



JOHN THURSTON
ARKANSAS SECRETARY OF STATE

February 26, 2020

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

Re: City of Rogers Annexation Ordinance 19-84

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: 12/10/2019

County: Benton

City Ordinance: 19-84

County Court Order: 2019-22

City: Rogers

Dated: 12/10/2019

Date Filed: 11/25/2019

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. Greg Hines, Mayor of Rogers (w/encl)
The Hon. Jessica Rush, Rogers City Clerk (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: Rogers

City Ordinance/Resolution No: 19-84 Date approved: 12/10/2019

County Court Case No: 2019-22 Date Order Filed: 11/25/2019 *11/25/19 SML*

Type: Annexation by Petition of all Landowners A.C.A. 14-40-609 *1-29-2020 SML*

Date Change Effective: 12/10/2019 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: Jessica Rush Title: City Clerk

Street Address: 301 W Chestnut Street

City: Rogers St: AR Zip code: 72756

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: *[Signature]* Title: Deputy clerk

Date: 1-21-20

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: *[Signature]*

FILED

FEB 26 2020

Arkansas Secretary of State

ORDINANCE NO. 19-84
CITY OF ROGERS, ARKANSAS

FILED
2020 JAN -9 AM 10: 22

AN ORDINANCE ACCEPTING AND ANNEXING
CERTAIN REAL PROPERTY TO THE CITY OF ROGERS, ARKANSAS,
ZONING SAID PROPERTY, ASSIGNING SAID PROPERTY TO A CITY WARD CLERK
ZONING SAID LANDS A-1
PROVIDING FOR THE EMERGENCY CLAUSE AND OTHER PURPOSES

WHEREAS, a certain owner of real property contiguous to and adjacent to the City of Rogers, Arkansas, has petitioned to annex said real property into the City of Rogers, Arkansas, and for a zoning assignment of same; and

WHEREAS, the County Court did, on the 25th day of November, 2019, issue its order annexing the said real property to the City of Rogers, following publication of notice and hearing in the time and manner required by law; and,

WHEREAS, pursuant to the provisions of Rogers Code the City Council has found that the lands hereafter described are appropriate for annexation and are suited for A-1 zoning

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

SECTION 1: That certain real property be and the same is hereby accepted for annexation to the City of Rogers, Arkansas, and the same shall hereafter be a part of the City of Rogers, and the people residing therein shall be citizens and qualified voters of the City of Rogers.

SECTION 2: That said real property is described as follows:

TRACT A (57.00 Acres)

A PART OF THE N1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 26 AND THE SE1/4 OF THE SE 1/4 OF SECTION 23, BOTH IN TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5th PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 23; THENCE S02°27'14"W 563.79' ALONG THE EAST LINE OF THE N1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 26, THENCE LEAVING SAID EAST LINE AND RUNNING N87°28'04"W 1325.30' TO A POINT ON THE WEST LINE OF THE N1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 26; THENCE N02°28'43"E 563.79' TO THE NORTHWEST CORNER OF SAID N1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 26; THENCE N02°32'34"E 1310.61' FEET TO THE NORTHWEST CORNER OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 23; THENCE S87°26'12"E 1324.83' ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 23; THENCE S02°31'58"W 1309.89' ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 57.00 ACRES, MORE OR LESS.

SUBJECT TO THE 25 FOOT WIDE FROM CENTERLINE GASTON ROAD RIGHT-OF-WAY ALONG THE WEST LINE; AND ANY OR ALL EASEMENTS OF RECORD OR FACT.

TRACT B (43.37 Acres)

A PART OF THE NE1/4 OF THE NE1/4 AND THE N1/2 OF THE SE1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5th PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE

FILED

2020 JAN -9 PM 2:43

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

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

CC 2019-22

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 ROGERS, 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.

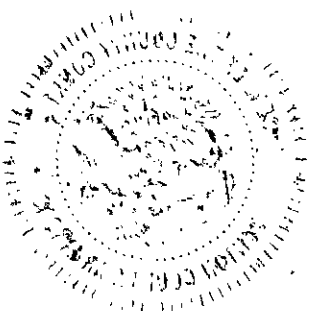
IT IS THEREFORE CONSIDERED AND ORDERED that the annexation of the above described lands to the City of ROGERS, Benton County, Arkansas, is hereby confirmed and that the same is and shall hence forth comprise a part of the City of ROGERS, Benton County, Arkansas.



HON. BARRY MOEHRING, County Judge

Date

1/9/2020



2020 337



City of Rogers

FILED

2020 JAN -9 AM 10:22

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Sent via USPS Regular Mail and via email to Besty.Harrell@bentoncountyar.gov

January 7, 2020

Benton County Clerk Betsy Harrell
Benton County Administration Building
215 E. Central
Bentonville, AR 72712

Reference: Annexation Pursuant to A.C.A § 14-40-609
County Court Case No. CC 2019-22

Enclosed is Annexation Ordinance #19-84 with plats/maps approved December 10, 2019 by the Rogers City Council.

If you have any questions, please do not hesitate to call.

Sincerely,

Jessica Rush
Jessica Rush, City Clerk
City of Rogers



Enc.

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2019 JAN -9 AM 10:23

S02°27'14"W 563.79' ALONG THE EAST LINE THEREOF TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S02°27'14"W 1428.99' ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF THE N1/2 OF THE SE1/4 OF SAID SECTION 26; THENCE N87°07'57"W 1325.95' TO THE SOUTHWEST CORNER OF THE N1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 26; THENCE REL N02°28'43"E 1421.23' ALONG THE WEST LINE OF THE E1/2 OF THE NE1/4 OF SAID SECTION 26; THENCE LEAVING SAID WEST LINE AND RUNNING S87°48'04"E 1325.30' TO THE POINT OF BEGINNING, CONTAINING 43.37 ACRES, MORE OR LESS.
SUBJECT TO THE GASTON ROAD RIGHT-OF-WAY ALONG THE WEST LINE; AND ANY OR ALL EASEMENTS OF RECORD OR FACT.

LAYMAN'S DESCRIPTION: Approximately 100 acres North of Haxton / Pleasant Grove Road on the West side of Scissortail subdivision

SECTION 3: That the above described lands are suited for A-1 zoning and same should be and are hereby zoned A-1 as above described.

SECTION 4: That the aforesaid real property be and the same is hereby assigned to Ward 3 of the City of Rogers.

SECTION 5: Severability Provision. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 6: Repeal of Conflicting Ordinances and Resolutions. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS 10 DAY OF December, 2019.



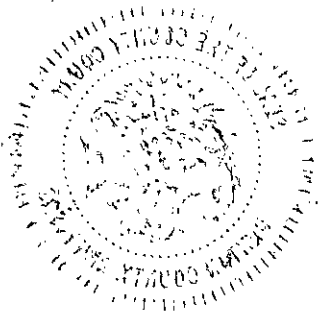
CITY OF ROGERS, ARKANSAS

APPROVED: C. Greg Hines
C. GREG HINES, MAYOR

ATTEST:

Jessica Rush
JESSICA RUSH, CITY CLERK

Prepared By: Bill Watkins

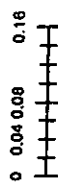


City: Rogers
Mayor: Greg Hines

Arkansas Code 14-40-101.

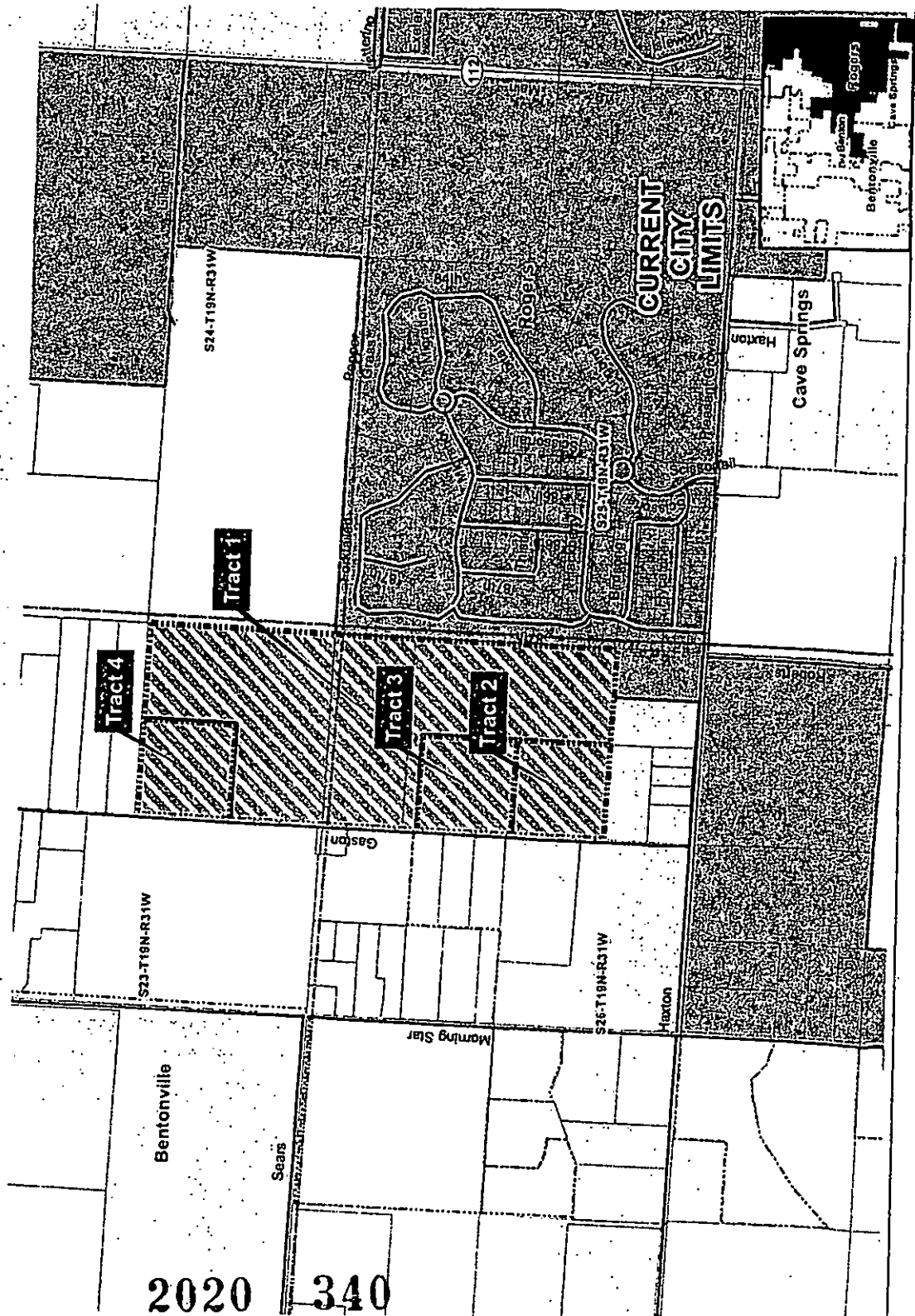
Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.

The map contained herein, in evidence, the entity has met requirements of Act 914 of 2015



FILED
2020 JAN -9 AM 10:23
BENTON COUNTY, AR
CLERK
GARY HARRILL

Proposed Annex: City of Rogers
November 2019



2020 340

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 25, 2019

Honorable Greg Hines
City of Rogers
301 W Chestnut Street
Rogers, AR 72756

Re: In the Matter of Annexing to the City of Rogers, Arkansas Certain
Territory Contiguous to Said City of Rogers, Arkansas
CC 2019-22

Dear Mayor Hines:

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 Rogers City Council.

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

Please feel free to contact me if you have questions.

Sincerely,

Betsy Harrell
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

FILED

2019 NOV 25 PM 3:09

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

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

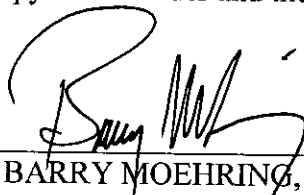
COUNTY COURT CASE NO. CC 2019-22

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; 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 ROGERS.



 HON. BARRY MOEHRING, County Judge

NOV 25 2019

Date



2019 3783

FILED

2019 NOV 25 PM 12:51

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR



Date: November 25, 2019
Subject: Proposed Annexation Checklist
CC 2019-22 Rogers, 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;

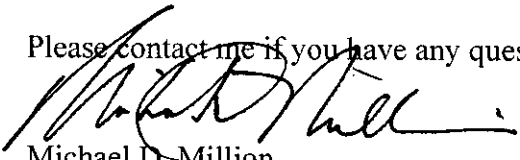
(D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;

(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

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

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2019 NOV 25 PM 12:51

BETSY HARRELL
CC 2019-220 & 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:

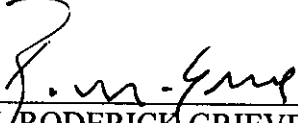
Our offices have received the attached petition seeking annexation. The petition has been reviewed and we hereby verify that the petition:

- (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

THE COUNTY COURT OF BENTON COUNTY, ARKANSAS

FILED

CASE NO. 2019- 22

2019 NOV 20 PM 1:35

IN RE: ANNEXATION OF PROPERTY CONTIGUOUS TO
THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

PETITION FOR ANNEXATION OF PROPERTY
CONTIGUOUS TO THE
CITY OF ROGERS, ARKANSAS

COME NOW the Petitioner, ABS Option Company, LLC, owner of certain real properties located in Benton County, Arkansas, petition the Court as follows:

1. That ABS Option Company, LLC is the sole owner of one hundred percent (100%) of the real property that is the subject of this action.
2. That said property is contiguous to and adjoins the City of Rogers, Arkansas. A map of the subject property is attached hereto as "Exhibit A". A legal description of the subject property is included in the deed attached hereto as "Exhibit B".
4. The Petitioner respectfully requests that said property be released by the County and annexed to, added to, and included within the boundaries of the City of Rogers, Arkansas, pursuant to A.C.A. 14-40-609. A letter certifying that the petitioner is the sole owner of the subject property is attached as "Exhibit C". An engineer's letter certifying that no islands or enclaves will be created by this annexation is attached as "Exhibit D".
5. The City of Rogers will extend law enforcement, life safety, and water and sewer services to the subject properties.
6. The Petitioner requests that the subject be assigned a zoning designation of A-1.
7. That the Petitioner has coordinated this annexation request with the State of Arkansas GIS office as evidenced by the letter attached hereto as "Exhibit E".


WHEREFORE, premises considered, the Petitioner prays that this Court ascertain the

FILED

propriety of this petition pursuant to A.C.A. 14-40-609, enter its order releasing the subject properties for annexation into the City of Rogers to forward same to the City of Rogers pursuant to A.C.A. 14-40-609, and for all other reasonable and proper relief.

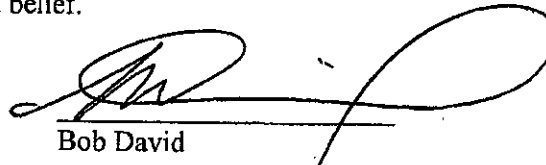
2019 NOV 20 PM 1:35
BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

ABS OPTION COMPANY LLC
PETITIONER

BY: 
BILL WATKINS, Her Attorney
Arkansas Bar No. 84209
WILL A. KELLSTROM, Her Attorney
Arkansas Bar No. 2019145
WATKINS, BOYER, GRAY & CURRY, PLLC
1106 West Poplar
Rogers, AR 72756
(479) 636-2168

VERIFICATION

I, Bob David, Manager of ABS Option Company, LLC do hereby certify, upon oath, that the statements and averments contained in the foregoing Petition for Annexation are true and correct to the best of my knowledge and belief.


Bob David

Subscribed and sworn to before me this 20th day of November, 2019.


NOTARY PUBLIC

My Commission Expires:
02-16-2018

ULYSSES ALBARRAN
Notary Public-Arkansas
Benton County
My Commission Expires 02-16-2028
Commission # 12703437

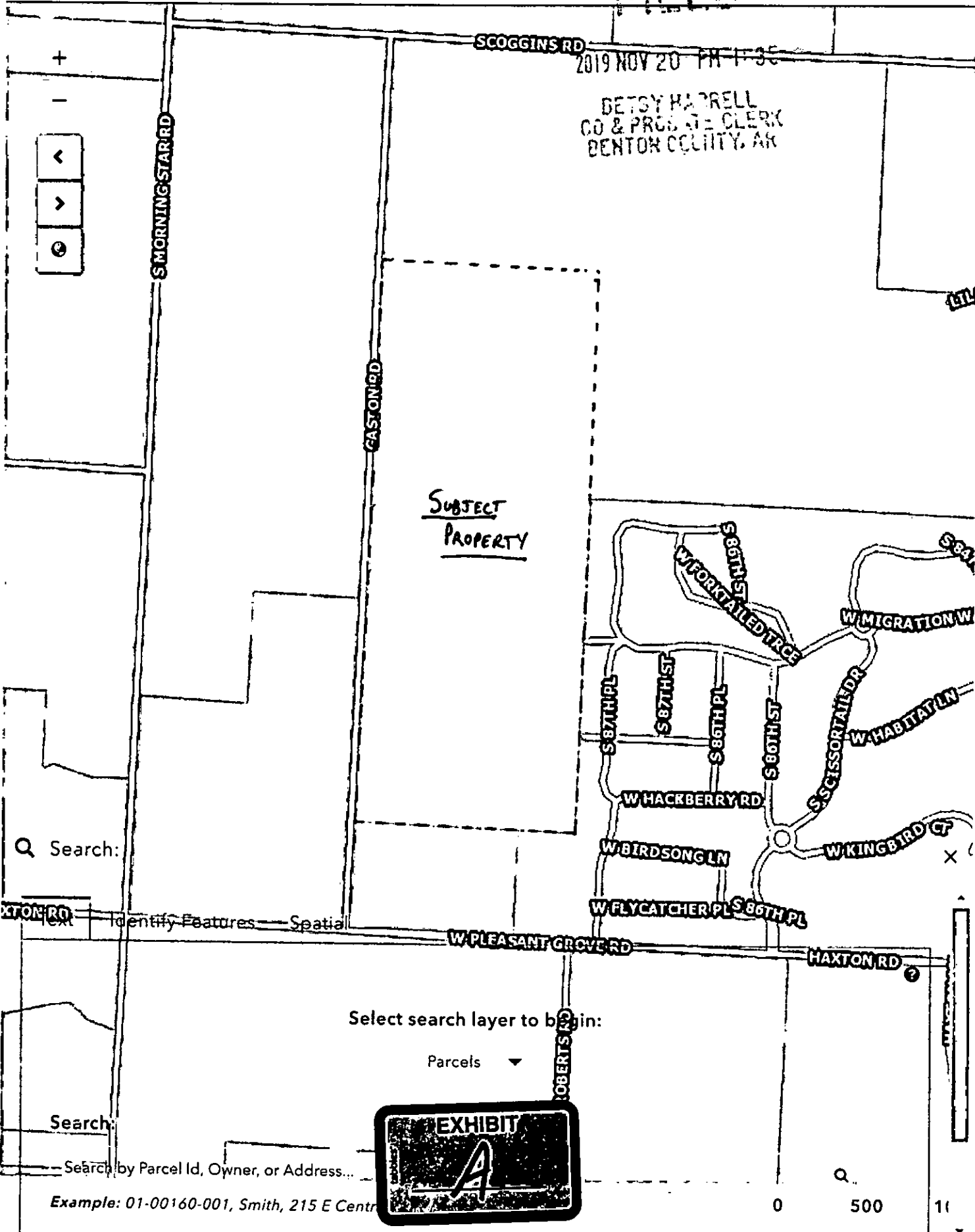
Basemap

Results

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2019 NOV 20 PM 1:35

DETSY HADRELL
CO & PROBATE CLERK
BENTON COUNTY, AR



SUBJECT
PROPERTY

Search:

Identify Features Spatial

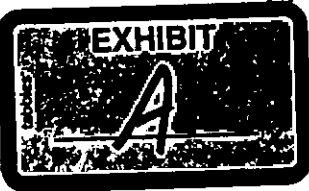
Select search layer to begin:

Parcels

Search:

Search by Parcel Id, Owner, or Address...

Example: 01-00160-001, Smith, 215 E Cent



Q

0 500 1000

EXHIBIT "A"

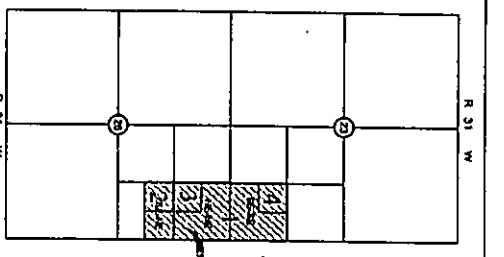
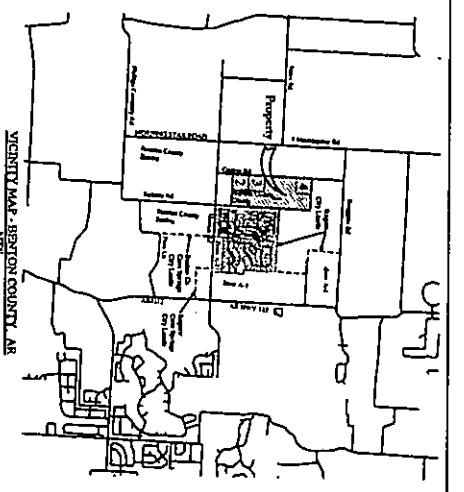
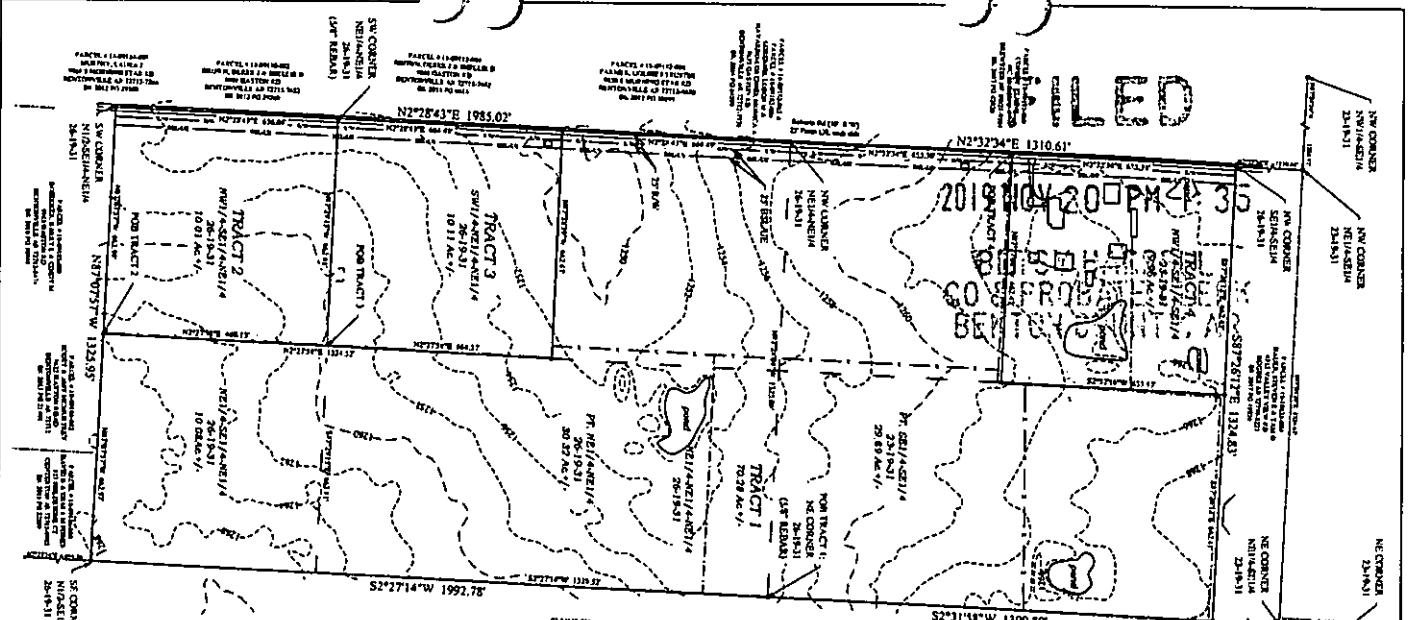
Right of Way description for that portion of Gaston Road to be included in Annexation CC 2019-22.

25 feet on either side of the following centerline.

Part of the Southeast Quarter of Section 23, Township 19-North, Range 31-West and part of the Northeast Quarter of Section 26, Township 19-North, Range 31-West and being described as:

Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 23, thence $S02^{\circ}32'34''W$ 1310.61 feet; thence $S02^{\circ}28'43''W$ 664.49 feet to the Point of terminus.

None of the right of way described here is to include any right of way previously described in annexation 2017-20 to the City of Bentonville.



Legend

Feature	Description
	Survey Boundary
	Easement
	Right-of-Way
	Road
	Water
	Contour Line
	Spot Elevation
	Section Line
	Township Line
	Range Line

GRAPHIC SCALE
1 inch = 250 feet



A PART OF THE SE 1/4 OF SECTION 12, AND A PART OF THE SE 1/4 OF SECTION 13, BOTH IN TOWNSHIP 10 NORTH, RANGE 31 WEST OF THE 6th PRINCIPAL MERIDIAN, BERTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE SE 1/4 OF SECTION 12, THENCE NORTH 27°54'30\"/>

THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 31 WEST OF THE 6th PRINCIPAL MERIDIAN, BERTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE NORTH 27°54'30\"/>

Flood Certification:
NO PART OF THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD ZONE 'A' OR 'AE' AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BERTON COUNTY, ARKANSAS FROM PAVEL 09500000Z DATED JUNE 05, 2012.

Basis of Bearing:
ARKANSAS STATE COORDINATE SYSTEM (NAD83) NORTH ZONE
Reference Documents:
BOUNDARY SURVEY FILED IN BK. 2004 PG. 1394

Certification:
The map or map of an ALTA/NSPS Land Title Survey shall bear only the following certification, unaltered, except as may be required pursuant to Section 3.B. above. This is to certify that the map or map and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1.3 & 5 of Table A thereof. The following was completed on July 10, 2017.

Date of Field or Map Aug. 8, 2017. **Michael D. Millon**

1. Any boundary or other survey information, or a copy of the same, as described in Schedule A or Schedule B, may, at the discretion of the surveyor, be shown on the map, subject to the following conditions:
11. The information is the property of the client.
12. The information is the property of the client.
13. The information is the property of the client.
14. The information is the property of the client.
15. The information is the property of the client.

ALTA/NSPS SURVEY
LEADERSHIP PROPERTIES
COO BOB DAVIS
437 EAST 916 STREET
TULSA, OK 74137

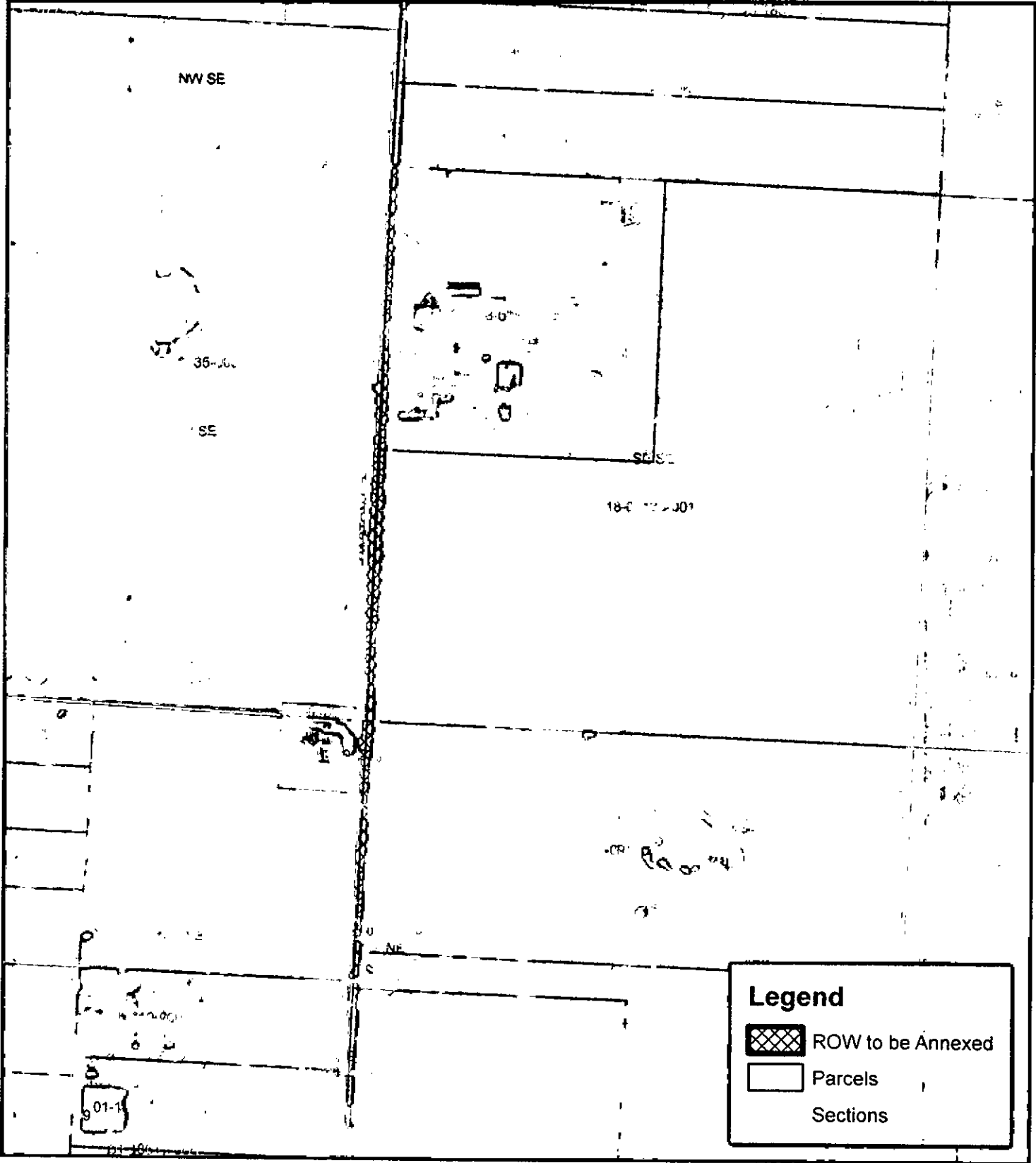
MICHAEL D. MILLON
LAND SURVEYOR
11 HERSCHELL LANE
BELLA VISTA, AR 72715
PHONE: (479) 571-9554

ALTA/NSPS SURVEY
LEADERSHIP PROPERTIES
COO BOB DAVIS
437 EAST 916 STREET
TULSA, OK 74137

Exhibit "B"

CC 2019-22

Abutting ROW to Annexation





FILED

2019 NOV 20 PM 1:55

First National Title Company
A Division of
First National Title Company
Conway
711 Locust Street
Conway, AR 72034
Greenbrier
8 Wilson Farm Road, Suite A
Greenbrier, AR 72058
BENTON COUNTY CLERK
BENTON COUNTY, AR

Headquarters
First National Title Company
Little Rock
415 N McKinley Street Suite 1200
Little Rock, AR 72205.

Benton
216 W Sewler Street
Benton, AR 72015

Fayetteville
1420 Augustine Lane, Suite 1
Fayetteville, AR 72703

Bentonville
300 SW 28th Street
Bentonville, AR 72712

Sheridan
206 N Rose Street
Sheridan, AR 72150

Eureka Springs
70 S. Main Street, Suite 2
Eureka Springs, AR 72632

Little Rock Title Company
A Division of
First National Title Company
Little Rock
1001 W. Markham Street #100
Little Rock, AR 72201

November 19, 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 Rogers. Based on our review, we verify that the persons listed in Exhibit C-1 to this letter are all the owners of record of the real property described in Exhibit C-2 to this letter.

Sincerely,

Steve Pangle

Benton County Manager

First National Title



FILED

ABS OPTION COMPANY LLC

2019 NOV 20 PM 1:35

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Basic Land Sales Valuation View Map 9

Basic Info

Parcel Number: 18-09138-001

County Name: Benton County

Property Address: ABS OPTION COMPANY LLC

Mailing Address: ABS OPTION COMPANY LLC
2502 E 21ST ST
TULSA OK 74114-1756

Collector's Mailing Address: ABS OPTION COMPANY LLC
2502 E 21ST ST
TULSA, OK 74114-1756

Total Acres: 29.89

Timber Acres: 0.01

Sec-Twp-Rng: 23-19-31

Lot/Block: /

Subdivision: 23-19-31-RURAL

FILED

2017 NOV 20 PM 1:35
CLERK
BENTON COUNTY AR

Legal Description: PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23 AND PART OF THE E OF THE NE 1/4 OF SECTION 26, BOTH IN TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 02 DEGREES 27 MINUTES 14 SECONDS WEST 1992.78 FEET ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF THE N OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 26; THENCE NORTH 87 DEGREES 07 MINUTES 57 SECONDS WEST 662.97 FEET ALONG THE SOUTH LINE THEREOF TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 26; THENCE NORTH 02 DEGREES 27 MINUTES 58 SECONDS EAST 660.15 FEET ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 26; THENCE NORTH 02 DEGREES 27 MINUTES 58 SECONDS EAST 664.37 FEET, ALONG THE EAST LINE THEREOF TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 OF THE NE 1/4; THENCE NORTH 87 DEGREES 28 MINUTES 39 SECONDS WEST 662.67 FEET ALONG THE NORTH LINE HEREOF TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26; THENCE NORTH 02 DEGREES 28 MINUTES 43 SECONDS EAST 664.49 FEET ALONG THE WEST LINE THEREOF TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 23; THENCE NORTH 02 DEGREES 32 MINUTES 34 SECONDS EAST 655.31 FEET ALONG THE WEST LINE THEREOF TO THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SE 1/4 OF THE SE 1/4; THENCE SOUTH 87 DEGREES 27 MINUTES 08 SECONDS EAST 662.47 FEET ALONG THE SOUTH LINE THEREOF TO THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SE 1/4 OF THE SE 1/4; THENCE NORTH 02 DEGREES 32 MINUTES 16 SECONDS EAST 655.13 FEET ALONG THE EAST LINE THEREOF THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 23; THENCE ALONG THE NORTH LINE SOUTH 87 DEGREES 26 MINUTES 12 SECONDS EAST 662.42 FEET TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4; THENCE SOUTH 02 DEGREES 31 MINUTES 59 SECONDS WEST 1309.89 FEET ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING. SUBJECT TO RIGHT OF WAY OF GASTON ROAD ALONG THE WEST AND ANY EASEMENTS OF RECORD OR FACT. INCLUDES PARCELS 18-09138-001 & 18-09180-001 SURVEYS: 8/17/2017 2017-718 & 8/17/2017 2017-719

School District: 6 Bentonville

Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No

FILED

2019 NOV 20 PM 1:35

ABS OPTION COMPANY LLC

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

9490 GASTON RD

9

- [Basic](#)
- [Land](#)
- [Sales](#)
- [Valuation](#)
- [Improvements](#)
- [View Map 9](#)

Basic Info

Parcel Number:	18-09138-000
County Name:	Benton County
Property Address:	ABS OPTION COMPANY LLC 9490 GASTON RD Map This Address
Mailing Address:	ABS OPTION COMPANY LLC 2502 E 21ST ST TULSA OK 74114-1756
Collector's Mailing Address ⓘ:	ABS OPTION COMPANY LLC 2502 E 21ST ST TULSA, OK 74114-1756
Total Acres:	9.96
Timber Acres:	0.00
Sec-Twp-Rng:	23-19-31
Lot/Block:	/
Subdivision:	23-19-31-RURAL
Legal Description:	PT SE SE SURVEYS: 8/17/2017 2017-718 & 8/17/2017 2017-719
School District:	6 Bentonville
Homestead Parcel?:	No
Tax Status:	Taxable
Over.65?:	No

FILED

ABS OPTION COMPANY LLC

GASTON RD

2019 NOV 20 PM 1:35

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [View Map 9](#)

Basic Info

Parcel Number: 18-09180-000

County Name: Benton County

Property Address: ABS OPTION COMPANY LLC
GASTON RD

Mailing Address: ABS OPTION COMPANY LLC
2502 E 21ST ST
TULSA OK 74114-1756

Collector's Mailing Address: ABS OPTION COMPANY LLC
2502 E 21ST ST
TULSA, OK 74114-1756

Total Acres: 20.12

Timber Acres: 0.49

Sec-Twp-Rng: 26-19-31

Lot/Block: /

Subdivision: 26-19-31-RURAL

Legal Description: SURVEYS: 8/17/2017 2017-718-A PART OF THE NE 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 02°27'14" WEST 563.79 FEET ALONG THE EAST LINE THEREOF TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°27'14" WEST 1428.99 FEET ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26; THENCE NORTH 87°07'57" WEST 1325.95 FEET TO THE SOUTHWEST CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 26; THENCE NORTH 02°28'43" EAST 1421.23 FEET ALONG THE WEST LINE OF THE E 1/2 OF THE NE 1/4 OF SAID SECTION 26; THENCE LEAVING SAID WEST LINE AND RUNNING SOUTH 87°28'04" EAST 1325.30 FEET TO THE POINT OF BEGINNING, CONTAINING 43.37 ACRES, MORE OR LESS. SUBJECT TO THE GASTON ROAD RIGHT-OF-WAY ALONG THE WEST LINE, AND ANY OR ALL EASEMENTS OF RECORD OR FACT. LEGAL INCLUDES PARCELS: 18-09180-000 & 18-09180-001

FILED

2019 NOV 20 PM 1:36

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

School District: 6 Bentonville
Homestead Parcel?: No
Tax Status: Taxable
Over 65?: No

FILED

ABS OPTION COMPANY LLC

GASTON RD

2019 NOV 20 PM 1:36

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

- Basic
- Land
- Sales
- Valuation
- View Map

Basic Info

Parcel Number: 18-09180-001

County Name: Benton County

Property Address: ABS OPTION COMPANY LLC
GASTON RD

Mailing Address: ABS OPTION COMPANY LLC
2502 E 21ST ST
TULSA OK 74114-1756

Collector's Mailing Address: ABS OPTION COMPANY LLC
2502 E 21ST ST
TULSA, OK 74114-1756

Total Acres: 22.99

Timber Acres: 10.54

Sec-Twp-Rng: 26-19-31

Lot/Block: /

Subdivision: 26-19-31-RURAL

Legal Description: SURVEYS: 8/17/2017 2017-718 A PART OF THE NE 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE SOUTH 02°27'14" WEST 563.79 FEET ALONG THE EAST LINE THEREOF TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°27'14" WEST 1428.99 FEET ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26; THENCE NORTH 87°07'57" WEST 1325.95 FEET TO THE SOUTHWEST CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 26; THENCE NORTH 02°28'43" EAST 1421.23 FEET ALONG THE WEST LINE OF THE E 1/2 OF THE NE 1/4 OF SAID SECTION 26; THENCE LEAVING SAID WEST LINE AND RUNNING SOUTH 87°28'04" EAST 1325.30 FEET TO THE POINT OF BEGINNING, CONTAINING 43.37 ACRES, MORE OR LESS. SUBJECT TO THE GASTON ROAD RIGHT-OF-WAY ALONG THE WEST LINE, AND ANY OR ALL EASEMENTS OF RECORD OR FACT. LEGAL INCLUDES PARCELS: 18-09180-000 & 18-09180-001

FILED

School District: 6 Bentonville

Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No

2019 NOV 20 PM 1:36

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

FILED

ABS OPTION COMPANY LLC

GASTON RD

2019 NOV 20 PM 1:36

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

- [Basic](#)
- [Land](#)
- [Sales](#)
- [Valuation](#)
- [View Map](#)

Basic Info

Parcel Number: 18-09180-003

County Name: Benton County

Property Address: ABS OPTION COMPANY LLC
GASTON RD

Mailing Address: ABS OPTION COMPANY LLC
2502 E 21ST ST
TULSA OK 74114-1756

Collector's Mailing Address: ABS OPTION COMPANY LLC
2502 E 21ST ST
TULSA, OK 74114-1756

Total Acres: 17.05

Timber Acres: 0.00

Sec-Twp-Rng: 26-19-31

Lot/Block: /

Subdivision: 26-19-31-RURAL

FILED

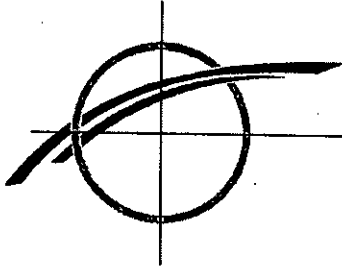
Legal Description: A PART OF THE N1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 26 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 23, BOTH IN TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 23; THENCE S02°27'14"W 563.79' ALONG THE EAST LINE OF THE N1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 26, THENCE LEAVING SAID EAST LINE AND RUNNING N87°28'04"W 1325.30' TO A POINT ON THE WEST LINE OF THE N1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 26; THENCE N02°28'43"E 563.79' TO THE NORTHWEST CORNER OF SAID N1/2 OF THE NE1/4 OF THE NE1/4 OF SECTION 26; THENCE N02°32'34"E 1310.61' FEET TO THE NORTHWEST CORNER OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 23; THENCE 87°26'12"E 1324.83' ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 23; THENCE S02°31'58"W 1309.89' ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 57.00 ACRES, MORE OR LESS. SUBJECT TO THE 25 FOOT WIDE FROM CENTERLINE GASTON ROAD RIGHT-OF-WAY ALONG THE WEST LINE; AND ANY OR ALL EASEMENTS OF RECORD OR FACT. LESS AND EXCEPT THE NW1/4 OF SE1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE N87°28'04"W 1325.06' ALONG THE SOUTH LINE THEREOF TO THE SOUTHWEST CORNER OF SAID SE1/4 OF THE SE1/4; THENCE N02°32'34"E 655.30' FEET ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N02°32'34"E 655.31' TO THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4; THENCE S87°26'12"E 662.42' ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF THE NW1/4 OF SAID SE1/4 OF THE SE1/4; THENCE S02°32'16"W 655.13' ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF SAID NW1/4 OF THE SE1/4 OF THE SE1/4; THENCE N87°27'08"W 662.47' ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 9.96 ACRES, MORE OR LESS.

School District: 6 Bentonville

Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No



FILED

2019 NOV 20 PM 1:36

SWOPE ENGINEERING

Civil Engineering and Surveying
3511 SE J Street, Suite 9
Bentonville, AR 72712 479-685-8399

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

November 19, 2019

To: Bill Watkins
Watkins, Boyer, Gray & Curry, PLLC
1106 W. Poplar
Rogers, AR 72756
479.636.2168

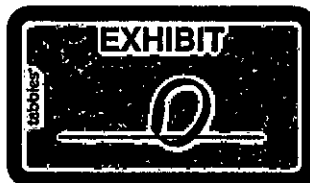
Re: Gaston 100 Acres Annexation

Dear Bill,

I, Phil Swope PE, do certify that the attached property is contiguous to the City of Rogers, and the annexation will not create any islands or enclaves.

Regards,

Phil R Swope, PE
President



FILED

34

TRACT 1

2019 NOV 20 PM 1:36

R 31 W
LOCATION MAP
SCALE: 1" = 200'

A PART OF THE SE1/4 OF THE SE 1/4 OF SECTION 23, AND A PART OF THE E1/2 OF THE NE 1/4 OF SECTION 26, BOTH IN TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5th PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S02°27'14"W 1992.78' ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF THE N1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 26; THENCE N87°07'57"W 662.97' ALONG THE SOUTH LINE THEREOF TO THE SOUTHEAST CORNER OF THE NW1/4 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 26; THENCE N02°27'58"E 663.15' ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF SW1/4 OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 26; THENCE N02°27'58"E 664.31' ALONG THE EAST LINE THEREOF TO THE NORTHEAST CORNER OF SAID SW1/4 OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 26; THENCE N17°28'39"W 662.47' ALONG THE NORTH LINE THEREOF TO THE SOUTHWEST CORNER OF THE NW1/4 OF THE NE1/4 OF THE NE1/4 OF SECTION 26; THENCE N07°28'43"E 664.49 FEET ALONG THE WEST LINE THEREOF TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 23; THENCE N07°32'34"E 635.31' ALONG THE WEST LINE THEREOF TO THE SOUTHWEST CORNER OF THE NW1/4 OF SAID SE1/4 OF THE SE1/4; THENCE S87°27'08"E 662.47' ALONG THE SOUTH LINE THEREOF TO THE SOUTHEAST CORNER OF SAID NW1/4 OF THE SE1/4 OF THE SE1/4; THENCE N02°32'16"E 635.13' ALONG THE EAST LINE THEREOF TO THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 23; THENCE ALONG SAID NORTH LINE S87°26'12"E 662.41' TO THE NORTHEAST CORNER OF SAID SE1/4 OF THE SE1/4; THENCE S02°31'58"W 1309.89' ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 70.28 ACRES, MORE OR LESS, SUBJECT TO THE GASTON ROAD RIGHT-OF-WAY ALONG PORTIONS OF THE WEST LINE, AND ANY OR ALL EASEMENTS OF RECORD OR FACT.

TRACT 2

THE NW1/4 OF THE SE1/4 OF THE NE1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5th PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S02°27'14"W 1992.78' ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF THE N1/2 OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 26; THENCE N87°07'57"W 662.97' ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N87°07'57"W 662.98' TO THE SOUTHWEST CORNER OF SAID N1/2 OF THE SE1/4 OF THE NE1/4; THENCE N02°28'43"E 636.04' ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF SAID SE1/4 OF THE NE1/4; THENCE S87°29'13"E 662.82' ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF THE NW1/4 OF SAID SE1/4 OF THE NE1/4; THENCE S02°27'58"W 666.15' ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 10.01 ACRES, MORE OR LESS, SUBJECT TO THE GASTON ROAD RIGHT-OF-WAY ALONG THE WEST LINE, AND ANY OR ALL EASEMENTS OF RECORD OR FACT.

TRACT 3

THE SW1/4 OF THE NE 1/4 OF NE1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5th PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S02°27'14"W 1992.78' ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NE1/4 OF SAID SECTION 26; THENCE N87°29'15"W 662.81' ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE N87°29'15"W 662.81' TO THE SOUTHWEST CORNER OF SAID NE1/4 OF THE NE1/4; THENCE N02°28'40"E 664.49' ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF THE SW1/4 OF SAID NE1/4 OF THE NE1/4; THENCE S87°28'39"E 662.68' ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF SAID SW1/4 OF THE NE1/4 OF THE NE1/4; THENCE S02°27'58"W 664.37' ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 10.11 ACRES, MORE OR LESS, SUBJECT TO THE GASTON ROAD RIGHT-OF-WAY ALONG THE WEST LINE, AND ANY OR ALL EASEMENTS OF RECORD OR FACT.

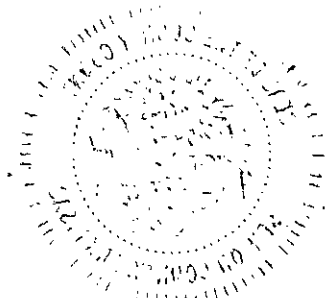
TRACT 4

THE NW1/4 OF SE1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5th PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE N87°28'04"W 1324.06' ALONG THE SOUTH LINE THEREOF TO THE SOUTHWEST CORNER OF SAID SE1/4 OF THE SE1/4; THENCE N02°32'34"E 635.31' FEET ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N02°32'34"E 635.31' TO THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4; THENCE S87°26'12"E 662.42' ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF THE NW1/4 OF SAID SE1/4 OF THE SE1/4; THENCE S02°32'16"W 635.13' ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF SAID NW1/4 OF THE SE1/4 OF THE SE1/4; THENCE N87°27'08"W 662.47' ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 9.46 ACRES, MORE OR LESS, SUBJECT TO THE GASTON ROAD RIGHT-OF-WAY ALONG THE WEST LINE, AND ANY OR ALL EASEMENTS OF RECORD OR FACT.

SECTION 26, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE 5th PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

F
N
E
I
C

Ba
ARK
SYS:
Re
BOU





**ARKANSAS
GIS OFFICE**

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

2019 NOV 20 PM 1:36

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

November 19, 2019

Mr. Bill Watkins
Attorney at Law
Watkins, Boyer, Grady & Curry, PLLC
1106 W. Poplar
Rogers, AR 72756

RE: City of Rogers Annexation Coordination Requirement

Mr. Watkins,

Thank you for coordinating with our office as you seek to annex property into the City of Rogers, AR located in Sections 23 & 26, Township 19 North, Range 31 West. This letter represents confirmation that you have properly coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90th General Assembly.

Our office will wait completion of any additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after any appropriate filing by your County Clerk.

Thank you,

Jennifer Wheeler, GIS Analyst

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

H:\City_Annexations\Cities\Rogers\20191119\Doc\20191119_Rogers_Annexation_Coordination_Letter.docx



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

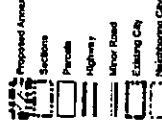


City: Rogers
Mayor: Greg Hines

Arkansas Code 14-40-101.

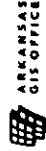
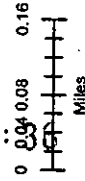
Before an entity undertakes an annexation, consolidation, or detachment proceeding under this chapter, the entity shall coordinate with the Arkansas Geographic Information Systems Office for preparation of legal descriptions and digital mapping for the relevant annexation, consolidation, and detachment areas.

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



FILED

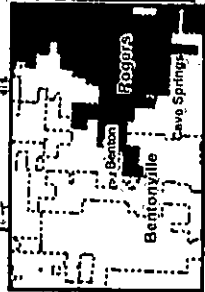
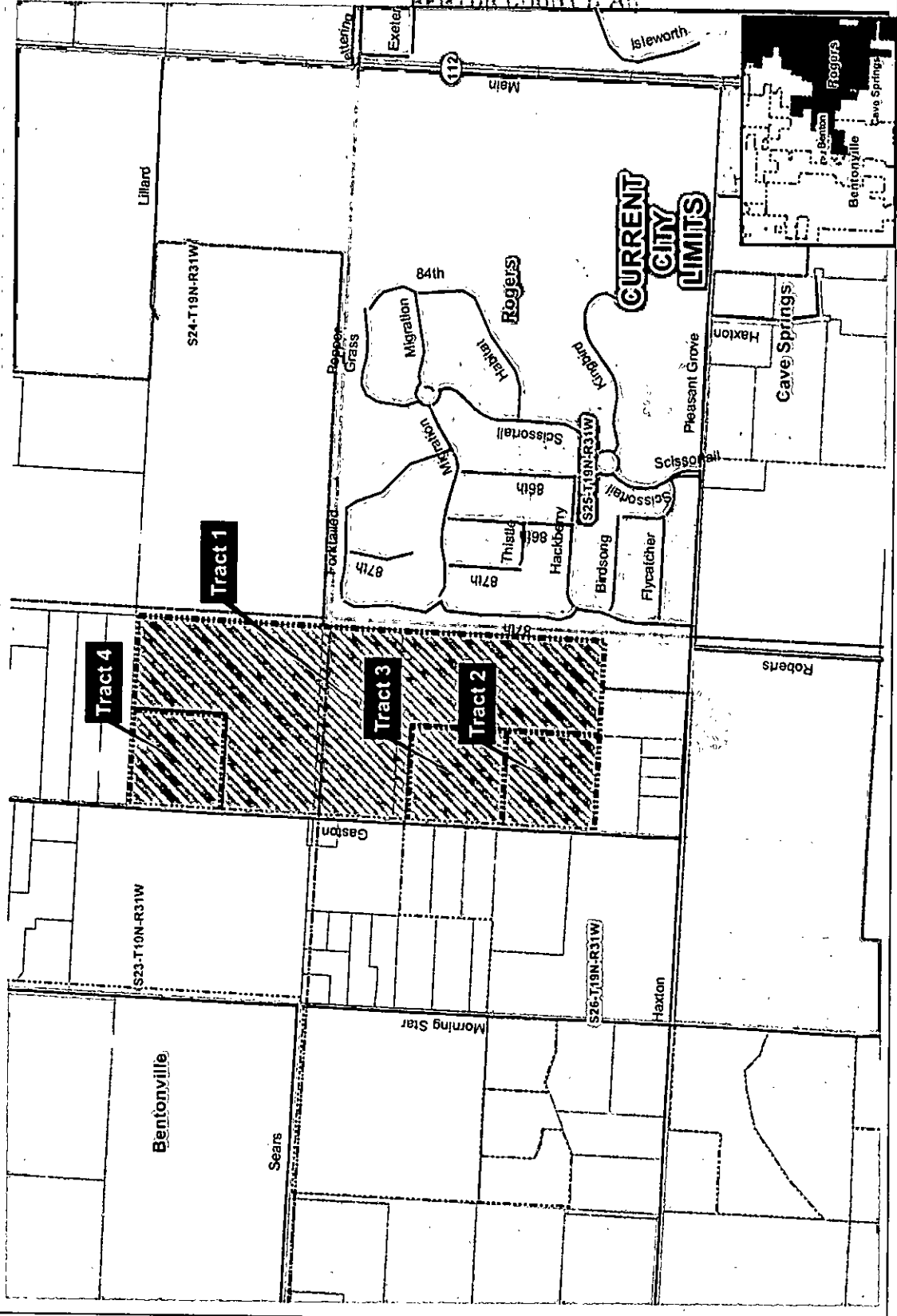
2019 NOV 20 PM 1:09



HCity_Annexation/Cases/Rogers/20191119

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Proposed Annex: City of Rogers
November 2019



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
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January 21, 2020

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

RE: The City of Rogers
ABS Option Company
Benton County Court

Pending until
Feb 26

Dear Secretary Thurston:

In accordance with the law,

1. Map (survey and vic
2. Order Authorizing A
3. Ordinance 19-84 ad

following:

logers.

If you have any questions, please call my office.

Sincerely,

Betsy Harrell by *Clemaster*
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
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707 S. LINCOLN
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