



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

March 11, 2019

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

Re: City of Pea Ridge Annexation Ordinance 629

Dear Ms. Harrell,

This letter acknowledges receipt and filing of the following notice of municipal boundary change by the Office of the Secretary of State.

Filing Type: Annexation pursuant to A.C.A. §14-40-609 (annexation by 100% of the landowners)

Effective Date: 1/26/19

County: Benton

City Ordinance: 629

County Court Order: CC-2018-19A

City: Pea Ridge

Dated: 12/27/18

Date Filed: 10/23/18

A file marked copy of the ordinance, court order and exhibits submitted to our Office are enclosed. By copy of this letter (and its enclosures), the Secretary of State hereby notifies the appropriate mapping authorities for Arkansas. Please retain these copies as official record of the filing of the municipal boundary change by the Arkansas Secretary of State.

If you have any questions or concerns regarding this filing, please contact our office at 501-682-3478.

Sincerely,

Rusty Jackson
Elections Division
Room 26
501-682-3478

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 Honorable Jackie Crabtree, Mayor of Pea Ridge (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: 629 Date approved: 12/27/2018

County Court Case No: CC 2018-19A Date Order Filed: 10/23/2018

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

Date Change Effective: 01/26/2019 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: Jackie Crabtree Title: Mayor

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: T. Underwood Title: Deputy Clerk

Date: 01/25/2019

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: _____

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

January 25, 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: Scott and Jennifer Jacobs
City of Pea Ridge Annexation
Benton County Court Case No. CC# 2018-19A

Dear Secretary Martin:

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 October 23, 2018
3. Ordinance No. 629 adopted on December 27, 2018, 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

Betsy Harrell

By T. Underwood

BH/tku
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

2019 JAN 25 AM 11:56

BETSY 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 2018-19A

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

Date

1-24-19

2019 0420

FILED

ORDINANCE NO. 629

2019 JAN 23 AM 10: 29

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

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: Commencing from the SW corner of the SE ¼ of S35, T21N, R30W; thence S 89°47'45" E, 585.41 feet to the point of beginning; thence N 01°05'48" E, 520.48 feet; S 89°58'30" E, 250.91 feet; thence South, 521.21 feet; thence N 89°47'45" W, 260.87 feet to the point of beginning, as described in plat book 25 of page 223, 3.06 acres more or less.

And

All of the adjacent right-of-way, south of the above described property.

2019 0393

FILED

2019 JAN 23 AM 10: 29
BETSY HARRELL,
CO & PROBATE CLERK
BENTON COUNTY, AR

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.

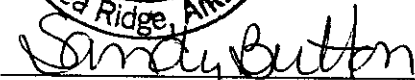
SECTION 4. That this annexation shall be effective and final thirty (30) days after passage of this ordinance.

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 27TH DAY OF DECEMBER, 2018.




JACKIE CRABTREE, Mayor


SANDY BUTTON, City Clerk

FILED

2018 OCT 16 AM 9:07

FILED



**ARKANSAS
GIS OFFICE**

2019 JAN 23 AM 10:31

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

TENA FRIEN
CO. & PROBATE CLERK
BENTON COUNTY, AR

August 30, 2018

Mr. Jeff Hawkins
Executive Director
Northwest Arkansas Regional Planning Commission
1311 Clayton Street
Springdale, AR 72762

RE: City of Pea Ridge Annexation Coordination Requirement

Mr. Hawkins,

Thank you for coordinating with our office as you seek to annex property into the City of Pea Ridge, AR located in Section 35, Township 21 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
/jjw

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

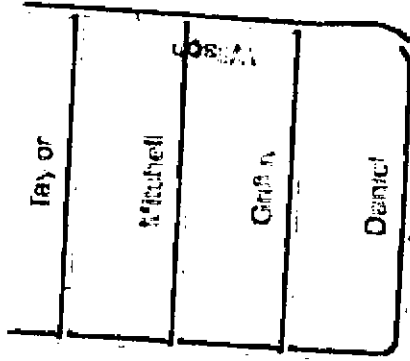
H:\City_Annexations\Cities\Pea_Ridge\20180830\Doc\20180830_Pea Ridge_Annexation_Coordination_Letter.docx

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

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

2019 0395

23 At 10:30
S36-T218-R30W



PROPOSED ANNEX



Slack

Ash

Chitwood

Jackson

Crawford

Bella Vista

Hazelton

Greenwood

Hunter

Buck

2019 0396

Ill Do

re

Charles
R. Smith

FILED

Exhibit A

FILED

Scott and Jennifer Jacobs

Annexation

2018 OCT 16 AM 9:08

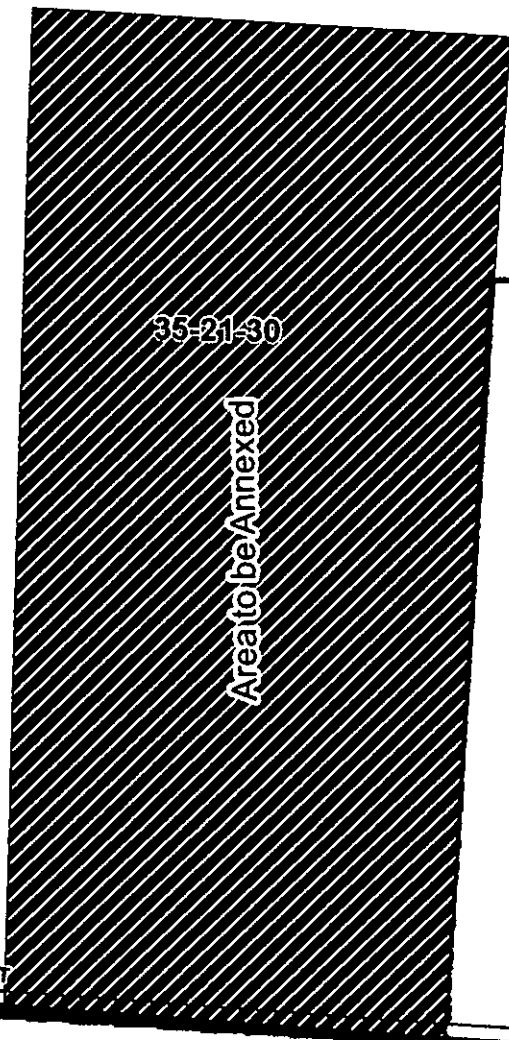


2019 JAN 23 AM 10:31

Parcel ID: 15-11947-001

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

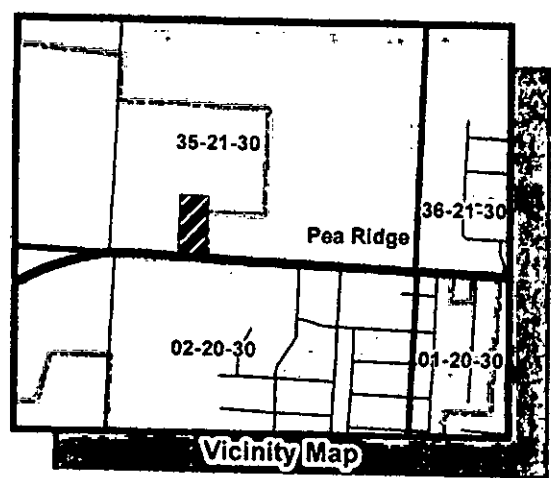
TEWA HARVEY
CO. & PROBATE CLERK
BENTON COUNTY, AR



35-21-30

Area to be Annexed

SLACK ST



Vicinity Map

Pea Ridge

2019 0397

Map Features

- Highway/Interstate
- Road
- Section
- City Limits

NWAPC_SJS
PeaRidge_JacobsAnnex.pdf
8/2018

ORDINANCE NO. 634

AN ORDINANCE AMENDING PEA RIDGE MUNICIPAL CODE, TITLE 14,
THE OFFICIAL ZONING ATLAS MAP OF PEA RIDGE, ARKANSAS, TO
ZONE CERTAIN LAND BELONGING TO SCOTT AND JENNIFER JACOBS
TO COMMERCIAL (C-1)

FILED

2019 JAN 23 AM 10: 29

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

WHEREAS, Ordinance No. 629 was approved by the City of Pea Ridge on December 27, 2018, and is hereby incorporated into this ordinance by reference;

WHEREAS, Ordinance No 629 accepted the annexation of certain territory belonging to Scott and Jennifer Jacobs into the corporate boundaries of Pea Ridge, and pursuant to Section 4 of the ordinance, becomes effective and final thirty (30) days after passage;

WHEREAS, Ordinance No. 629 failed to designate zoning for the annexed area; and,

WHEREAS, pursuant to the provisions of the Pea Ridge Municipal Code, Section 14.04.06, and upon review of the city's zoning, the City Council has found that the annexed land hereinafter described is best suited for Light Commercial (C-1) zoning.

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

Section 1: That the Pea Ridge Municipal Code, Title 14, and the official zoning Atlas Map of the City of Pea Ridge, Arkansas, should be and the same are hereby amended as hereinafter provided.

Section 2: The certain land belonging to Scott and Jennifer Jacobs, hereinafter described, should be and the same is hereby zoned as Light Commercial (C-1), and that said land being located in Benton County, Arkansas, is described as follows:

LEGAL DESCRIPTION:

Commencing from the SW corner of the SE ¼ of S35, T21N, R30W; thence S 89°47'45" E, 585.41 feet to the point of beginning; thence N 01°05'48" E, 520.48 feet; S 89°58'30" E, 250.91 feet; thence South, 521.21 feet; thence N 89°47'45" W, 260.87 feet to the point of beginning, as described in plat book 25 of page 223, 3.06 acres more or less.

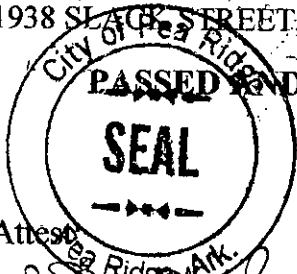
And

All of the adjacent right-of-way, south of the above described property.

LAYMAN'S DESCRIPTION:

1938 SLACK STREET, PEA RIDGE, ARKANSAS

PASSED AND APPROVED THIS 15th DAY OF JANUARY, 2019.



[Signature]
Jackie Crabtree, Mayor

Attest:
[Signature]
Sandy Button, City Clerk Treasurer

2019 0398

2018 OCT 23 PM 5: 53

TENA O'BRIEN
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 ORDER NO. CC 2018-19A

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

10-23-18

Date

FILED

2018 OCT 19 PM 2:00

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

TENA O'BRIEN
CO. & PROBATE CLERK
BENTON COUNTY, ARK.

CC 2018-19A

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

We, Tena O'Brien, 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.

Tena O'Brien

HON. TENA O'BRIEN, County Clerk

R. M. Grieve

HON. RODERICK GRIEVE, County Assessor

FILED

2018 OCT 19 PM 2:00

TENA C'DRIEN
CLERK & PROBATE CLERK
BENTON COUNTY, AR



Date: October 18, 2018
Subject: Proposed Annexation Checklist
CC 2018-19 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;

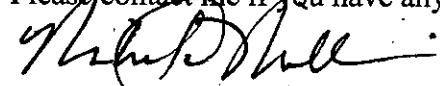
(D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;

(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 (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"]

Please contact me if you have any questions.


Michael D. Million
Manager – Mapping Dept.
Benton County Assessor's Office
Phone: 479-271-1037, ext. 7004
Email: michael.million@bentoncountyar.gov

FILED

2018 OCT 16 AM 9:07

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**

DEBRA BIEREN
CO. CLERK
DATE: 10/3/18

CC 2018-19A

Come now the undersigned petitioners, and state as follows:

That we, owning 100% of the property in the following described area, 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: The following described property, in Benton County Arkansas: Commencing from the SW corner of the SE ¼ of S35, T21N, R30W; thence S 89°47'45" E, 585.41 feet to the point of beginning; thence N 01°05'48" E, 520.48 feet; S 89°58'30" E, 250.91 feet; thence South, 521.21 feet; thence N 89°47'45" W, 260.87 feet to the point of beginning, as described in plat book 25 of page 223, 3.06 acres more or less.

And

All of the adjacent right-of-way, south of the above described property.

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.

2018 OCT 16 AM 9:07

7. That the undersigned persons executing this petition has confirmed by their signature below a desire that their property, which is described above, be annexed into the City of Pea Ridge.

Scott Jacobs
Printed Name of Property Owner/Petitioner

Jennifer Jacobs
Printed Name of Property Owner/Petitioner

[Signature]
Signature of Property Owner/Petitioner

[Signature]
Signature of Property Owner/Petitioner

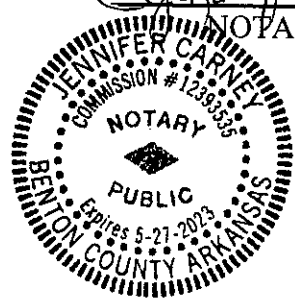
ACKNOWLEDGMENT

State of Arkansas)
County of Benton) ss.

On this the 3rd day of October, 2018, before me, the undersigned officer, personally appeared Scott Jacobs and Jennifer Jacobs 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.

Jennifer Carney
NOTARY PUBLIC

My Commission Expires:
May 27, 2023



FILED

2018 OCT 16 AM 9:07



**ARKANSAS
GIS OFFICE**

TENA CIPRIEN
CO. & PROBATE CLERK
JEFFERSON COUNTY, AR

August 30, 2018

Mr. Jeff Hawkins
Executive Director
Northwest Arkansas Regional Planning Commission
1311 Clayton Street
Springdale, AR 72762

RE: City of Pea Ridge Annexation Coordination Requirement

Mr. Hawkins,

Thank you for coordinating with our office as you seek to annex property into the City of Pea Ridge, AR located in Section 35, Township 21 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,

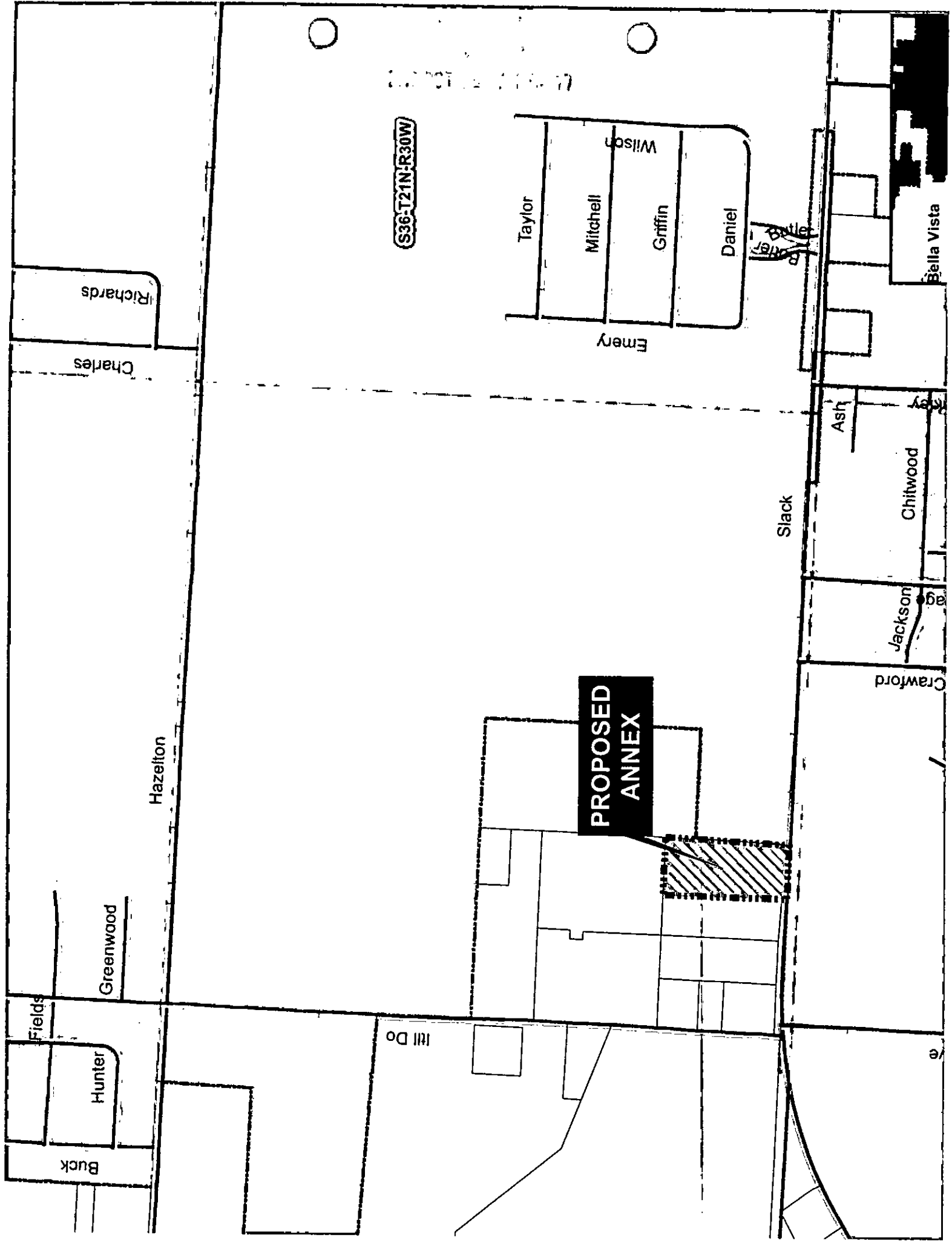
Jennifer Wheeler, GIS Analyst
/jjw

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

H:\City_Annexations\Cities\Pea_Ridge\20180830\Doc\20180830_Pea Ridge_Annexation_Coordination_Letter.docx

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

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



S36-T21N-R30W

PROPOSED ANNEX

Richards

Charles

Hazelton

Greenwood

Fields

Hunter

Buck

Hill Do

Wilson

Taylor

Mitchell

Griffin

Daniel

Emery

Slack

Ash

Jackson

Chitwood

Crawford

Bella Vista

FILED

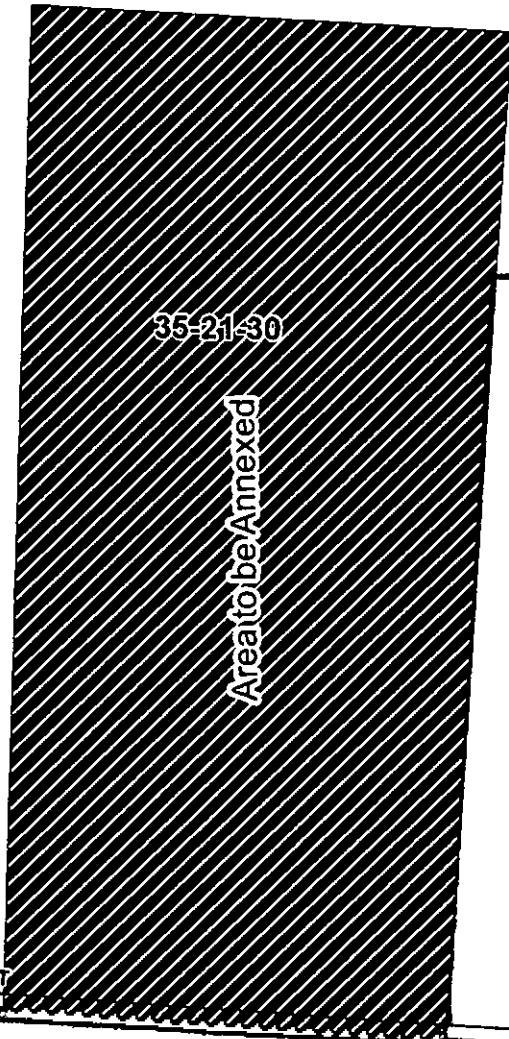
Scott and Jennifer Jacobs

Annexation 2018 OCT 16 AM 9: 08

Parcel ID: 15-11947-001

TENNYSON
CO. & PROPRATE CLERK
CENTRAL COUNTY, TENN

Exhibit A

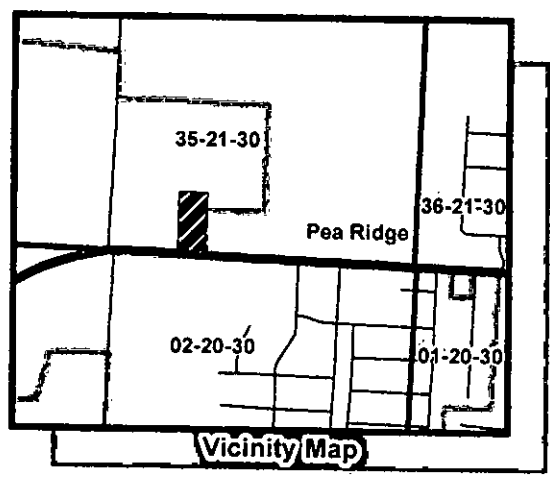


35-21-30

Area to be Annexed

SLACK ST

Pea Ridge



Vicinity Map

Map Features

- Highway/Interstate
- Road
- Section
- City Limits

NWAPC_SJS
PeaRidge_JacobsAnnex.pdf
8/20/18

Proposed Annex: City of Pea Ridge
August 2018

City: Pea Ridge
Mayor: Jackie Crabtree

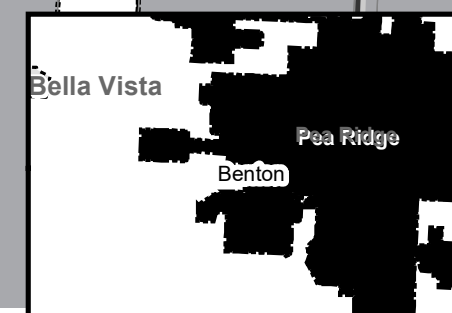
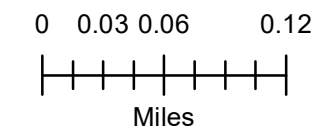
Arkansas Code 14-40-101.

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, the entity has met requirements of Act 914 of 2015



- Proposed Annex
- Sections
- Parcels
- Minor Road
- Existing City
- Neighboring City
- County Boundary





FILED
2018 OCT 16 AM 9:08

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

TENA GIBBIE
CO. & PROBATE CLERK
BENTON COUNTY, AR

Title Report

File No: 18-48102W

Legal:

TRACT B OF A TRACT SPLIT OF TRACT 2, K-D RANCH ESTATES, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2014 AT PAGE 456, BEING PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW 1/4 OF THE SE 1/4, BEING A FOUND RAILROAD SPIKE AS SHOWN ON PLAT RECORD 18 AT PAGE 233, THENCE SOUTH 89°47'45" EAST 585.41 FEET TO THE POINT OF BEGINNING AND A POINT IN THE CENTER OF HIGHWAY 72; THENCE LEAVING SAID HIGHWAY, NORTH 01°05'48" EAST 520.49 FEET TO A SET IRON PIN; THENCE SOUTH 89°58'30" EAST 250.91 FEET TO A FOUND IRON PIPE; THENCE SOUTH 521.21 FEET TO A POINT IN THE CENTER OF HIGHWAY 72 (SLACK STREET); THENCE NORTH 89°47'45" WEST 260.87 FEET TO THE POINT OF BEGINNING, CONTAINING 3.06 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF HIGHWAY 94 ON THE SOUTH SIDE AND A 40' WIDE ACCESS EASEMENT ON THE EAST SIDE THEREOF.

Title is vested in:

Scott Jacobs and Jennifer Jacobs, husband and wife

Filing information for vesting:

The current vesting deed for the above described land is as follows:
Warranty Deed executed by John Ray Dye, Jr. and Bobbye J. Dye, husband and wife to Scott Jacobs and Jennifer Jacobs, husband and wife, filed January 19, 2016 in deed record 2016 at page 3111, records of Benton County, Arkansas.

Property Tax Information:

2017 General Taxes in the amount of \$1,504.39 on parcel no. 15-11947-001 (value- \$35,730.00; millage- .0519). A homestead tax credit in the amount of \$350.00 has been applied. Without said credit, taxes would be \$1,854.39.

This search is extended from September 14, 1978 to August 28, 2018 at 7:00 a.m.

Note: This is a Limited Search of the records and is not to be construed as a Title Insurance Policy, a legal opinion or a commitment to insure. Liability is limited to the amount charged for this service.

Dated: September 4, 2018

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:

Bradley B. Groe

Authorized Signatory

FILED

2018 OCT 16 AM 9:08

Brenda DeShields
Circuit Clerk
Benton County, AR
Book/Pg: 2016/3111
e-Filed for Record
01/19/2016 3:39:51PM

First National Title Company
300 SW 28th Street
Bentonville, AR 72712

File No. PDB-150344-05

TENA O'BRIEN
CO. & PROBATE CLERK
BENTON COUNTY, ARK

WARRANTY DEED MARRIED PERSONS

KNOW ALL MEN BY THESE PRESENTS:

THAT **John Ray Dye, Jr. and Bobbye J. Dye, husband and wife**, hereinafter called "GRANTORS," for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by **Scott Jacobs and Jennifer Jacobs, Husband and Wife** the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said, **Scott Jacobs and Jennifer Jacobs, Husband and Wife** hereinafter called "GRANTEES," and unto their heirs and assigns forever, the following lands lying in the County of Benton, State of Arkansas, to wit:

Tract B of a tract split of Tract 2, K-D Ranch Estates, Benton County, Arkansas, as shown on Plat Book 2014 at page 456, being part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, Township 21 North, Range 30 West of the Fifth Principal Meridian, more particularly described as follows: Commencing at the SW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, being a found railroad spike as shown on Plat Record 18 at page 233, thence South $89^{\circ}47'45''$ East 585.41 feet to the Point of Beginning and a point in the center of Highway 72; thence leaving said highway, North $01^{\circ}05'48''$ East 520.49 feet to a set iron pin; thence South $89^{\circ}58'30''$ East 250.91 feet to a found iron pipe; thence South 521.21 feet to a point in the center of Highway 72 (Slack Street); thence North $89^{\circ}47'45''$ West 260.87 feet to the Point of Beginning, containing 3.06 acres, more or less. Subject to the right-of-way of Highway 94 on the South side and a 40' wide access easement on the East side thereof.

TO HAVE AND TO HOLD the same unto the said GRANTEES and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTORS hereby covenant with said GRANTEES that they 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

FILED
2018 OCT 16 AM 9:08

TENA SIBRIEN
CL. & PRODATE CLERK
BENTON COUNTY, AR

Tran: 362948
Total Fees: \$25.00

Benton County, AR
I certify that this instrument was Electronically filed
on 01/19/2016 3:39:51PM
in DEED Book 2016 Pages 3111 - 3114
Brenda DeShields-Circuit Clerk



FILED

2018 OCT 16 AM 9:08

1810 N. College Avenue
P.O. Box 1229
Payetteville, AR 73703/72702-1229
479-443-2377/Fax 479-443-9241
www.mce.us.com

TEWA GIBBIEN
CO. & PROBATE CLERK
PEA RIDGE COUNTY, AR

September 20, 2018

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 below described real property is contiguous with the City of Pea Ridge, Arkansas and that no enclaves will be created if the described property is annexed by the City of Pea Ridge.

Sincerely,



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

Parcel #15-11947-001

Jacobs, Scott & Jennifer

1938 Slack St.

Pea Ridge AR 72751-4002

Physical Address: 1938 Slack St.

WD 2016-03111, 2.94 Acres, Tract B of Replat of Tract 2 of K-D Ranch Estates

