KEPT ON FILE IN MY OFFICE OF THE PEA RIDGE CITY HALL.

[Signature] 1-11-21
 SIGNATURE

35-21-30 SW SW

SE SW

HILL
DOVE RD

SW SE

SLACK ST

Exhibit A

CLEMENTS ANNEXATION

PEA RIDGE

(Parcels: 18-07119-000,
18-07108-00,18-07125-000, and
18-07100-002)

JOHNSON HOLLOW RD

E HWY 72

NW NE

NE NW

SW NW

02-20-30

SE NW

DOVE RD

SHELEY ST

SW NE

TULL DR

MACDONALD DR






BLUE JAY RD

NW SW

NE SW

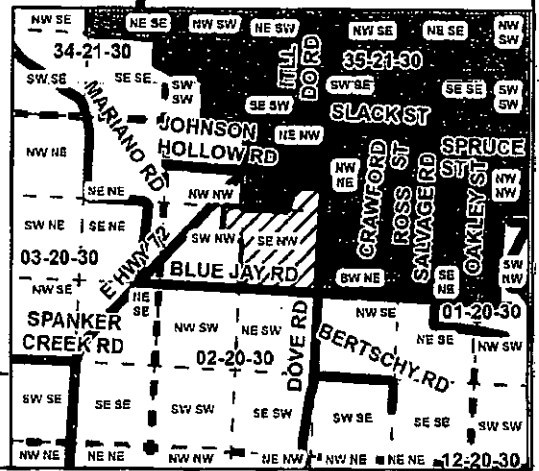
OR# 696

Map Features

-  Road
-  Section
-  Quarter Quarter
-  Clements Annex
-  Pea Ridge



MWARPC_SIS
8/13/2020



2021 0327A

FILED

2020 OCT 30 PM 3:48

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, ARK.

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

COUNTY COURT CASE NO. CC 2020-20

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 PEA RIDGE.



HON. BARRY MOEHRING, County Judge

10.30.2020

Date

2020 4493

2021 FEB 12 PM 2:55

CLERK
COURT


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

CC 2020-20

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



HON. BARRY MOEHRING, County Judge

12-12-2021

Date

2021 1267

BENTON COUNTY

STATE OF ARKANSAS

BETSY HARRELL

COUNTY CLERK & VOTER REGISTRAR

215 EAST CENTRAL, SUITE 217
BENTONVILLE, AR 72712-5373
479-271-1013
Fax: 479-271-1019

November 10, 2020

PROBATE COURT CLERK

COURTHOUSE, 102 N.E. "A" STREET
BENTONVILLE, AR 72712-5350
479-271-5727
FAX: 479-271-1712

Honorable Jackie Crabtree
City of Pea Ridge
PO Box 10
Pea Ridge, AR 72751

Re: In the Matter of Annexing to the City of Pea Ridge, Arkansas Certain
Territory Contiguous To Said City of Pea Ridge, Arkansas

Dear Mayor Crabtree:

The County has received and processed a proposed annexation pursuant to ACA § 14-40-609 related to annexations by 100% of the property owners. I am transmitting to you a copy of the documents relating to the proposed annexation for consideration by the Pea Ridge City Council.

If your council and you approve the annexation, please ask your clerk or recorder to return to me one (1) certified copy of the plat of the annexed property and one (1) certified copy of the ordinance or resolution approving the annexation so that I can send those on to the Secretary of State as required by the statute.

Please feel free to contact me if you have questions.

Sincerely,

Betsy Harrell by *cremaster*

BETSY HARRELL, County Clerk

enc

ROGERS OFFICE
2111 W. WALNUT
(479) 636-3727
FAX (479) 636-4922

ROGERS ARCHIVES
2111 W. WALNUT
(479) 636-1037
FAX (479) 636-1053

SILOAM SPRINGS OFFICE
707 S. LINCOLN
479-271-1013
FAX (479) 524-8534

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

2020 OCT 27 AM 9:45

CC 2020-20

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

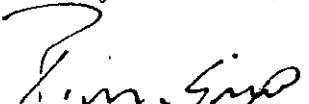
We, Betsy Harrell, County Clerk of Benton County, and Roderick Grieve, County Assessor of Benton County, attest as follows:

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. BETSY HARRELL, County Clerk



HON. RODERICK GRIEVE, County Assessor



OCT 27 AM 9:43

MYHILL
COUNTY CLERK
BENTON COUNTY, AR

Date: October 27, 2020
Subject: Proposed Annexation Checklist
CC 2020-20 Pea Ridge, 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;

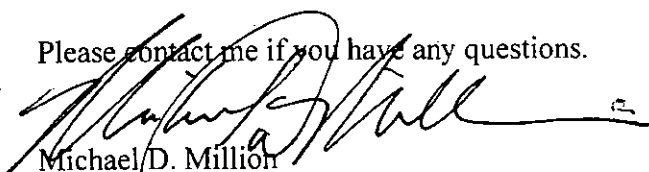
(D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;

(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 (B) 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 - GIS-Mapping Dept.

Benton County Assessor's Office

Phone: 479-271-1037, ext. 7004

Email: michael.million@bentoncountyar.gov

PETITION FOR ANNEXATION

CC 2020-20

FILED

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

DATE: 10-8-2020

2020 OCT 15 PM 6:55

RETTY LAMPELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Comes now the undersigned petitioners, and state as follows:

That we, owning 100% of the property in the following described territory, in Benton County, Arkansas, do hereby petition, pursuant to A.C.A. 14-40-609, the City Council of Pea Ridge, Arkansas, to annex the following lands to the City of Pea Ridge, Arkansas:

All of the following described area in Benton County, Arkansas:

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID 40 ACRES, THENCE WEST 608 FEET, THENCE NORTH 500 FEET; THENCE NORTH 32 1/2 DEGREES EAST 536 FEET, THENCE NORTH 368 FEET TO THE NORTH BOUNDARY OF SAID 40 ACRES, THENCE EAST 320 FEET TO THE NE CORNER OF SAID 40 ACRES, THENCE SOUTH 1320 FEET TO THE PLACE OF BEGINNING. LESS AND EXCEPT: PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SW 1/4 NW 1/4, RUNNING THENCE WEST 608 FEET, THENCE NORTH 500 FEET; THENCE NORTH 32 DEGREES 30 MINUTES EAST 325 FEET, THENCE EAST 424 FEET TO THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, THENCE SOUTH 785 FEET TO THE POINT OF BEGINNING.

AND

THE SE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS.

AND

A PART OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE FR. NE1/4 OF THE NW1/4 OF SAID SECTION 2, THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 928.95 FEET ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, THENCE LEAVING SAID EAST LINE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 18.68 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 88 DEGREES, 40 MINUTES, 58 SECONDS WEST 333.41 FEET, THENCE SOUTH 87 DEGREES, 57 MINUTES, 57 SECONDS WEST 160.75 FEET TO THE NORTHWEST CORNER OF SAID FENCE LINE; THENCE SOUTH 13 DEGREES, 57 MINUTES, 37 SECONDS WEST 415.41 FEET TO THE SOUTHWEST CORNER OF SAID FENCE LINE; THENCE NORTH 89 DEGREES, 51 MINUTES, 06 SECONDS EAST 593.45 FEET TO THE SOUTHEAST CORNER OF SAID FENCE LINE; THENCE LEAVING SAID FENCE LINE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 19.42 FEET TO THE EAST LINE OF THE FR. NE1/4 OF THE NW1/4 OF SAID SECTION 2; THENCE ALONG EAST LINE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 414.98 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD ALONG THE EAST SIDE THEREOF AND ANY EASEMENTS OF RECORD OR FACT

1. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area
2. That said property described herein is contiguous to and adjoining the present Pea Ridge city limits, as shown on the map attached hereto as Exhibit A.

3. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Pea Ridge.
4. That the following schedule of services shall be extended to the area by the City of Pea Ridge within three (3) years after the date the annexation becomes final: police and fire protection – immediately; public street maintenance – immediately; and solid waste collection and disposal – immediately.
5. 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.
6. That a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the city limits of Pea Ridge and that no enclaves will be created if the property is accepted for annexation into the City of Pea Ridge is attached hereto as Exhibit C and is made part of this petition.
7. That the undersigned person(s) executing this petition have confirmed by their signature below a desire that his property, which is described above, be annexed into the City of Pea Ridge.

FILED
 2020 OCT 19 PM 6:55
 CLERK OF COURT
 CO. & PROBATE CLERK
 BENTON COUNTY, AR

Clements Homer, Jr
 Printed Name of Property Owner/Petitioner
[Signature]
 Signature of Property Owner/Petitioner

 Printed Name of Property Owner/Petitioner

 Signature of property Owner/Petitioner

ACKNOWLEDGMENT

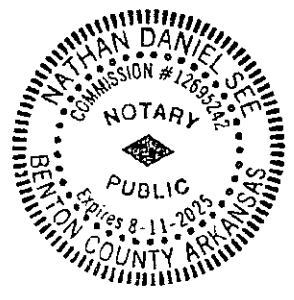
State of Arkansas)
) ss.
 County of BENTON)

On this the 8 day of October, 2020, before me, the undersigned officer, personally appeared Ronnie Clements and _____, known to me (or satisfactorily proven) to be the persons whose names are subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

[Signature]

 NOTARY PUBLIC

My Commission Expires: 8-11-2025



PETITION FOR ANNEXATION

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

DATE: 10-8-2020

FILED
2020 OCT 15 PM 6:55
ETTY HANSELL
CO. CLERK & PROBATE CLERK
BENTON COUNTY, AR

Comes now the undersigned petitioners, and state as follows:

That we, owning 100% of the property in the following described territory, in Benton County, Arkansas, do hereby petition, pursuant to A.C.A. 14-40-609, the City Council of Pea Ridge, Arkansas, to annex the following lands to the City of Pea Ridge, Arkansas:

All of the following described area in Benton County, Arkansas:

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID 40 ACRES, THENCE WEST 608 FEET, THENCE NORTH 500 FEET; THENCE NORTH 32 1/2 DEGREES EAST 536 FEET, THENCE NORTH 368 FEET TO THE NORTH BOUNDARY OF SAID 40 ACRES, THENCE EAST 320 FEET TO THE NE CORNER OF SAID 40 ACRES, THENCE SOUTH 1320 FEET TO THE PLACE OF BEGINNING. LESS AND EXCEPT: PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SW 1/4 NW 1/4, RUNNING THENCE WEST 608 FEET, THENCE NORTH 500 FEET; THENCE NORTH 32 DEGREES 30 MINUTES EAST 325 FEET, THENCE EAST 424 FEET TO THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, THENCE SOUTH 785 FEET TO THE POINT OF BEGINNING.

AND

THE SE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS.

AND

A PART OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE FR. NE1/4 OF THE NW1/4 OF SAID SECTION 2, THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 928.95 FEET ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, THENCE LEAVING SAID EAST LINE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 18.68 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 88 DEGREES, 40 MINUTES, 58 SECONDS WEST 333.41 FEET, THENCE SOUTH 87 DEGREES, 57 MINUTES, 57 SECONDS WEST 160.75 FEET TO THE NORTHWEST CORNER OF SAID FENCE LINE; THENCE SOUTH 13 DEGREES, 57 MINUTES, 37 SECONDS WEST 415.41 FEET TO THE SOUTHWEST CORNER OF SAID FENCE LINE; THENCE NORTH 89 DEGREES, 51 MINUTES, 06 SECONDS EAST 593.45 FEET TO THE SOUTHEAST CORNER OF SAID FENCE LINE; THENCE LEAVING SAID FENCE LINE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 19.42 FEET TO THE EAST LINE OF THE FR. NE1/4 OF THE NW1/4 OF SAID SECTION 2; THENCE ALONG EAST LINE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 414.98 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD ALONG THE EAST SIDE THEREOF AND ANY EASEMENTS OF RECORD OR FACT

1. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area
2. That said property described herein is contiguous to and adjoining the present Pea Ridge city limits, as shown on the map attached hereto as Exhibit A.

FILED

2020 OCT 15 PM 6:06
CLERK
BENTON COUNTY, AR

3. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Pea Ridge.
4. That the following schedule of services shall be extended to the area by the City of Pea Ridge within three (3) years after the date the annexation becomes final: police and fire protection – immediately; public street maintenance – immediately; and solid waste collection and disposal – immediately.
5. 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.
6. That a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the city limits of Pea Ridge and that no enclaves will be created if the property is accepted for annexation into the City of Pea Ridge is attached hereto as Exhibit C and is made part of this petition.
7. That the undersigned person(s) executing this petition have confirmed by their signature below a desire that his property, which is described above, be annexed into the City of Pea Ridge.

Karen Sherman
 Printed Name of Property Owner/Petitioner
Karen Sherman
 Signature of Property Owner/Petitioner

 Printed Name of Property Owner/Petitioner

 Signature of property Owner/Petitioner

ACKNOWLEDGMENT

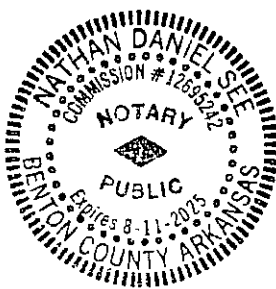
State of Arkansas)
) ss.
 County of BENTON)

On this the 8 day of October, 2020, before me, the undersigned officer, personally appeared Karen Sherman and _____, known to me (or satisfactorily proven) to be the persons whose names are subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

Nathan Daniel See

 NOTARY PUBLIC

My Commission Expires: 8-11-2025



FILED

Clements and Other Annexation Legal Description

2020 OCT 15 PM 6:56

DEWY HARRELL
COUNTY CLERK
BENTON COUNTY, AR

All of the following described area in Benton County, Arkansas, which is contiguous to the City Limits of Pea Ridge, Arkansas:

All of the unincorporated area in the S/2 of the NE/4 of the NW/4 of S2-T20N-R 30W;

AND ALSO:

All of the SE/4 of the NW/4 of S2-T20N-R 30W;

AND ALSO:

Part of the SW/4 of the NW/4 of S2-T20N-R 30W more particularly described as: Beginning at the SE Corner of the SW/4 of the NW/4 of S2-T20N-R 30W, thence West 608 feet, thence North 500 feet, thence North 32 degrees 30 minutes East 536 feet, thence North 368 feet to the North line of said 40 acre tract, thence East 320 feet to the NE Corner of the SW/4 of the NW/4, thence South 1320 feet to the point of beginning; LESS AND EXCEPT: Beginning at the SE Corner of the SW/4 of the NW/4 of S2-T20N-R 30W, thence West 608 feet, Thence North 500 feet, thence North 32 degrees 30 minutes East 325 feet, thence East 424 feet to the East line of the SW/4 of the NW/4, thence South 785 feet to the point of beginning;

AND ALSO:

All Adjacent right-of-way.

FILED

2020 OCT 26 PM 12:14

BEVERLY HANCOCK
CO. & PROBATE CLERK
BENTON COUNTY, AR

September 15, 2020

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 Pea Ridge, Arkansas. I am a Licensed Professional Surveyor in the State of Arkansas. Based on my review, I verify that the real property described on the following pages of this letter is contiguous with the City of Pea Ridge, Arkansas and that no enclaves will be created if the described property is accepted by the City of Pea Ridge.

Sincerely,



Justin Taffner, AR P.L.S. #1816

FILED

2020 OCT 26 PM 12:14

September 2020 Pea Ridge Voluntary Annexation Parcel Summary

CLERK OF COURT
CO. & PROBATE CLERK
BENTON COUNTY, AR

Parcel #18-07108-000

The Walk the Dog Land Trust
c/o Shadee Asset Management, LLC Trustee
14391 Dove Rd.
Pea Ridge, AR 72751-9402
Physical Address: 14245 Dove Rd
QCD 2017-39784, ~5.29 Acres

Parcel #18-07125-000

Clements Homes Inc.
P.O. Box 1120
Greenwood, AR 72936
Physical Address: Dove Rd.
TWD L2020-45190, ~9.96 Acres

Parcel 18-07100-002

Clements Homes Inc.
P.O. Box 1120
Greenwood, AR 72936-1120
Physical Address: Dove/Blue Jay Rd.
WD L2020-45191, ~29.90 Acres

Parcel #18-07119-000

Clements Homes Inc.
P.O. Box 1120
Greenwood, AR 72936
Physical Address: Off Dove Rd.
TRWD L2020-45190, ~4.22 Acres

FILED

2020 OCT 15 PM 6:56



BETSY HARBELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

3866 W. Sunset
Springdale, AR 72762
479-582-9383
www.realtytitleinc.com

Property Ownership List
File No.: 20-55773W

Legal Description:

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID 40 ACRES, THENCE WEST 608 FEET, THENCE NORTH 500 FEET; THENCE NORTH 32 1/2 DEGREES EAST 536 FEET, THENCE NORTH 368 FEET TO THE NORTH BOUNDARY OF SAID 40 ACRES, THENCE EAST 320 FEET TO THE NE CORNER OF SAID 40 ACRES, THENCE SOUTH 1320 FEET TO THE PLACE OF BEGINNING, LESS AND EXCEPT: PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SW 1/4 NW 1/4, RUNNING THENCE WEST 608 FEET, THENCE NORTH 500 FEET; THENCE NORTH 32 DEGREES 30 MINUTES EAST 325 FEET, THENCE EAST 424 FEET TO THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, THENCE SOUTH 785 FEET TO THE POINT OF BEGINNING.

AND

THE SE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS.

AND

A PART OF THE FRACTIONAL NORTHEAST QUARTER (FR. NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE FR. NE1/4 OF THE NW1/4 OF SAID SECTION 2, THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 928.95 FEET ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, THENCE LEAVING SAID EAST LINE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 18.68 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 88 DEGREES, 40 MINUTES, 58 SECONDS WEST 333.41 FEET, THENCE SOUTH 87 DEGREES, 57 MINUTES, 57 SECONDS WEST 160.75 FEET TO THE NORTHWEST CORNER OF SAID FENCE LINE; THENCE SOUTH 13 DEGREES, 57 MINUTES, 37 SECONDS WEST 415.41 FEET TO THE SOUTHWEST CORNER OF SAID FENCE LINE; THENCE NORTH 89 DEGREES, 51 MINUTES, 06 SECONDS EAST 593.45 FEET TO THE SOUTHEAST CORNER OF SAID FENCE LINE; THENCE LEAVING SAID FENCE LINE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 19.42 FEET TO THE EAST LINE OF THE FR. NE1/4 OF THE NW1/4 OF SAID SECTION 2; THENCE ALONG EAST LINE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 414.98 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD ALONG THE EAST SIDE THEREOF AND ANY EASEMENTS OF RECORD OR FACT.


FILED

Parcel Id	Owner Name	Mailing Address
18-07108-000	Shadee Asset Management, LLC, in its capacity as Trustee of The Walk the Dog Land Trust	14391 Dove Road Pea Ridge AR 72751
18-07125-000	Clements Homes, Inc.	PO Box 1120 Greenwood AR 72936
18-07100-002	Clements Homes, Inc.	PO Box 1120 Greenwood AR 72936
18-07119-000	Clements Homes, Inc.	PO Box 1120 Greenwood AR 72936

2020 OCT 15 PM 6:56
BETSY HARRILL
CLERK & PROBATE CLERK
BENTON COUNTY, AR

This list is compiled mainly from the Benton County Assessor's Office and is further certified through August 10, 2020.

Issued Through the Office of
Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925



By: _____
Authorized Signatory
Brittainy N. Fagan

Clements Homes and Other Annexation Legal Description

FILED

2020 OCT 15 PM 6:56

All of the following described area in Benton County, Arkansas, which is contiguous to the City Limits of Pea Ridge, Arkansas:

BENTON COUNTY,
CO. & PROBATE CLERK
BENTON COUNTY, AR

All of the unincorporated area in the S/2 of the NE/4 of the NW/4 of S2-T20N-R 30W;

AND ALSO:

All of the SE/4 of the NW/4 of S2-T20N-R 30W;

AND ALSO:

Part of the SW/4 of the NW/4 of S2-T20N-R 30W more particularly described as: Beginning at the SE Corner of the SW/4 of the NW/4 of S2-T20N-R 30W, thence West 608 feet, thence North 500 feet, thence North 32 degrees 30 minutes East 536 feet, thence North 368 feet to the North line of said 40 acre tract, thence East 320 feet to the NE Corner of the SW/4 of the NW/4, thence South 1320 feet to the point of beginning; LESS AND EXCEPT: Beginning at the SE Corner of the SW/4 of the NW/4 of S2-T20N-R 30W, thence West 608 feet, Thence North 500 feet, thence North 32 degrees 30 minutes East 325 feet, thence East 424 feet to the East line of the SW/4 of the NW/4, thence South 785 feet to the point of beginning;

AND ALSO:

All Adjacent right-of-way.

35-21-30 SW SW

SE SW

TULL DOR

SW SE

SLACK ST

N

Exhibit A

CLEMENTS ANNEXATION

FILED

PEA RIDGE
(Parcels: 18-07119-000,
18-07108-00, 18-07125-000, and
18-07100-002)

2020 OCT 15 PM 6:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

JOHNSON HOLLOW RD

E HWY 172

NE NW

SW NW

SE NW

02-20-30

DOVE RD

SHELBY ST

SW NE

TULL DR

MACDONALD DR

BLUE JAY RD

NW SW

NE SW

Map Features

— Road

- - - Section

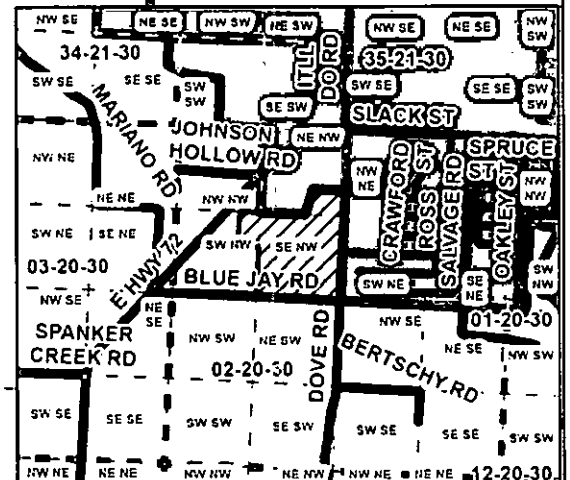
□ Quarter Quarter

▨ Clements Annex

▭ Pea Ridge

0 500 Feet

NWARPC_SIS
8/13/2020



FILED

L202045190
BENTON CO. AR FEE \$30.00
PRESENTED & E-RECORDED
07/27/2020 03:50:38 PM
BRENDA DESHIELDS
Clerk & Recorder

First National Title Company
1420 E. Augustine Lane, Suite 1
Fayetteville, AR 72703

2020 OCT 15 PM 6:55

BETSY HARTZELL
CO & PROBATE CLERK
BENTON COUNTY, AR

**WARRANTY DEED
(TRUSTEE)**

KNOW ALL MEN BY THESE PRESENTS:

That **Elizabeth Bertschy, Trustee of Elizabeth Bertschy Trust dated May 8, 2006, as restated on June 16, 2015, and any amendments thereto**, hereinafter called Grantor for and in consideration of the sum of One and no one hundredths (\$1.00) Dollars, and other good and valuable consideration in hand paid by **Clements Homes, Inc., an Arkansas Corporation**, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said **Clements Homes, Inc., an Arkansas Corporation**, hereinafter called Grantee and unto its successors and assigns forever the following lands lying in the County of Benton and State of Arkansas, to-wit:

See Exhibit A attached hereto and made a part hereof.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to said lands against all lawful claims whatever, subject to existing easements, building lines, restrictions and assessments of record, if any. No warranty or representation is made as to any mineral interest on the aforementioned property.

Prepared under the supervision of
James R. Pander
Attorney At Law
415 N. McKinley Street, Ste 1200
Little Rock, AR 72205

FILED

2020 OCT 15 PM 6:56

WITNESS my hand and seal on this 14th day of July, 2020.

Elizabeth Bertschy, Trustee of the Elizabeth Bertschy Trust dated May 8, 2006, as restated on June 16, 2015, and any amendments thereto

BETSY HARRALL
COUNTY CLERK
BENTON COUNTY, AR

Elizabeth Bertschy
Elizabeth Bertschy, Trustee

ACKNOWLEDGMENT

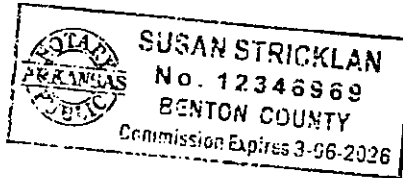
STATE OF ARKANSAS
COUNTY OF BENTON

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public, within and for the County aforesaid, duly commissioned and acting, appeared Elizabeth Bertschy and stated he/she was duly authorized in his/her capacity as Trustee to execute the foregoing instrument for and in the name and behalf of Elizabeth Bertschy, Trustee of the Elizabeth Bertschy Trust dated May 8, 2006, as restated on June 16, 2015, and any amendments thereto, under the terms and conditions contained in the Trust Agreement, and further stated and acknowledged that he/she had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes herein mentioned and set forth.

WITNESS my hand and seal as such Notary Public this 14th day of July, 2020.

[Signature]
Notary Public

My commission expires: _____



FILED

2020 OCT 15 PH 6:56

EXHIBIT A

TRACT 1

The North Ten (10) acres of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 2, Township 20 North, Range 30 West, Benton County, Arkansas.

BEESY WATRELL
CO. CLERK
BENTON COUNTY, AR

AND

Part of the SW1/4 of the NW1/4 of Section 2, Township 20 North, Range 30 West, Benton County, Arkansas, described as follows: Beginning at the SE corner of said 40 acres; thence West 608 feet; thence North 500 feet; thence North 32 1/2 degrees East 536 feet; North 368 feet to the North boundary of said 40 acres; thence East 320 feet to the NE corner of said 40 acres; thence South 1320 feet to the Place of Beginning, LESS AND EXCEPT part of the SW1/4 of the NW1/4 of Section 2, Township 20 North, Range 30 West, Benton County, Arkansas, described as Beginning at the Southeast corner of said SW1/4 of the NW1/4; running thence West 608 feet; thence North 500 feet; North 32°30' East 325 feet; thence East 424 feet to the East line of said SW1/4 of the NW1/4; thence South 785 feet to the Point of Beginning.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

FILED

2020 OCT 15 PH 6:56

BETSY HARBELL
CO & PROBATE CLERK
BENTON COUNTY, AR



File Number: 104-200693-DE

Real Estate Transfer Tax Stamp
Proof of Tax Paid

Grantee: CLEMENTS HOMES, INC
Mailing Address: PO BOX 1120
GREENWOOD AR 729360000

Grantor: ELIZABETH BERTSCHY, TRUSTEE OF ELIZABETH BERTSCHY TRUST
Mailing Address: U/T/D MAY 8, 2006, AS RESTATED ON JUNE 16, 2015
13625 BERTSCHY RD
PEA RIDGE AR 727510000

Property Purchase Price: \$354,500.00
Tax Amount: \$1,171.50

County: BENTON
Date Issued: 07/27/2020
Stamp ID: 508135424

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

Grantee or Agent Name (printed): CRISSA NIXON Agent INCC

Grantee or Agent Name (signature): Crissa Nixon Date: 7.27.2020

Address: First National Title

City/State/Zip: 1420 E. Augustine Ln., Suite 1
Fayetteville, AR 72703-4943

FILED

2020 OCT 15 PM 6:56

BETSY HARRILL
CO & PROBATE CLERK
BENTON COUNTY, AR



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num L202045190
07/27/2020 03:50:38 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder

5' (3)

FILED

L202045191
BENTON CO. AR FEE \$35.00
PRESENTED & E-RECORDED
07/27/2020 03:50:39 PM
BRENDA DESHIELDS
Circuit Clerk & Recorder

First National Title Company
1420 E. Augustine Lane, Suite 1
Fayetteville, AR 72703

2020 OCT 15 PM 6:56

DETSY HARRILL
CO & PROBATE CLERK
BENTON COUNTY, AR

**WARRANTY DEED
MARRIED PERSONS**

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Jacqueline Butler, a married woman and Rica Shackelford, a married woman**, hereinafter called Grantors, for and in consideration of the sum of One and no one hundredths (\$1.00) Dollars and other good and valuable consideration in hand paid by **Clements Homes, Inc., an Arkansas Corporation**, the receipt of which is hereby acknowledged, do hereby grant, bargain sell and convey unto the said **Clements Homes, Inc., an Arkansas Corporation**, hereinafter called Grantee, and unto its successors and assigns forever, the following lands lying in the County of **Benton** and State of **Arkansas**, to wit:

See Exhibit A attached hereto and made a part hereof.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said Grantee that we will forever warrant and defend the title to said lands against all lawful claims whatever, subject to existing easements, building lines, restrictions and assessments of record, if any. No warranty or representation is made as to any mineral interest on the aforementioned property.


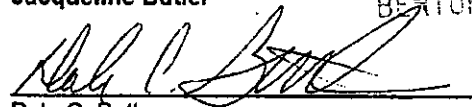
AND we, **Dale C. Butler, husband of Jacqueline Butler, and Jason O. Shackelford, husband of Rica Shackelford**, for the consideration recited herein, do hereby release and relinquish unto the said Grantee all our rights of curtesy and dower and homestead in and to the said lands.

Prepared under the supervision of
James R. Pender
Attorney At Law
415 N. McKinley Street, Ste 1200
Little Rock, AR 72205

FILED

WITNESS our hands and seal on this 14 day of July, 2020.

2020 OCT 15 PM 6:56


 Jacqueline Butler

 Dale C. Butler

STEVE HARRILL
 CLERK
 BENTON COUNTY, AR

ACKNOWLEDGMENT

STATE OF Texas

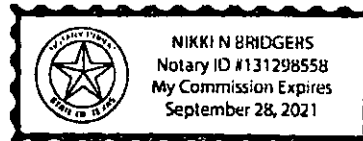
COUNTY OF Grayson

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Jacqueline Butler and Dale C. Butler, wife and husband**, to me well known as the Grantors in the foregoing Deed and stated that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and seal as such notary public this 14 day of July, 2020.


 Notary Public

My commission expires: Sept-28, 2021



FILED

2020 OCT 15 PM 6:56

WITNESS our hands and seal on this 14th day of July, 2020.

Rica Shackelford
Rica Shackelford

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Jason O. Shackelford
Jason O. Shackelford

ACKNOWLEDGMENT

STATE OF ARKANSAS

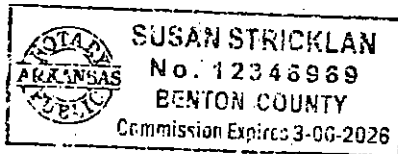
COUNTY OF BENTON

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Rica Shackelford and Jason O. Shackelford**, wife and husband, to me well known as the Grantors in the foregoing Deed and stated that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and seal as such notary public this 14th day of July, 2020.

[Signature]
Notary Public

My commission expires: _____



FILED

EXHIBIT A

2020 OCT 15 PM 6:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

The South 30 acres of the SE1/4 of the NW1/4 of Section 2, Township 20 North, Range 30 West, Benton County, Arkansas.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

FILED
2020 OCT 15 | PH 6:56

BESSY HARRILL
CO. & PROBATE CLERK
BENTON COUNTY

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 104-200693-DE

Grantee: CLEMENTS HOMES, INC.
Mailing Address: PO BOX 8519
GREENWOOD AR 729360000

Grantor: JACQUELINE BUTLER, RICA SHACKELFORD
Mailing Address: 18 WHISPERING OAKS DR
DENNISON TX 750200000

Property Purchase Price: \$747,500.00
Tax Amount: \$2,468.40

County: BENTON
Date Issued: 07/27/2020
Stamp ID: 421365760

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

Grantee or Agent Name (printed): CRISSA NIXON Agent Title

Grantee or Agent Name (signature): Crissa Nixon Date: 7-27-2020

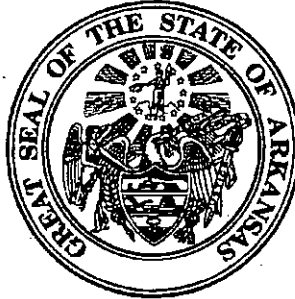
Address: First National Title

City/State/Zip: 1420 E. Augustine Ln., Suite 1
Fayetteville, AR 72703-4943

FILED

2020 OCT 15 PM 6:56

BETSY HARKELL
CO & PROBATE CLERK
BENTON COUNTY, AR



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num L202045191
07/27/2020 03:50:39 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder



Arkansas Secretary of State

John Thurston Arkansas Secretary of State, 500 Woodlane Ave, Little Rock, AR 72201-1094

FILED

2020 OCT 15 PM 6:56

Municipal Boundary Change Checklist

Act 655 of 2017 and A.C.A. §14-40-103

BETSY HARRIS
CO & PROBATE CLERK
BENTON COUNTY, AR

County: BENTON City/Town: PEA RIDGE

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)

Please indicate which ward(s) the territory will be assigned to: _____
(See A.C.A § 14-40-203)

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 A.C.A. §14-40-501)
- 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 (if applicable)
- File marked copy of Complaint and final Circuit Court Order (Court Challenge only)

Municipal Contact:

Name: NATHAN SEE Title: STREET SUPERINTENDENT

Street Address: 975 WESTON STREET

City: PEA RIDGE St: AR Zip code: 72751

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: _____



**ARKANSAS
GIS OFFICE**

FILED

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

2020 OCT 15 PM 6: 56
BETSY WHEELER
CO & PROBATE CLERK
BENTON COUNTY, AR

August 13, 2020

Ms. Stephanie Shaw
Transportation/GIS Analyst
NW Arkansas Regional Planning Commission
1311 Clayton Street
Springdale AR, 72762

RE: City of Pea Ridge Annexation Coordination Requirement

Ms. Shaw,

Thank you for coordinating with our office as you seek to annex property into the City of Pea Ridge, AR located in Section 2, Township 20 North, Range 30 West. 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

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

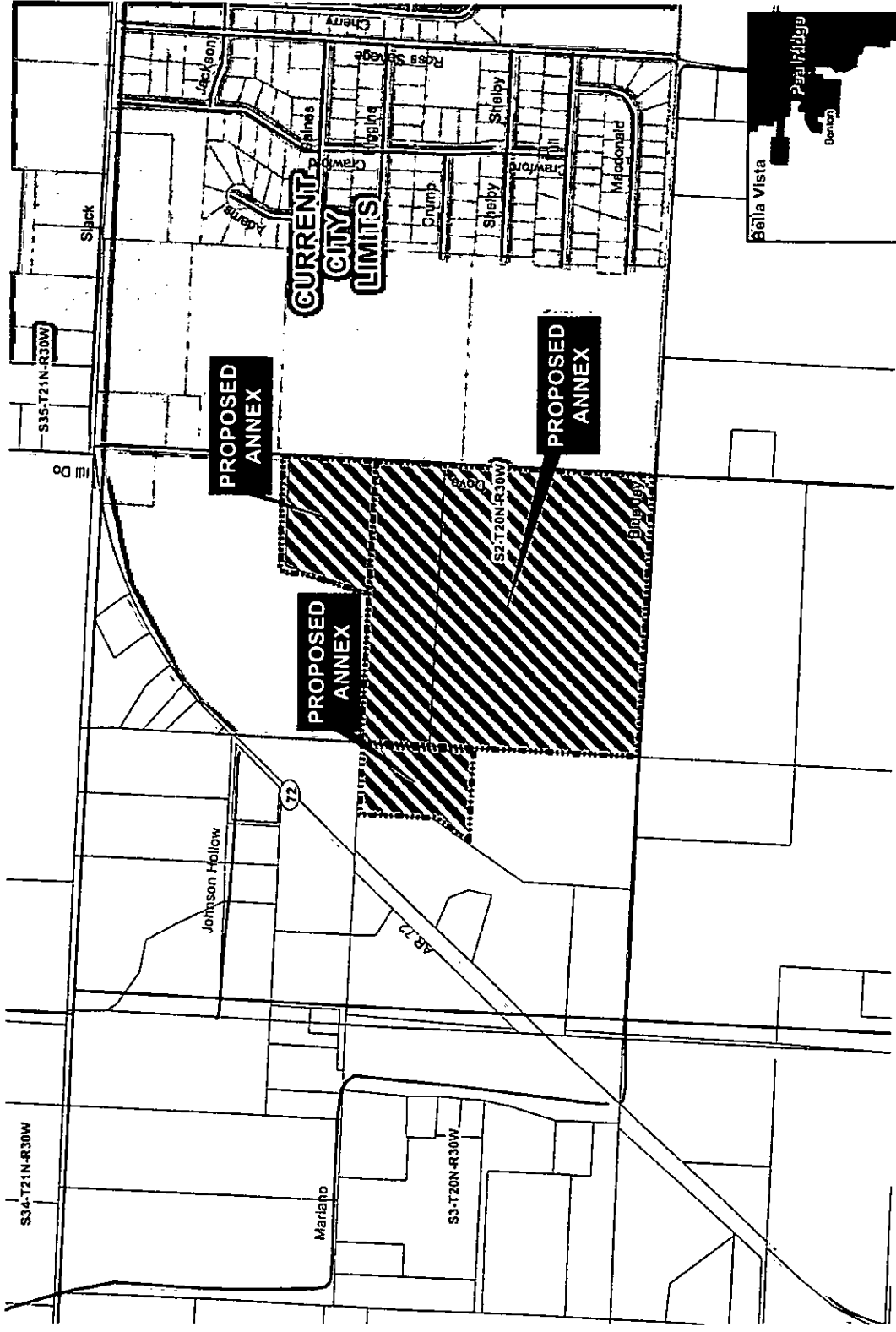
H:\City_Annexations\Cities\Pea_Ridge\20200813\Doc\20200813_Pea Ridge_Annexation_Coordination_Letter.docx

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



**Proposed "Clements" Annex: City of Pea Ridge
August 2020**

City: Pea Ridge
Mayor: Jackie Crabtree



Proposed Annex
 Precinct
 Sections
 Highway
 Major Road
 Existing City

FILED
20 OCT 15 PM 6:55

0 0.0078 0.055 0.11
Miles

PEABODY, ARKANSAS
 COUNTY CLERK
 BENTON COUNTY, AR

