



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 699

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: 699

Dated: 2/12/2021

County Court Order: 2020-22

Date Filed: 11/19/2020

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,

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: 699 Date approved: 12/29/2020 *aliala*
 County Court Case No: 2020-22 Date Order Filed: 11/19/2020
 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: *Cleemasters* Title: *deputy clerk*

Date: *2/22/21*

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: _____

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# 2020-22

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 11/19/2020
3. Ordinance 699 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 Clements

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

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

FILED

2021 JAN 15 PM 4:10

W. J. FARRELL
CO. CLERK
BENTON COUNTY, AR

ORDINANCE NO. 699

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:

A PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE S02°43'22"W 455.76', THENCE N81°54'01"W 87.25', THENCE N84°20'39"W 565.05', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 56.50' AND

2021 0328

2021 JAN 15 PM 4:10

A CHORD THAT BEARS N40°37'15"W 78.10'; THENCE N03°06'09"E 66.86', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1776.92' AND A CHORD THAT BEARS N07°03'40"E 299.97'; THENCE S86°55'57"E 681.66', TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

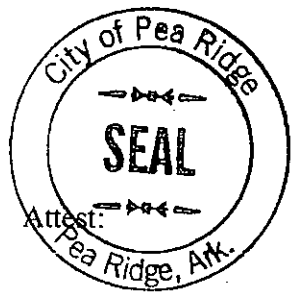
SECTION 2. That the following schedule of services shall be extended to the area by the City of Pea Ridge within the statutorily required three (3) years after the date the annexation becomes final, as follows: police and fire protection – immediately; public street maintenance – immediately; and solid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



Jackie Crabtree

Jackie Crabtree, Mayor

Sandy Button

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.

Sandy Button 1-11-21

SIGNATURE



CURRENT
CITY
LIMITS

Pearlridge

Kay Lyn

Kay Lyn

Kay Lyn

S1-T20N-R30W

PROPOSED
ANNEX

Pearlridge

CURRENT
CITY
LIMITS

S2-T20N-R30W

CR# 699

2021 0329 A

2021 FEB 12 PM 3:53

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

CC 2020-22

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

2.12.2021

Date

2021 1269

FILED

NOV 19 PM 3:01

JOHN J. JARRELL
CLERK OF THE COUNTY CLERK
BENTON COUNTY, AR

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

COUNTY COURT ORDER NO. CC 2020-22

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;
- 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; and
- 7) does not include in its description certain dedicated public roads and rights of way abutting or traversing the property to be annexed, the legal description(s) for which are included on the attached Exhibit "A" to this order, and which are depicted in the attached Exhibit "B" to this order, and any acceptance of this annexation by the City of Pea Ridge is required to include acceptance of the property described in Exhibit "A" and depicted in Exhibit "B" in the resolution or ordinance accepting such annexation or an order confirming the annexation will not be entered.

The County Clerk is directed to forward a copy of this order and ~~Moehring~~ Petition to the Mayor of the City of Pea Ridge.

**Barry
Moehring**

Digitally signed by Barry Moehring
DN: cn=Barry Moehring,
o=Benton County, ou,
email=Barry.Moehring@be
ntoncountryar.gov, c=US
Date: 2020.11.19 09:18:35

HON. BARRY MOEHRING, County Judge

11.19.2020

Date

2020-5061

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

PROBATE COURT CLERK

COURTHOUSE, 102 N.E. "A" STREET

BENTONVILLE, AR 72712-5350

479-271-5727

FAX: 479-271-1712

November 24, 2020

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.

The legal description for the annexation as proposed by the Petitioners did 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" and which are depicted in the attached Exhibit "B" to the County Judge's Order Authorizing Annexation. If your town desires to annex this property, the County Judge has required that you include the property described in Exhibit "A" and depicted in Exhibit "B" in what you are accepting. If you fail to do so, the County Judge has indicated he will not confirm the annexation.

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 *cleary*

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

SILAM SPRINGS OFFICE
707 S. LINCOLN
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IN THE MATTER OF ANNEXING TO THE
CITY OF PEA RIDGE, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO SAID
CITY OF PEA RIDGE, ARKANSAS

FILED

2020 NOV 16 PM 3:37

BENTON COUNTY
CLERK
2020-22
BENTON COUNTY, AR

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:

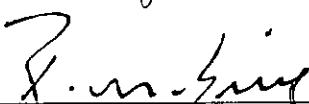
Our offices have received the attached petition seeking annexation. The petition has been reviewed and we hereby verify that the petition:

- (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.

Additionally, we note that the legal description in (C) 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".



HON. BETSY HARRELL, County Clerk



HON. RODERICK GRIEVE, County Assessor



FILED

2020 NOV 16 PM 3:30

DEPT. OF PROBATE CLERK
BENTON COUNTY, AR

Date: November 10, 2020
Subject: Proposed Annexation Checklist
CC 2020-22 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.

SEE
ATTACHED

[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

EXHIBIT "A"

FILED

2020 NOV 16 PM 3:30

Right of Way description for that portion of Blue Jay Road to be included in Annexation CC 2022-22.

Part of the Northeast Quarter of the Southwest Quarter of Section 02, Township 20 North, Range 30

West being described as:

All that part of Blue Jay Road lying south and west of the petitioner's property (18-07130-000)

No drawing available for this description.

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

PETITION FOR ANNEXATION

2020 OCT 29 PM 2: 06

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

DATE: 10-1-2020

CLERK
BENTON COUNTY, AR

2020-22

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:

A PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE S02°43'22"W 455.76', THENCE N81°54'01"W 87.25', THENCE N84°20'39"W 565.05', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 56.50' AND A CHORD THAT BEARS N40°37'15"W 78.10',; THENCE N03°06'09"E 66.86', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1776.92' AND A CHORD THAT BEARS N07°03'40"E 299.97',; THENCE S86°55'57"E 681.66', TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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.

Clements Home Inc.
 Printed Name of Property Owner/Petitioner

[Signature]
 Signature of Property Owner/Petitioner

 Printed Name of Property Owner/Petitioner

 Signature of property Owner/Petitioner

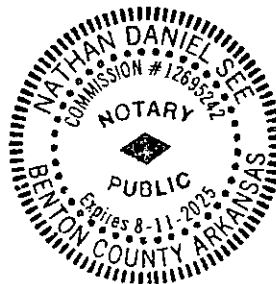
ACKNOWLEDGMENT

State of Arkansas)
) SS.
 County of BENTON)

On this the 1 day of October, 2020, before me, the undersigned officer, personally appeared Ronnie Clement 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



ANNEXATION DESCRIPTION:

2007 OCT 29 PM 2:07

A PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE S02°43'22"W 455.76', THENCE N81°54'01"W 87.25', THENCE N84°20'39"W 565.05', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 56.50' AND A CHORD THAT BEARS N40°37'15"W 78.10'; THENCE N03°06'09"E 66.86', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1776.92' AND A CHORD THAT BEARS N07°03'40"E 299.97'; THENCE S86°55'57"E 681.66', TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

2020 OCT 29 PM 2:07

CLERK OF COURT
CLERK OF PROBATE COURT
PEA RIDGE COUNTY, AR

October 8, 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

2020 OCT 29 PM 2:07

October 2020 Pea Ridge Voluntary Annexation Parcel Summary

Parcel #18-07130-000

Clements Homes Inc.

P.O. Box 1120

Greenwood, AR 72936-1120

Physical Address: Blue Jay/Ross Salvage Rd.

WD L2018-17040, ~7.29 Acres

2020 OCT 29 PM 2:06



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

File No.: 20-61047W

Legal Description:

A PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE S02°43'22"W 455.76', THENCE N81°54'01"W 87.25', THENCE N84°20'39"W 565.05', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 56.50' AND A CHORD THAT BEARS N40°37'15"W 78.10'; THENCE N03°06'09"E 66.86', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1776.92' AND A CHORD THAT BEARS N07°03'40"E 299.97'; THENCE S86°55'57"E 681.66', TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Parcel Id	Owner Name	Mailing Address
18-07130-000	Clements Homes Inc.	PO Box 1120 Greenwood AR 72936

This list is compiled mainly from the Benton County Assessor's Office and is further certified through September 22, 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

ANNEXATION DESCRIPTION:

2020 OCT 29 PM 2:06

A PART OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 02, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE S02°43'22"W 455.76', THENCE N81°54'01"W 87.25', THENCE N84°20'39"W 565.05', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 56.50' AND A CHORD THAT BEARS N40°37'15"W 78.10',; THENCE N03°06'09"E 66.86', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1776.92' AND A CHORD THAT BEARS N07°03'40"E 299.97',; THENCE S86°55'57"E 681.66', TO THE POINT OF BEGINNING, CONTAINING 6.99 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



**ARKANSAS
GIS OFFICE**

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

SEP 11 2020 10:16 AM
CITY OF PEA RIDGE
PEA RIDGE, AR

September 11, 2020

Mr. Nathan See
Street Superintendent - City of Pea Ridge
PO Box 10
Pea Ridge, AR 72751

RE: City of Pea Ridge Annexation Coordination Requirement

Mr. See,

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

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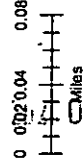


City: Pea Ridge
 Mayor: Jackie Crabtree

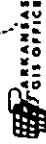
Arkansas Code 14-40-101.

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 of the entity has met requirements of Act 914 of 2015

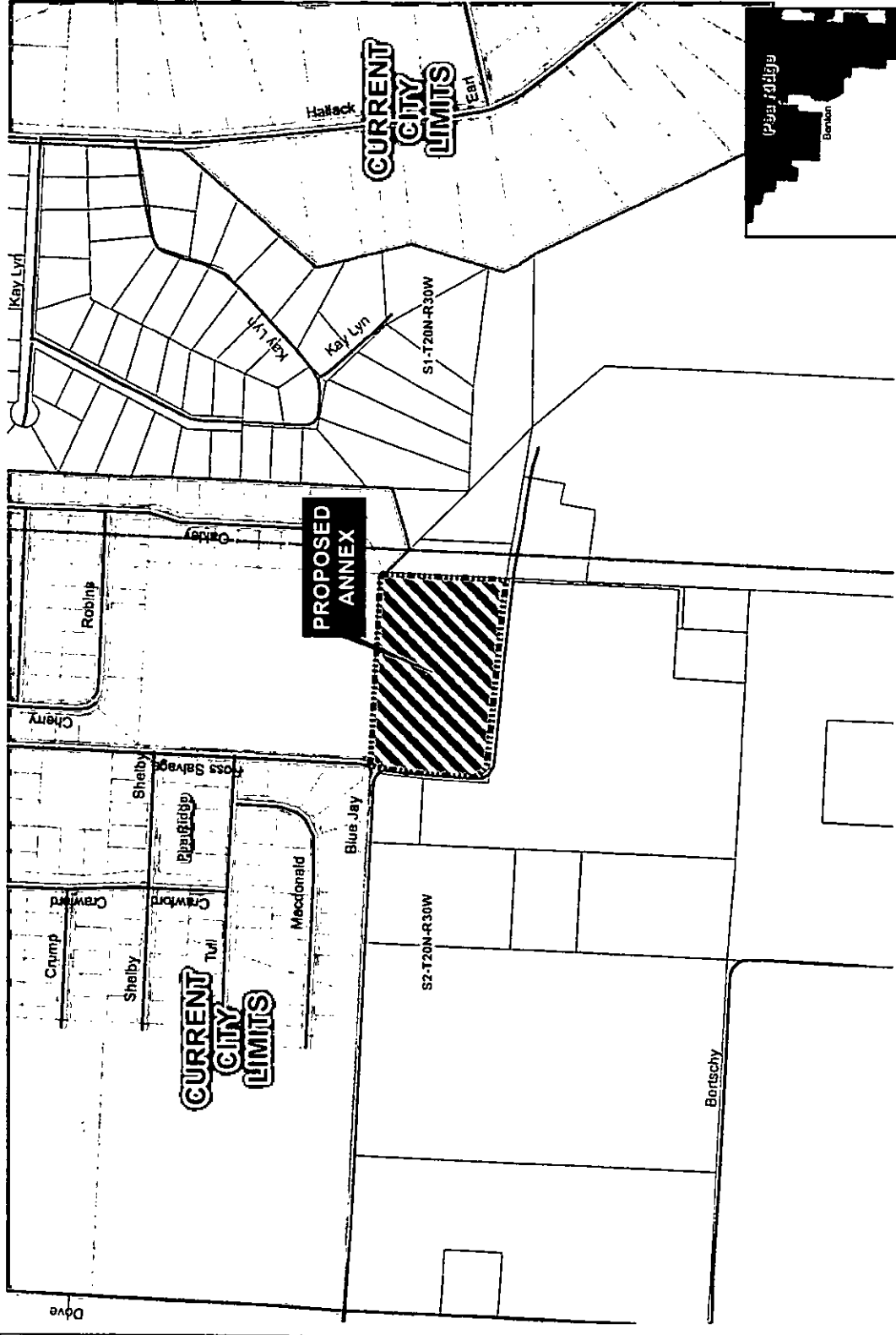


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Proposed Annex: City of Pea Ridge
 September 2020



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