



JOHN THURSTON
ARKANSAS SECRETARY OF STATE

December 2, 2019

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

Re: City of Pea Ridge Annexation Ordinance 651

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 (annexation by petition of all landowners)

Effective Date: 11/14/2019

County: Benton

City Ordinance: 651

County Court Order: 2019-15

City: Pea Ridge

Dated: 10/15/2019

Date Filed: 10/18/2019

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 City Clerk/treasurer (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: Benton City/Town: Pea Ridge

City Ordinance/Resolution No: 651 Date approved: 10/15/2019

County Court Case No: 2019-15 Date Order Filed: 09/16/2019 10/18/19 sm 10/28/19

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

Date Change Effective: 11/14/2019 Set by: Municipal Ordinance Emergency Clause 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: Sandy Button Title: City Clerk

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: Title: Deputy Clerk

Date: 10/21/2019

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:

FILED

DEC 02 2019

**Arkansas
Secretary of State**

FILED

ORDINANCE NO. 651

2019 OCT 16 AM 10:05

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

RETTA WARRELL
CLERK
BENTON COUNTY, AR

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 E/2 of the SW/4 of the SW/4 of Section 6, Township 20 N, Range 29 West;
Less and Except:

Beginning at a point N 87°42'10" W 23.50' from the SE Corner of the SW/4 of the SW/4 of Section 6; Thence N 87°42'10" w 301.98'; Thence N 48° 22' 16" E, 142.72'; Thence N 57° 04' 04" E 43.99'; Thence N 66°58' 47" E 46.91'; Thence N 72° 17' 07" E 64.69'; Thence with a curve to the right having an arc length of 76.26', with a radius of 42.92' and a cord bearing of S 58° 07'24" E; Thence S 01°28'06" E 52.99'; Thence S 03° 15'21" W 80.93' to the point of beginning.

2019 3461

FILED

2019 OCT 16 AM 10:05

BETSY HARRELL
CO. CLERK
SENIOR COUNTY, AR

SECTION 2. That the following schedule of services shall be extended to 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 ___ 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 15TH DAY OF OCTOBER, 2019.

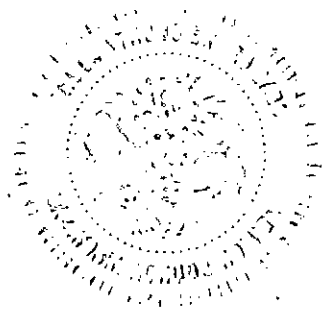


Jackie Crabtree

Jackie Crabtree, Mayor

Sandy Button

Sandy Button, City Clerk



H

2019 3462

FILED

2019 OCT 18 AM 10:57

DEIST HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

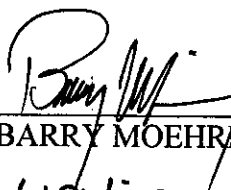
IN THE MATTER OF ANNEXING TO THE
CITY OF PEA RIDGE, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO SAID
CITY OF PEA RIDGE, ARKANSAS

CC 2019-15

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
10/18/19

Date

2019 3409

FILED

2019 SEP 16 AM 11

BEISY HARRELL
CO & PROBATE 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 2019-15

AMENDED 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.

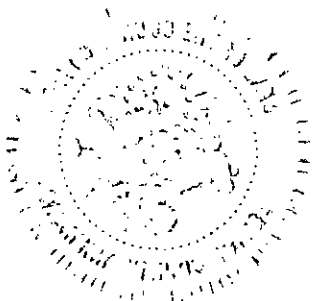
The County Clerk is directed to forward a copy of this order and the related Petition to the Mayor of the City of Pea Ridge.



HON. BARRY MOEHRING, County Judge

Date

9/16/19



2019 3026

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

September 16, 2019

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.

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, 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

FILED

2019 SEP 22 AM 12:01

BETSY HARRELL
CO & PROBATE CLERK
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" and which are depicted in the attached Exhibit "B" to this verification.



HON. BETSY HARRELL, County Clerk



HON. RODERICK GRIEVE, County Assessor



FILED

2019 SEP 22 AM 9:01

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Date: September 10, 2019
Subject: Proposed Annexation Checklist
CC 2019-15 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.

[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

SEP 22 AM 9:01

Right of Way description for that portion of Cardin Road to be included in Annexation CC 2019-15.

BETSY WARRELL
CLERK & PROBATE CLERK
BENTON COUNTY, AR

All that portion of Cardin Road lying south of the petitioner's property and north of Shelby Forrest Subdivision.

Exhibit "B" CC 2019-15

Abutting ROW to Annexation




FILED

2019 SEP 2 AM 9:01

DEISY HARRRELL
CLERK



Legend

-  ROW to be Annexed
-  Parcels
-  Sections

FILED

PETITION FOR ANNEXATION

2019 SEP -9 AM 9:26

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

DATE: ~~9/8/19~~ ^{9/15/19}
DITSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

2019-15

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: Being more particularly described as follows:

All of the E/2 of the SW/4 of the SW/4 of Section 6, Township 20 N, Range 29 West; Less and Except:

Beginning at a point N 87°42'10" W 23.50' from the SE Corner of the SW/4 of the SW/4 of Section 6; Thence N 87°42'10" w 301.98'; Thence N 48° 22' 16" E, 142.72'; Thence N 57° 04' 04" E 43.99'; Thence N 66°58' 47" E 46.91'; Thence N 72° 17' 07" E 64.69'; Thence with a curve to the right having an arc length of 76.26', with a radius of 42.92' and a cord bearing of S 58° 07'24" E; Thence S 01°28'06" E 52.99'; Thence S 03° 15'21" W 80.93' to the point of beginning.

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.

FILED

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.

2019 SEP -9 AM 9:26
BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

JAMES C. HALE TRUSTEE
Printed Name of Property Owner/Petitioner

JOYCE E. HALE, TRUSTEE
Printed Name of Property Owner/Petitioner

James C. Hale
Signature of Property Owner/Petitioner

Joyce E. Hale, Trustee
Signature of property Owner/Petitioner

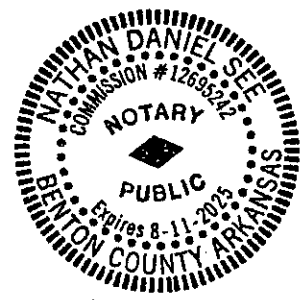
ACKNOWLEDGMENT

State of Arkansas)
) ss.
County of Benton)

On this the 6 day of September, 2019, before me, the undersigned officer, personally appeared Joyce and James, 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
NOTARY PUBLIC

My Commission Expires:
8-11-2025



FILED

2019 SEP -9 AM 9:25

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Legal Description

All of parcels 18-04346-000, 18-04347-000, and 18-04348-000

Being more particularly described as follows:

All of the E/2 of the SW/4 of the SW/4 of Section 6, Township 20 N, Range 29 West

Less and Except:

Beginning at a point N 87°42'10" W 23.50' from the SE Corner of the SW/4 of the SW/4 of Section 6;
Thence N 87°42'10" w 301.98'; Thence N 48° 22' 16" E, 142.72'; Thence N 57° 04' 04" E 43.99'; Thence
N 66°58' 47" E 46.91'; Thence N 72° 17' 07" E 64.69'; Thence with a curve to the right having an arc
length of 76.26', with a radius of 42.92' and a cord bearing of S 58° 07'24" E; Thence S 01°28'06" E
52.99'; Thence S 03° 15'21" W 80.93' to the point of beginning.

FILED

2019 SEP -9 AM 9:26

3866 W. Sunset

Springdale, AR, 72762

BEPSY HAINES

CO. & PROBATE CLERK

BENTON COUNTY, AR



Property Ownership List
File No.: 19-53256W

Legal Description:

All of the E/2 of the SW/4 of the SW/4 of Section 6, Township 20 N, Range 29 West, Benton County, Arkansas.

Less and Except:

A part of the SW 1/4 of the SW 1/4 of Section 6, Township 20 North, Range 29 West, Benton County, Arkansas. Being more particularly described as follows: Beginning at a point N 87°42'10" W 23.50' from the SE Corner of the SW/4 of the SW/4 of Section 6; Thence N 87°42'10" w 301.98'; Thence N 48° 22' 16" E, 142.72'; Thence N 57° 04' 04" E 43.99'; Thence N 66°58' 47" E 46.91'; Thence N 72° 17' 07" E 64.69'; Thence with a curve to the right having an arc length of 76.26', with a radius of 42.92' and a cord bearing of S 58° 07'24" E, with a chord length of 66.62 feet; Thence S 01°28'06" E 52.99'; Thence S 03° 15'21" W 80.93' to the point of beginning.

PARCEL #	OWNER'S NAME	MAILING ADDRESS
18-04346-000	James C. Hale and Joyce E. Hale, Trustees, The Hale Family Revocable Living Trust dated December 15, 1998 subject to the contractual interest of Sisemore Steel Erectors, LLC	285 W. Cleburn Street Fayetteville, AR 72701
18-04347-000	James C. Hale and Joyce E. Hale, Trustees, The Hale Family Revocable Living Trust dated December 15, 1998	285 W. Cleburn Street Fayetteville, AR 72701
18-04348-000	James C. Hale and Joyce E. Hale, Trustees, The Hale Family Revocable Living Trust dated December 15, 1998	285 W. Cleburn Street Fayetteville, AR 72701

This list is compiled mainly from the Benton County Assessor's Office and is further certified through August 5, 2019.

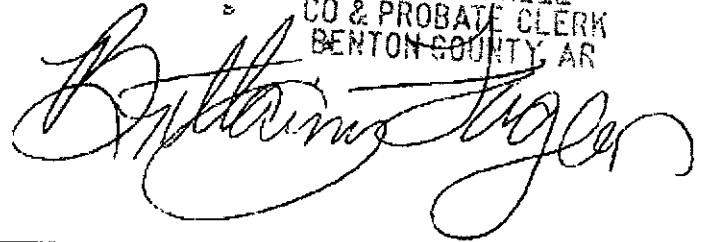
FILED

2019 SEP -9 AM 9:26

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:

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR



Authorized Signatory

Brittainy N. Fagan

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

August 13, 2019

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

2019 SEP -9 AM 9:26

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

August 2019 Pea Ridge Voluntary Annexation Parcel Summary

Parcel #18-04346-000

The Hale Family Revocable Living Trust, James C. Hale & Joyce E. Hale, Trustees
285 W. Cleburn St.
Fayetteville AR 72701-1912
Physical Address: 522 Kelly Ln.
WD 1998-136362, ~3.65 Acres, Pt. SW1/4-SW1/4 S06-T20N-R29W

Parcel #18-04347-000

The Hale Family Revocable Living Trust, James C. Hale & Joyce E. Hale, Trustees
285 W. Cleburn St.
Fayetteville AR 72701-1912
Physical Address: 522 Kelly Ln.
WD 1998-136362, ~6.75 Acres, Pt. SW1/4-SW1/4 S06-T20N-R29W

Parcel #18-04348-000

The Hale Family Revocable Living Trust, James C. Hale & Joyce E. Hale, Trustees
285 W. Cleburn St.
Fayetteville AR 72701-1912
Physical Address: Cardin Rd.
WD 1998-136362, ~6.98 Acres, Pt. SW1/4-SW1/4 S06-T20N-R29W

FILED

2019 SEP -9 AM 9:25

Municipal Annexation, Detachment, and Incorporation Reference

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

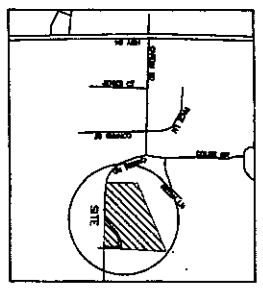
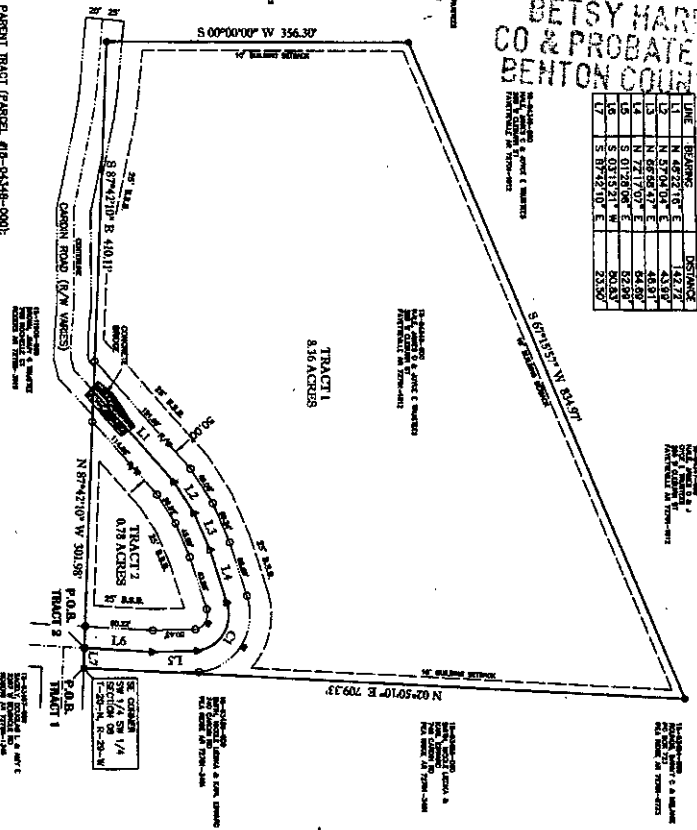
- Annexation of Territories Contiguous to County Seat A.C.A §14-40-201
- Annexation of Territories in another Judicial District (multiple county seats) A.C.A. §14-40-202
 - Annexation of City Park or Airport (automatic) A.C.A §14-40-204
- Annexation of building on boundary of two municipalities (written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

FILED

2019 SEP -9 AM 9:25

BETSY HARRIS
CO & PROBATE CLERK
BENTON COUNTY

LINE	BEARING	DISTANCE	CURVE BEARING	DELTA ANGLE
1	N 89°21'00" W	356.307	S 89°21'00" E	90°
2	S 89°21'00" E	104.801	N 89°21'00" W	90°
3	N 89°21'00" W	104.801	S 89°21'00" E	90°
4	S 89°21'00" E	356.307	N 89°21'00" W	90°



LEGEND

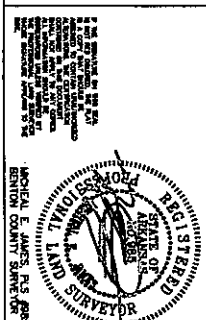
- FOUND STONE
- ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- △ PK NAIL
- ▽ FOUND PIPE
- WATER METER
- GAS METER
- POWER POLE
- TELEPHONE TANK
- FIRE HYDRANT
- CENTERLINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACKS: 10' ALONG SIDE LINES 25' ALONG ROAD FRONTAGE

PLAT REFERENCES	BEED REFERENCES
BOOK 132 PAGE 631	PLAT 312
BOOK 132 PAGE 633	PLAT 138
BOOK 132 PAGE 635	PLAT 433
BOOK 132 PAGE 637	PLAT 1330
BOOK 132 PAGE 639	PLAT 1332

500-204-204-0-04-330-04-0085
TRACT SPLIT
FOR
JAMES HALE

PART OF THE SW 1/4 OF THE SW 1/4
SECTION 06, TOWNSHIP 20 NORTH, RANGE 20 WEST
BENTON COUNTY, ARKANSAS

Surveying
C.O. Box 411
Benton, AR 72015
(501) 783-4416 or (501) 715-4415
JAMES HALE
DATE: JUNE 22, 2017
SCALE: 1" = 100'
JOB NUMBER: 05297A
FILE NAME: 05297A.DWG



CITY OF BEA RIDGE
The City of Bea Ridge, based on an approval granted to the applicant on August 3, 2017, hereby endorses this plan as meeting all of the requirements of a First Split.
Building Official: _____
OWNER'S CERTIFICATION: _____
As owner, we hereby certify that we have caused the land to be surveyed, platted, and split, and all necessary rights reserved as represented on this plat and attachments.
James E. James
Surveyor

NOTES AND WAIVERS
1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: PLAT RECORD 15, PAGE 235.
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLANS FOR THE STATE OF ARKANSAS.
4. NO CURRENT RESTRICTION ON TITLE OR EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT CONVEYS NO ASSURANCE THAT THESE TRACTS WILL SURVIVE FOR SERVICE FROM THE ARKANSAS DEPARTMENT OF HEALTH.
6. APPROVAL OF THIS PLAT DOES NOT IN ANY WAY IMPEDE THE CITY OF THE CITY OF BEA RIDGE, ARKANSAS, FROM ENFORCING THE PLANNING BOARD OR SUD BUILDABILITY OF SAID LOTS.

SUBJECT DESCRIPTION PARCEL TRACT (ARABAS 018-0434-000):
A PART OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 20 NORTH, RANGE 20 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 06; THENCE N 07°00' E 142.27'; THENCE N 87°00' E 43.90'; THENCE N 86°47' E 44.91'; THENCE N 21°07' E 64.89'; WITH A CURVE BEARING TO THE RIGHT WITH AN ARC LENGTH OF 76.26'; WITH A CHORD BEARING OF S 89°07'24" E WITH A CHORD LENGTH OF 66.62'; THENCE S 07°20'00" E 52.99'; THENCE S 07°20'00" E 52.99'; TO THE POINT OF BEGINNING.
RESIDENT IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO ANY EASEMENTS OF RECORD.

SUBJECT DESCRIPTION TRACT 1:
A PART OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 20 NORTH, RANGE 20 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 06; THENCE N 07°00' E 142.27'; THENCE N 87°00' E 43.90'; THENCE N 86°47' E 44.91'; THENCE N 21°07' E 64.89'; WITH A CURVE BEARING TO THE RIGHT WITH AN ARC LENGTH OF 76.26'; WITH A CHORD BEARING OF S 89°07'24" E WITH A CHORD LENGTH OF 66.62'; THENCE S 07°20'00" E 52.99'; THENCE S 07°20'00" E 52.99'; TO THE POINT OF BEGINNING.
RESIDENT IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO ANY EASEMENTS OF RECORD.

SUBJECT DESCRIPTION TRACT 2:
A PART OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 20 NORTH, RANGE 20 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN BEARING TO THE SE CORNER OF THE SW 1/4 OF SAID SECTION 06; THENCE N 07°00' E 142.27'; THENCE N 87°00' E 43.90'; THENCE N 86°47' E 44.91'; THENCE N 21°07' E 64.89'; WITH A CURVE BEARING TO THE RIGHT WITH AN ARC LENGTH OF 76.26'; WITH A CHORD BEARING OF S 89°07'24" E WITH A CHORD LENGTH OF 66.62'; THENCE S 07°20'00" E 52.99'; THENCE S 07°20'00" E 52.99'; TO THE POINT OF BEGINNING.
RESIDENT IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO ANY EASEMENTS OF RECORD.

SUBJECT DESCRIPTION TRACT 3:
A PART OF THE SOUTHWEST QUARTER OF SECTION 06, TOWNSHIP 20 NORTH, RANGE 20 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN BEARING TO THE SE CORNER OF THE SW 1/4 OF SAID SECTION 06; THENCE N 07°00' E 142.27'; THENCE N 87°00' E 43.90'; THENCE N 86°47' E 44.91'; THENCE N 21°07' E 64.89'; WITH A CURVE BEARING TO THE RIGHT WITH AN ARC LENGTH OF 76.26'; WITH A CHORD BEARING OF S 89°07'24" E WITH A CHORD LENGTH OF 66.62'; THENCE S 07°20'00" E 52.99'; THENCE S 07°20'00" E 52.99'; TO THE POINT OF BEGINNING.
RESIDENT IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO ANY EASEMENTS OF RECORD.

FLOOD CERTIFICATION:
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS MAP NUMBER 0000000115, EFFECTIVE DATE JUNE 05, 2012.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE BEA RIDGE PLAT AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON JUNE 22, 2017.

FILED

2019 SEP -9 AM 9:26

BETSY HARRELL
CO & PROBATE CLERK
DENTON COUNTY, AR

All of parcels 18-04346-000, 18-04347-000, and 18-04348-000

Being more particularly described as follows:

All of the E/2 of the SW/4 of the SW/4 of Section 6, Township 20 N, Range 29 West

Less and Except:

Beginning at a point N 87°42'10" W 23.50' from the SE Corner of the SW/4 of the SW/4 of Section 6;
Thence N 87°42'10" w 301.98'; Thence N 48° 22' 16" E, 142.72'; Thence N 57° 04' 04" E 43.99'; Thence
N 66°58' 47" E 46.91'; Thence N 72° 17' 07" E 64.69'; Thence with a curve to the right having an arc
length of 76.26', with a radius of 42.92' and a cord bearing of S 58° 07'24" E; Thence S 01°28'06" E
52.99'; Thence S 03° 15'21" W 80.93' to the point of beginning.

WADE LN

Hale Family Real Living Trust,
James C & Joyce E

FILED
2019 SEP - 9
BETSY HARRIS
CLERK
CO & PROBATE
DENTON COUNTY

PAGE LN

01-20-30

SE SE

CARDIN RD

06-20-29

COLER DR

MT CIR

KELLY LN

SW SW

07-20-29

NW NW

EXHIBIT A

Area to be Annexed

CARDIN SPUR

NE SW

SE SW

LOXHAM RD

E HARRIS RD



Map Features

- Road
- Section
- Quarter Quarter
- City Limits
- Hale Property

NW/RPC_SJS
Hale\mex\ext\nd\map.pdf
07/19/18

Little Flock

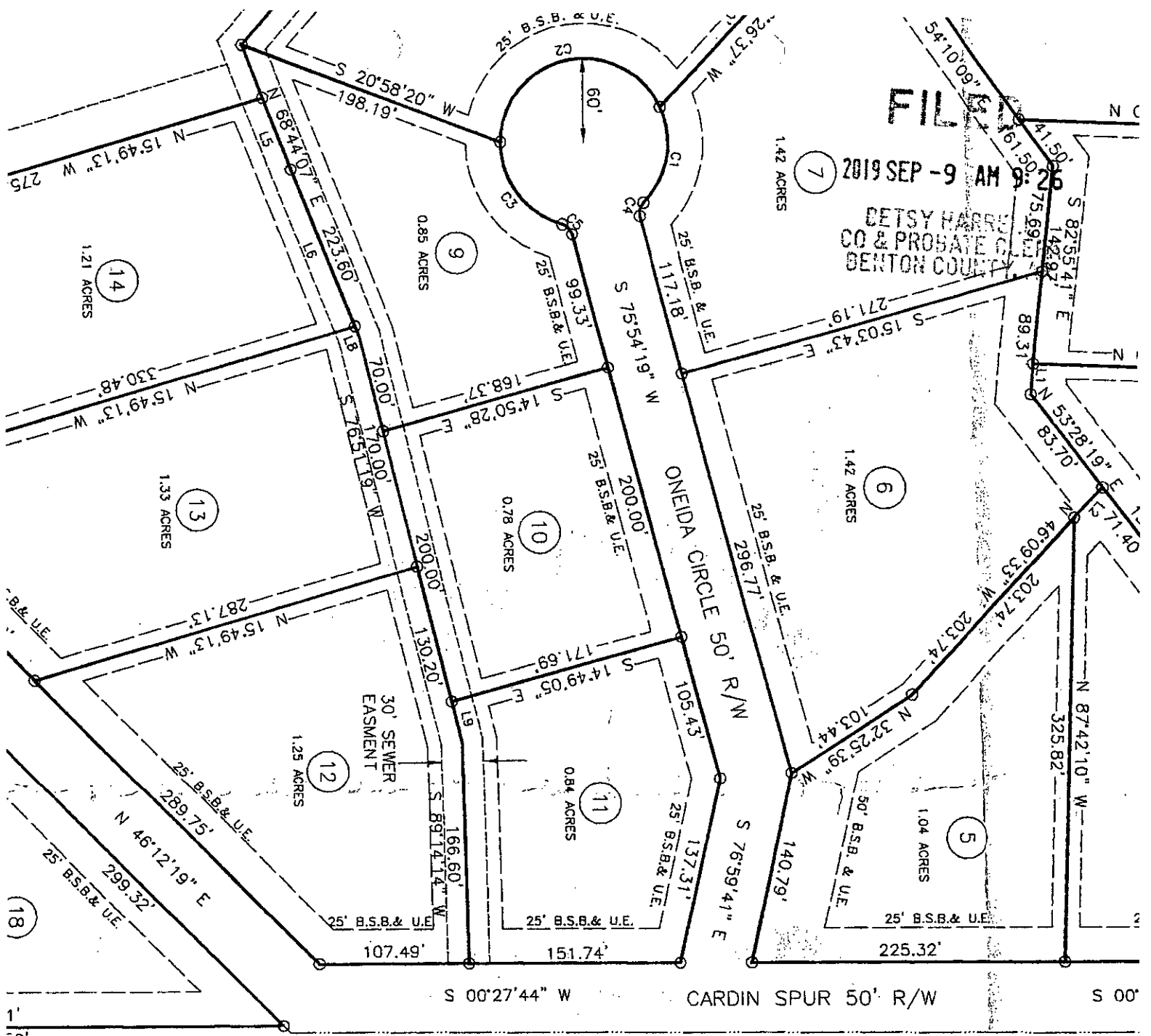
12-20-30

01-20-30

06-20-29

07-20-29

Vicinity Map



FILED
 2019 SEP - 9 AM 9:26
 DESSY HARRIS
 CO & PROBATE CLERK
 BENTON COUNTY

CITY OF PEA RIDGE:

The City of Pea Ridge, based on an approval on June 5, 2018 hereby endorse requirements of a Tract Split.

Janey Lawrence
 Building Official

OWNER'S CERTIFICATION

As owners, we hereby certify that we have divided, platted, dedicated and access right: plat and attachments

[Signature]
 Owner

STATE OF ARKANSAS
 COUNTY OF BENTON

Subscribed and sworn before me this 5th My commission expires 08/16/2022

[Signature]
 Notary Public

SURVEY DESCRIPTION:

A REPLAT OF LOTS 15-40 AND LOTS 51-58 1/4 OF THE SW 1/4 OF SECTION 06, ALL IN INTO LOTS 1-19 OF SHELBY FOREST, BEING BEGINNING AT THE SE CORNER OF THE NW 1/4 THENCE N 03°21'46" W 175.64'; THENCE N 86° W 40.16'; THENCE N 48°32'42" W 366.30'; TH 46°13'19" E 100.00'; THENCE N 46°13'19" E 71 THENCE S 87°34'41" E 358.20'; THENCE N 23 114.86'; THENCE N 57°04'04" E 39.92'; THENI CURVE TURNING TO THE RIGHT WITH AN ARC OF S 60°05'35" E, WITH A CHORD LENGTH OF THENCE S 00°27'44" W 750.88'; THENCE S 51 BEGINNING AND CONTAINING 21.23 ACRES, P TO THE RIGHT OF WAY OF THE DEDICATED RC

FLOOD CERTIFICATION:

NO PROPERTY IS NOT LOCATED WITHIN ANY



L201938005 7/25/2019 1:29:46 PM

Benton County, AR
Brenda DeShields, Circuit Clerk2019 SEP 9 AM 9:26
BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

CONTRACT FOR THE SALE OF REAL ESTATE

This contract is entered into on this 24th day of July, 2019, by and between Sisemore Steel Erectors, LLC., hereinafter referred to as BUYER and James C. Hale and Joyce E. Hale, Trustees of the Hale Family Revocable Living Trust, created the 15th day of December, 1998, hereinafter referred to as SELLER, WITNESSETH:

That for and in consideration of the following covenants, terms, and conditions, the SELLER agrees to sell and the BUYER agree to purchase the following described lands in Benton County, Arkansas, to-wit:

Tract 1: Part of the SW1/4 of the SW1/4 of Section 6, Township 20 North, Range 29 West, Beginning at a point North 87° 18' West 415.52 feet from the NE corner of the SW1/4 of the SW1/4, running thence South 02° 42' West 806.37 feet, thence South 67° 13' West 365.57 feet, thence North 02° 42' East 963.60 feet to the North line of said SW1/4 of the SW1/4 run thence South 87° 18' East 330 feet to the place of beginning. Subject to existing road and rights of way.

Tract 2: Lot 15 in Block 2 of Dogwood Addition, a Subdivision in part of the W1/2 of the SW1/4 of the SW1/4 of Section 6 in Township 20 North of Range 29 West.

Subject to all road, ditch and easement rights-of-way as now laid out and existing or of record on over across or through the above described lands or that effect the above described lands.

1. Purchase Price: The purchase price for said lands shall be \$600,000.00 paid and to be paid as follows: BUYER shall pay to SELLER the sum of \$60,000.00 as a cash down payment and shall execute a promissory note in the amount of \$540,000.00 payable in monthly installments of \$2,820.59, principal and interest, beginning, August 24, 2019, and monthly thereafter until July 24, 2024, when the entire unpaid balance will be paid in full. The note shall bear interest at the initial rate of 3.9%. It is anticipated on the balloon payment date that the interest rate will be adjusted to

FILED

2019 SEP -9 AM 9:26

a current rate and the loan rescheduled for an additional five year period at that time. It is anticipated that the full pay out period of the loan will be twenty-five years, with the interest rate and monthly payment, to be adjusted every five years.

DELOST HARRILL
CO & PROBATE CLERK
DENTON COUNTY, AR

2. Possession: Possession shall be given to BUYER upon execution of this contract and signing of all closing documents.. BUYER agrees to accept the risk of loss of the property hereby sold and of any items that BUYER may place or store in or on said lands during the term of this contract. BUYER also assume the risk of liability for any personal or property damages that may occur upon the property after the effective date of this contract.

3. Insurance and taxes: BUYER shall be responsible to acquire and maintain full coverage insurance covering any buildings and other improvements located on the land above described, including any required flood insurance. BUYER shall also be responsible to obtain a general liability insurance policy, insuring against any loss for negligence or other matters normally covered by a general liability policy with policy limits of at least \$100,000 per individual and at least \$300,000 in the aggregate. Said policy or policies of insurance shall also have a loss payable clause in favor of SELLER, as its interest may appear and shall also have a loss payable clause in favor of any financial institution as may be required by SELLER as its interest may appear. BUYER agree to provide SELLER with a current copy of said insurance at all times. BUYER shall be responsible for all taxes and assessments after July 24, 2019. SELLER may require that an escrow account be set up and that sufficient sums to pay the taxes and insurance be paid in connection with the monthly payments, with said additional funds to be placed in escrow for the purpose of paying the taxes and insurance. In the event that BUYER does not obtain insurance or pay the taxes, SELLER may pay the taxes or acquire the insurance and pass the cost of the taxes or the insurance on to the BUYER by means of an increase in the monthly payments. Although it is the requirement of BUYER to

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2019 SEP -9 AM 9:26

BETSY HARRELL
CO. & PROBATE CLERK
SENTON COUNTY, AR

acquire and pay for the insurance and taxes, SELLER may pay for those items and add the cost of said items to the indebtedness owed by BUYER to SELLER and such advances shall bear interest at the contract rate.

4. Liens and encumbrances: Both parties agree that neither party shall allow any lien or encumbrance to attach to the land covered by this contract during the term of this contract. Any work performed upon said lands or any materials supplied shall be promptly paid for so that no lien shall attach. Should BUYER allow any lien to attach to said lands, SELLER may discharge such lien and add the amount necessary to discharge such lien to the purchase price of said lands. Any such advance by SELLER shall bear interest at the contract rate.

5. Maintenance and repairs: BUYER accepts said land and improvements as is and has had an opportunity to inspect said land and the improvements thereon. BUYER shall maintain said improvements in at least the same or better condition as now exists and shall not make structural changes or additions to any improvements located on the land without first obtaining the written permission of SELLER. SELLER shall not refuse to grant reasonable requests for structural changes or additions. BUYER shall not commit or permit waste upon the premises during the term of this contract. It is agreed and understood between the parties that any repairs or improvements made by BUYER to or on the lands during the term of this contract shall be waived and forfeited in the event of a default by BUYER under the terms of this contract.

6. Conveyance: It is understood and agreed between the parties that this is a title retention contract. When the entire purchase price, including accrued interest, has been paid by BUYER, then SELLER shall convey to BUYER, or their heirs and assigns, by Special Warranty Deed, the lands above described, together with all improvements located upon the lands. At the time of conveyance, BUYER shall pay all normal BUYER' closing costs, and SELLER shall pay all normal SELLER's

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BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

closing costs. In the event BUYER should want a survey, termite inspection, appraisal or title insurance on the property, these items shall be at the sole cost of BUYER, except that SELLER shall pay one half of the total cost of title insurance up to the purchase price of the property as contained in this contract..

7. Other indebtedness: This contract and the lands and improvements which are the subject matter of this contract shall also secure any other indebtedness that may now or hereafter be owed by BUYER to SELLER. This other indebtedness as secured by this contract shall not be limited as to type or nature thereof nor by the time that the indebtedness occurs.

8. Assignment: This contract is personal between BUYER and SELLER and cannot be assigned by BUYER to any other party without the written consent of SELLER.

9. Breach and default: In the event of a breach or default by either party, the other party shall be entitled to all normal remedies available at law or equity for the breach or default. Should BUYER fail to make any payment when due or fail to discharge any lien or fail to perform any duty as required by the contract, BUYER shall be in default. **SHOULD BUYER'S DEFAULT CONTINUE FOR A PERIOD OF 60 DAYS, SELLER SHALL HAVE THE RIGHT, AT ITS OPTION, TO DECLARE THIS CONTRACT NULL AND VOID AND BUYER SHALL LOSE ALL RIGHTS, TITLE AND INTEREST UNDER THIS CONTRACT OR IN THE LAND WHICH IS THE SUBJECT MATTER OF THIS CONTRACT. IT IS EXPRESSLY AGREED BETWEEN THE PARTIES THAT IN THE EVENT OF A BREACH TO THIS CONTRACT EACH PARTY RESERVES ALL RIGHTS IN LAW OR EQUITY, INCLUDING THE RIGHT OF SPECIFIC PERFORMANCE.**

10. Special conditions: a. This contract of sale and any deed conveying title will be subject to any and all easements of record or physically in existence on, over, across, or under the lands.

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2019 SEP -9 AM 9:27

Any conveyance shall be subject to any lien, loss, defect, or other title problem that arises after the date of this agreement because of the BUYER or their agents or assigns.

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

b. Any survey, appraisal, title opinion, or termite inspection and/or contract desired by BUYER shall be obtained at the sole cost and expense of BUYER. SELLER will pay one half of the cost of an owner's policy of title insurance at the time the property is conveyed. Since SELLER is financing the purchase price of the property, no Mortgagee Title Insurance is required, so the total cost of an Owner's policy will be born equally by parties.

c. In the event that any payment is not made within 15 days of the due date, then a \$25.00 late charge will be assessed for each such payment that is 15 or more days late.

d. This contract is not to be recorded without the prior permission of SELLER. In the event SELLER agrees to the recording of this contract, BUYER shall provide SELLER with an executed Quitclaim Deed conveying BUYER' interest in the property back to SELLER in the event of a later default on the part of BUYER.

e. One of the buildings on property being conveyed is currently located on a septic system. This property is to be tied into the City of Pea Ridge sewer system within the next few months. Seller will pay for the cost of tying this property into the city sewer system. Buyer shall be responsible for any costs for other work or improvements requested by Buyer, so Seller is only responsible for the actual cost of tying the existing property into the city sewer system.

f. Seller is retaining other lands adjacent to the property being conveyed. Seller, and Seller's heirs and assigns, shall have an adequate means of ingress and egress (right of way) over the conveyed property to provide access to those lands being retained by Seller. Buyer and Buyer's heirs and assigns agree to provide adequate access to those retained lands.

g. Seller shall replace, at Seller's cost, the heating and air-conditioning system on the house

FILED

2019 SEP -9 AM 9:27

DETSY HARRILL
CO & PROBATE CLERK
SANTON COUNTY, AR

located at 496 Kelly Lane, located on the lands above described. Should Seller fail to replace said heating and air-conditioning system, Buyer can pay for such replacement (at a reasonable cost) and the amount so paid will be applied against payments required by the note and this contract.

11. When used in this contract the word BUYER shall include all parties who sign this contract as BUYER, whether one or more, and shall be equally binding upon all such parties. The word SELLER shall include all parties who sign this contract as sellers whether one or more, and shall be equally binding upon all such parties.

12. Each party to this contract has had an opportunity to review the same, to consult with legal counsel of their choice about the contents of said contract, and this contract shall be considered to have been equally prepared by each party.

13. This contract shall be binding upon all parties who sign it and also upon their heirs, successors, administrators and assigns forever.

Sisemore Steel Erectors, LLC., Buyer

By: Tamara Sisemore
Tamara Sisemore, Member

Hale Family Revocable Living Trust, under Agreement Dated December 15, 1998, Seller.

By: James C. Hale
James C. Hale, Trustee

By: Joyce E. Hale
Joyce E. Hale, Trustee

Next Name: JENNIFER
FILED
CERTIFICATE OF RECORD

STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded on 2019 SEP 19 AM 9:27

L201938005 7/25/2019 1:29:46 PM

Brenda BETSY HARRELL Clerk
CLERK & PROBATE FEES \$5.00
BENTON COUNTY, AR

ACKNOWLEDGMENTS

STATE OF ARKANSAS

COUNTY OF BENTON

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public, within and for the State and County aforesaid, duly commissioned and acting, appeared in person the within named James C. Hale and Joyce E. Hale, Trustees of the Hale Family Revocable Living Trust, to me well known as the SELLER to the foregoing instrument, and acknowledged that they had executed the same for the uses and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 24th day of July, 2019.

Stephen Hardin
Notary Public

My Commission Expires:
01/07/2019



(SEAL)

STATE OF ARKANSAS

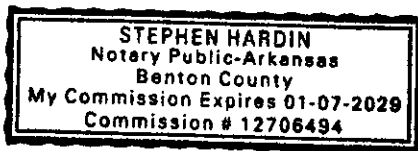
COUNTY OF BENTON

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public, within and for the State and County aforesaid, duly commissioned and acting, appeared in person the within named Tamara Sisemore, who represented to me that she was a Member of Sisemore Steel Erectors, LLC., the BUYER to the foregoing instrument, and acknowledged that they had executed the same for and on behalf of said entity and for the uses and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 24th day of July, 2019.

Stephen Hardin
Notary Public

My Commission Expires:
01/07/2019



(SEAL)



**ARKANSAS
GIS OFFICE**

A Division of the Department of Transformation and Shared Services

FILED

2019 SEP -9 AM 9:25

BETSY HARBELL
CO & PROBATE CLERK
BENTON COUNTY, AR

July 19, 2019

Mr. Nathan See
Parks & Recreation Director - 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 6, Township 20 North, Range 29 West and described as the "Hale" annexation. 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
/jw

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

H:\City_Annexations\Cities\Pea_Ridge\20190719\Doc\20190719_Pea Ridge_Annexation_Coordination_Letter.docx

**CURRENT
CITY LIMITS**

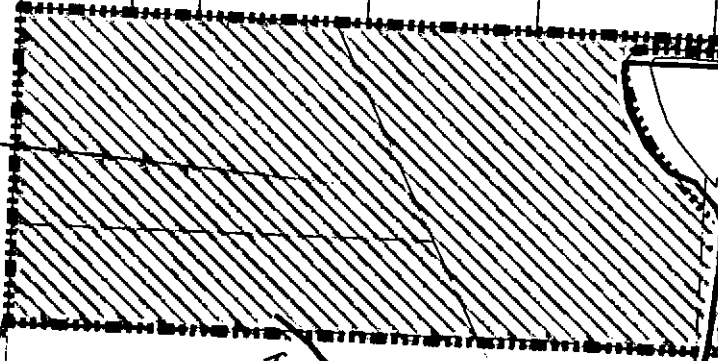
**PROPOSED
ANNEX**

S6-T20N-R29W

Bloxham

S7-T20N-R29W

Harris



Schaefer

Nemett

Colen

Kelly

Cardin

Pace

Conrad

Wade

**CURRENT
CITY LIMITS**

Jenks

2019 SEP -9 AM

DETCY H...
CO & PRO...
BENTON CO... AR

**CURRENT
CITY**

FILE

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

October 21, 2019

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

RE: The City of Pea Ridge
James and Joyce Hale Annexation
Benton County Court Case No. CC# 2019-15

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 9/16/2019
3. Ordinance 651 adopted on October 15, 2019, 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

BH/cnl
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