



ARKANSAS SECRETARY OF STATE

MARK MARTIN

December 19, 2018

The Honorable Tena O'Brien
Benton County Clerk
215 East Central ST, Suite 217
Bentonville, AR 72712-5373

Re: City of Springdale Annexation Ordinance 5331

Dear Ms. O'Brien,

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 § 14-40-501 (surrounded unincorporated area - island)

Effective Date: 11/13/2018

County: Benton

City: Springdale

City Ordinance: 5331

Dated: 11/13/2018

County Court Order: N/A

A file marked copy of the ordinance 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 pending filing, please contact our office at 501-682-3401.

Sincerely,

A handwritten signature in cursive script that reads "Cynthia Fisher".

Cynthia Fisher
Arkansas Secretary of State Legal Division
500 Woodlane St, Room 256
Little Rock, AR 72201
501-682-3401

cc: Arkansas Geographic Information Systems Office (w/ encl)
Arkansas Highway and Transportation Department Mapping Department (w/ encl)
Department of Finance and Administration (w/encl)
Arkansas Public Service Commission (w.encl)
UALR Institution for Economic Advancement (w/encl)
Ms. Denise Pearce, Springdale City Clerk and 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: Springdale

City Ordinance/Resolution No: 5331 Date approved: 11/13/2018

County Court Case No: _____ Date Order Filed: _____

Type: Annexation of surrounded unincorporated area (island/doughnut holes) by ordinance A.C.A. §14-40-501

Date Change Effective: 11/13/2018 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: Denise Title: Pearce

Street Address: 201 Spring St

City: Springdale St: AR Zip code: 72764

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: *Tiffany Underwood* Title: Deputy Clerk

Date: 12/11/18

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: *Cynthia Fisher*

FILED
DEC 19 2018
Arkansas
Secretary of State

BENTON COUNTY

STATE OF ARKANSAS

TENA O'BRIEN

COUNTY CLERK & VOTER REGISTRAR
215 EAST CENTRAL, SUITE 217
BENTONVILLE, AR 72712-5373

December 11, 2018

PROBATE COURT CLERK
COURTHOUSE, 102 N.E. "A" STREET
BENTONVILLE, AR 72712-5350

Honorable Mark Martin
Secretary of State
Room 256 State Capitol
Little Rock, AR 72201-1094

RE: City of Springdale Annexation Ordinance 5331

Dear Secretary Martin:

Enclosed please find a certified copy of the City of Springdale Ordinance No. 5331 annexing completely surrounded territory to the City of Springdale, Arkansas adopted on November 13, 2018.

Please record these annexations on you records and acknowledge receipt of these documents.

Very truly yours,

Tena O'Brien

Tena O'Brien

By: *T. Underwood*

TO/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

COUNTY CLERK
(479) 271-1013
FAX (479) 271-1019

VOTER REGISTRAR

BENTONVILLE
(479) 271-1013
FAX (479) 271-1019

SILAM SPRINGS
FAX (479) 524-8534

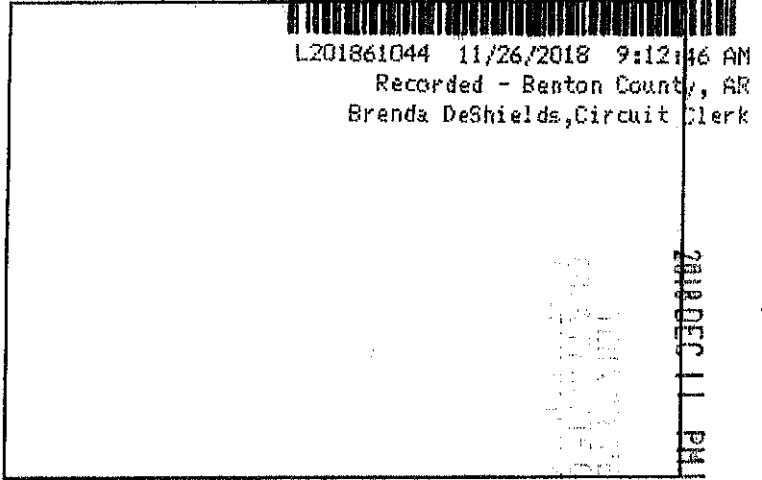
PROBATE COURT CLERK
(479) 271-5727
FAX (479) 271-1712

ROGERS
(479) 636-3727
FAX (479) 636-4922
ARCHIVIST (479) 636-1037
FAX (479) 636-1053

L201861044 11/26/2018 9:12:46 AM
Recorded - Benton County, AR
Brenda DeShields, Circuit Clerk

ORDINANCE NO. 5331

AN ORDINANCE ANNEXING CERTAIN LAND LOCATED IN BENTON COUNTY, ARKANSAS, PURSUANT TO ARK. CODE ANN. §14-40-501, et. seq.; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.



2018 DEC 11 PM 12:15

FILED

WHEREAS, the boundaries of the city limits of the City of Springdale have changed over time, causing certain unincorporated areas of land which are not in the City of Springdale to become completely surrounded by the City of Springdale;

WHEREAS, Ark. Code Ann. §14-40-501(a)(1)(A)(i) provides that whenever the incorporated limits of a municipality have completely surrounded an unincorporated area, the governing body of the municipality may propose an ordinance calling for the annexation of the land surrounded by the municipality;

WHEREAS, the unincorporated area to be annexed comply with the standards for lands qualifying for annexation which are set forth in Ark. Code Ann. §14-40-302, in that, among other things, they represent the actual growth of the municipality beyond its legal boundary, the lands are needed for proper municipal purposes, such as for the extension of needed police and fire services;

WHEREAS, it is in the best interest of the City of Springdale that these surrounded lands be annexed into and be made a part of the City of Springdale, and the legal descriptions of the land to be annexed, as well as a map of the land to be annexed, are attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, a public hearing was held on November 13, 2018, after publishing notice and notifying property owners as required by law; and

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

Section 1: That the surrounded unincorporated areas in Benton County, Arkansas, contained in Exhibit "A" be and hereby are annexed into the City of Springdale, Arkansas in accordance with Ark. Code Ann. §14-40-501, et. seq.

Section 2: Emergency Clause. Ark. Code Ann. §14-40-503(a)(2) requires the City of Springdale, Arkansas, to begin rendering services to the annexed area immediately upon the passage of this Ordinance. As such, it is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of

FILED

DEC 19 2018

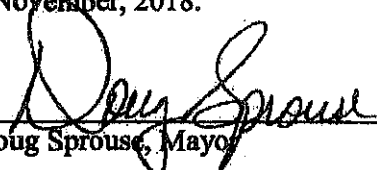
Arkansas
Secretary of State

FILED


2018 DEC 11 PM 12:16

Springdale, Arkansas, and to ensure compliance with the provisions of Arkansas law, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this 13th day of November, 2018.


Doug Sprouse, Mayor

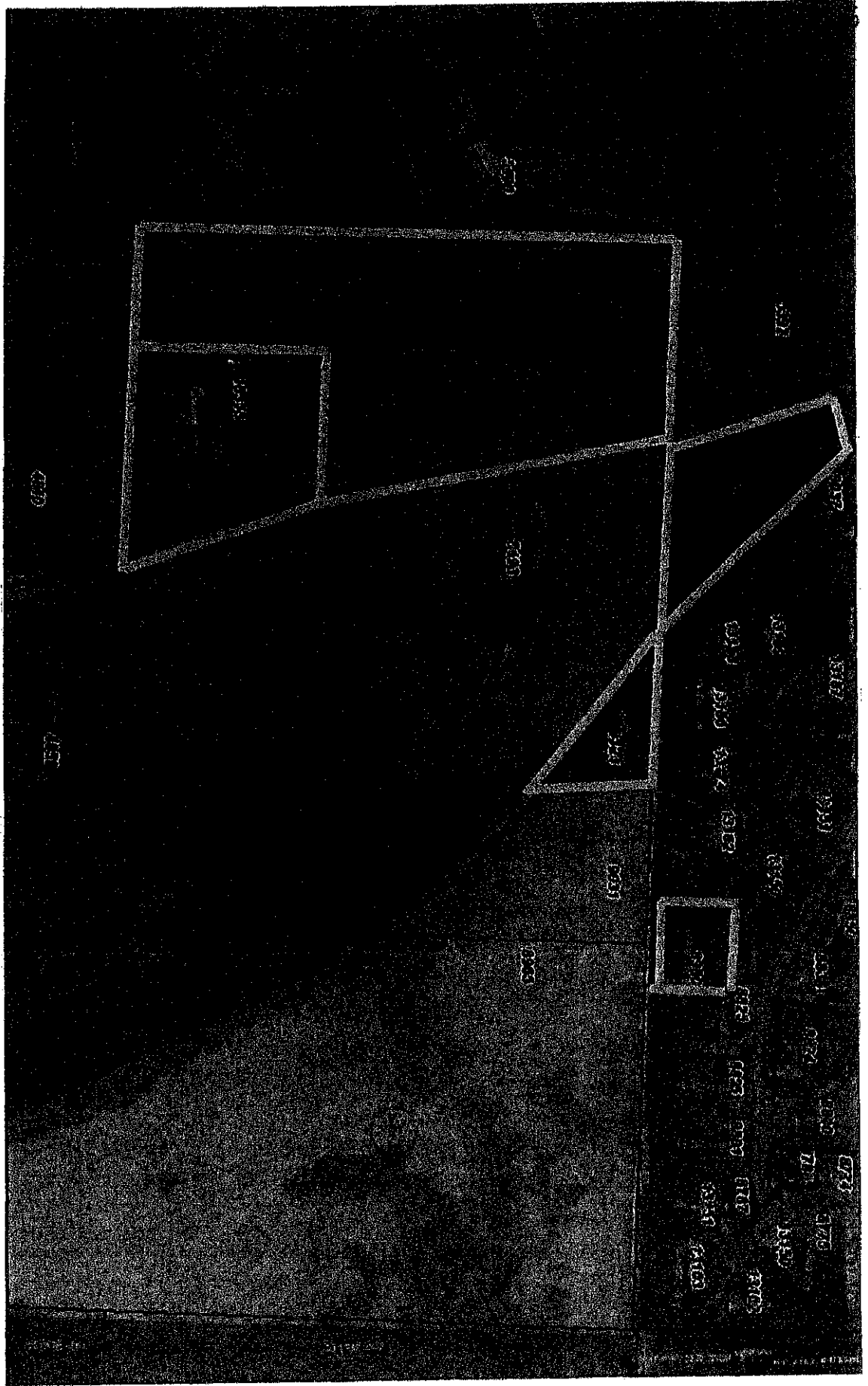
ATTEST:


Denise Pearce, CITY CLERK

APPROVED AS TO FORM

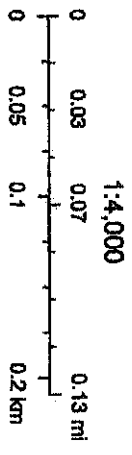

Ernest B. Cate, CITY ATTORNEY

City of Springdale Zoning Map



November 6, 2018

- Washington Co. Parcels
- Benton Co. Parcels
- MAIN CHANNEL
- TRIBUTARY
- LAKES
- BUILDINGS
- RAILROAD
- RAMP
- U.S. HWY
- AR HWY
- PRIVATE
- STREETS - ALL
- INTERSTATE
- LOCAL
- STREETS - MAIN
- INTERSTATE



City of Springdale, Clayton Sedberry

FILED
2018 DEC 11 PM 12:16

EXHIBIT "A"
PROPERTY TO BE ANNEXED

Tract 1

Steve Cash and Sheila Cash
13315 Hwy 112
Springdale, AR 72762-8055

Benton County Tax Parcel No. 18-08389-000 - PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, DESCRIBED AS BEGINNING 854.07 FEET SOUTH AND 671.73 FEET EAST OF THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AT A POINT ON THE CENTERLINE OF STATE HIGHWAY 112, THENCE ALONG SAID CENTERLINE SOUTH 17 DEGREES 21'34" EAST 139.16 FEET, THENCE SOUTH 19 DEGREES 49' 38" EAST 354.91 FEET, THENCE LEAVING SAID CENTERLINE, WEST 549.92 FEET, THENCE NORTH 466.69 FEET, THENCE EAST 388.02 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS. SURVEY R-4.

Tract 2

James G. Cash
5392 Highway 112
Springdale, AR 72762-8163

Benton County Tax Parcel No. 18-08388-000 - ALL PT NW SE LYING W OF CAVE SPGS ELM SPGS RD EXC 240'E SW/C NW SE EXC PT 18-08389-000 LESS AND EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING STONE MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER. THENCE ALONG THE EAST LINE OF SAID FORTY, SOUTH 00 DEGREES 06 MINUTES 07 SECONDS EAST, 15.44 FEET TO A POINT AT A FENCE AND THE POINT OF BEGINNING. THENCE LEAVING SAID EAST LINE AND ALONG SAID FENCE LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 31 DEGREES 57 MINUTES 45 SECONDS WEST, 3.89 FEET TO A SET REBAR WITH CAP. SOUTH 00 DEGREES 32 MINUTES 31 SECONDS EAST, 360.31 FEET TO A SET REBAR WITH CAP. SOUTH 25 DEGREES 30 MINUTES 14 SECONDS WEST, 120.26 FEET TO A SET REBAR WITH CAP. THENCE LEAVING SAID FENCE, SOUTH 21 DEGREES 02 MINUTES 01 SECONDS EAST, 141.94 FEET TO A SET REBAR WITH CAP. THENCE SOUTH 67 DEGREES 39 MINUTES 01 SECONDS WEST, 404.56 FEET TO A SET REBAR WITH CAP. THENCE NORTH 10 DEGREES 08 MINUTES 07 SECONDS WEST, 202.42 FEET TO A SET REBAR WITH CAP AT A FENCE CORNER. THENCE ALONG SAID FENCE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 11 DEGREES 40 MINUTES 32 SECONDS EAST, 284.51 FEET TO A SET REBAR WITH CAP. NORTH 16 DEGREES 12 MINUTES 38 SECONDS EAST, 314.42 FEET TO A SET REBAR WITH CAP. THENCE NORTH 88 DEGREES 05 MINUTES 33 SECONDS EAST, 261.66 FEET TO A SET REBAR WITH CAP. THENCE NORTH 06 DEGREES 52 MINUTES 33 SECONDS WEST, 5.94 FEET TO A SET REBAR WITH CAP. THENCE LEAVING SAID FENCE, NORTH 67 DEGREES 57 MINUTES 45 SECONDS EAST, 462.12 FEET TO THE CENTERLINE OF ARKANSAS HIGHWAY 112. THENCE ALONG SAID CENTERLINE, SOUTH 18 DEGREES 25 MINUTES 42 SECONDS EAST, 200.00 FEET. THENCE LEAVING SAID CENTERLINE, SOUTH 89 DEGREES 40 MINUTES 36 SECONDS WEST, 467.45 FEET TO A SET REBAR WITH CAP AT A FENCE CORNER. THENCE ALONG SAID FENCE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 65 DEGREES 20 MINUTES 16 SECONDS WEST, 16.09 FEET TO A SET REBAR WITH CAP. SOUTH 31 DEGREES 57 MINUTES 45 SECONDS WEST, 12.08 FEET TO THE POINT OF BEGINNING, CONTAINING 6.75 ACRES AND SUBJECT TO HIGHWAY RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

2018 5097

2018 DEC 11 PM 12:16

Tract 3

Chris L. Brown
9836 Philpott Rd.
Bentonville, AR 72713

Benton County Tax Parcel No. 18-08357-000 - PART OF THE SW/4 OF THE NE/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS AND ALSO BEING "TRACT I RESERVED PROPERTY", SPRING RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 2004, PAGE 1335, IN THE BENTON COUNTY CIRCUIT CLERKS OFFICE AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERNMOST CORNER OF LOT 1, OF SAID SPRING RIDGE SUBDIVISION, BENTON COUNTY, ARKANSAS AS RECORDED IN PLAT BOOK 2004, PAGE 1335; THENCE S44°57'31" E A DISTANCE OF 194.86 FEET TO THE NORTHERLY RIGHT OF WAY OF MILLER ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY N87°33'33"W A DISTANCE OF 393.46 FEET TO THE EASTERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 112; THENCE LEAVING SAID NORTHERLY MILLER ROAD RIGHT OF WAY ALONG THE SAID EASTERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 112 N 15°50'29"W A DISTANCE OF 423.67 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY N74°09'31"E A DISTANCE OF 68.87 FEET; THENCE S44°57'31" E 431.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.25 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Tract 4

Verna Miller, Trustee
Miller Family Trust
2501 Mida Ave.
Springdale, AR 72762-2803

Benton County Tax Parcel No. 21-00272-481 (also 18-08390-000) -- PT NW SE BEG NW/C S87°E995.25' TO POB, S87°E331.73' TO NE/C S02°W238.84' N51°W25.54' N52°W111.94' N52°W130.21' N52°W137.45' N02°E5.66' POB, .93 acres, more or less

Tract 5

Randall Chaffin and Lisa Chaffin
13419 Crystal Way
Austin, TX 78737-8843

Benton County Tax Parcel No. 18-08366-000 - SURVEY 15-198 A PART OF THE SE¼ OF THE NE¼ OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIN FOR THE SE CORNER OF SAID SE¼ OF THE NE¼, THENCE WEST 853.68 FEET TO A FOUND IRON PIN FOR THE POINT OF BEGINNING; THENCE WEST 208.71 FEET TO A FOUND IRON SPIKE; THENCE NORTH 208.71 FEET TO A FOUND IRON PIN; THENCE EAST 208.71 FEET TO A FOUND IRON PIN; THENCE SOUTH 208.71 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD RIGHT OF WAY ALONG THE SOUTH SIDE THEREOF AND CASEMENTS AND/RIGHTS OF WAY OF RECORD. TOGETHER WITH: PART OF THE SE¼ OF THE NE¼ OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NW CORNER OF THE SE¼ OF THE NE¼ OF SAID SECTION 13, SOUTH 00°00'00" EAST 1110.18 FEET; THENCE NORTH 90°00'00" EAST 252.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°18'15" EAST 76.82 FEET; THENCE NORTH 87°36'13" WEST 77.26 FEET; THENCE NORTH 09°42'01" EAST 4.46 FEET TO THE POINT OF BEGINNING. ALSO PART OF THE SE¼ OF THE NE¼ OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NW CORNER OF THE SE¼ OF THE NE¼ OF SAID SECTION 13, SOUTH 00°00'00" EAST 1126.44 FEET; THENCE NORTH 90°00'00" EAST 415.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH

FILED

2018 DEC 11 PM 12:16

84°18'15" EAST 34.09 FEET; THENCE SOUTH 06°27'35" WEST 202.36 FEET; THENCE NORTH 87°36'13" WEST 19.70 FEET; THENCE NORTH 02°23'47" EAST 203.81 FEET TO THE POINT OF BEGINNING. EXCEPT THE FOLLOWING: PART OF THE SE¼ OF THE NE¼ OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NW CORNER OF THE SE¼ OF THE NE¼ OF SAID SECTION 13, SOUTH 00°00'00" EAST 1112.71 FEET; THENCE NORTH 90°00'00" EAST 207.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°36'13" EAST 44.58 FEET; THENCE SOUTH 09°42'01" WEST 210.43 FEET; THENCE NORTH 87°34'24" WEST 17.83 FEET; THENCE NORTH 02°23'47" EAST 208.71 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT: PART OF THE SE¼ OF THE NE¼ OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NW CORNER OF THE SE¼ OF THE NE¼ OF SAID SECTION 13, SOUTH 00°00' 00" EAST 1117.81 FEET; THENCE NORTH 90°00'00" EAST 329.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°36'13" EAST 86.87 FEET; THENCE SOUTH 02°23'47" WEST 5.01 FEET; THENCE NORTH 84°18'15" WEST 87.01 FEET TO THE POINT OF BEGINNING.

User Name: LAURA
CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
L201861044 11/26/2018 9:12:46 AM
Brenda DeShields, Circuit Clerk
BENTON CO, AR FEE \$40.00

2018 5099

FILED

2018 DEC 11 PM 3:31



**ARKANSAS
GIS OFFICE**

December 11, 2018

Ms. Tiffany Underwood
Benton County Clerk's Office
215 E. Central Ave.
Bentonville, AR 72712

RE: City of Springdale Annexation Coordination Requirement

Ms. Underwood,

Thank you for coordinating with our office as you seek to file the annexation of property into the City of Springdale, AR Ordinance 5331 located in Section 13, Township 18 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
/jw

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

FILED

DEC 19 2018

Ark
Secretary of State

H:\City_Annexations\Cities\Springdale\20181211\Doc\20181211_Springdale_Annexation_Coordination_Letter.docx

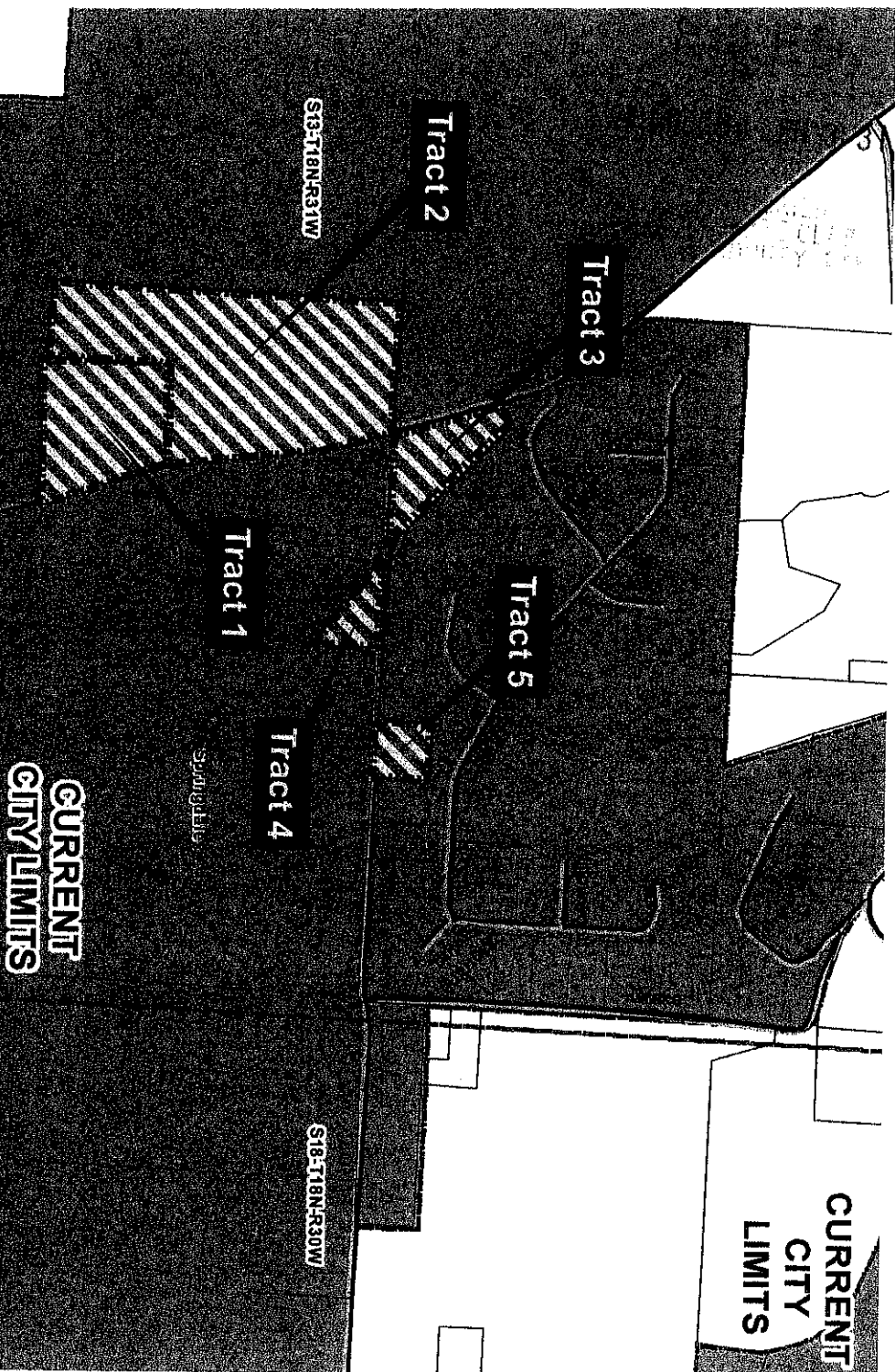
**Proposed Annex Ord 5331: City of Springdale
December 2018**

City: Springdale
Mayor: Doug Sprouse

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



CURRENT CITY LIMITS

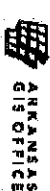
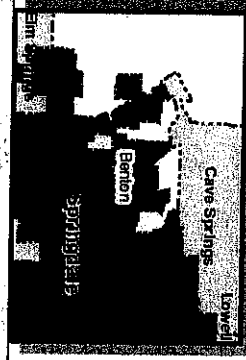
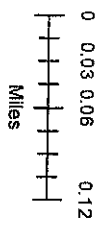
CURRENT CITY LIMITS

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

FILED

DEC 19 2018

Ark
Secretari



H:\City_Annexations\Chas\Springdale201812111

FILED

2018 DEC 11 PM 3:32

2018 DEC 11 PM 12:16

EXHIBIT "A"
PROPERTY TO BE ANNEXED

Tract 1

Steve Cash and Sheila Cash
13315 Hwy 112
Springdale, AR 72762-8055

Benton County Tax Parcel No. 18-08389-000 - PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, DESCRIBED AS BEGINNING 854.07 FEET SOUTH AND 671.73 FEET EAST OF THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AT A POINT ON THE CENTERLINE OF STATE HIGHWAY 112, THENCE ALONG SAID CENTERLINE SOUTH 17 DEGREES 21'34" EAST 139.16 FEET, THENCE SOUTH 19 DEGREES 49' 38" EAST 354.91 FEET, THENCE LEAVING SAID CENTERLINE, WEST 549.92 FEET, THENCE NORTH 466.69 FEET, THENCE EAST 388.02 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS. SURVEY R-4.

Tract 2

James G. Cash
5392 Highway 112
Springdale, AR 72762-8163

Benton County Tax Parcel No. 18-08388-000 - ALL PT NW SE LYING W OF CAVE SPGS ELM SPGS RD EXC 240'E SW/C NW SE EXC PT 18-08389-000 LESS AND EXCEPT: PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING STONE MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG THE EAST LINE OF SAID FORTY, SOUTH 00 DEGREES 06 MINUTES 07 SECONDS EAST, 15.44 FEET TO A POINT AT A FENCE AND THE POINT OF BEGINNING. THENCE LEAVING SAID EAST LINE AND ALONG SAID FENCE LINE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 31 DEGREES 57 MINUTES 45 SECONDS WEST, 3.89 FEET TO A SET REBAR WITH CAP. SOUTH 00 DEGREES 32 MINUTES 31 SECONDS EAST, 360.31 FEET TO A SET REBAR WITH CAP. SOUTH 25 DEGREES 30 MINUTES 14 SECONDS WEST, 120.26 FEET TO A SET REBAR WITH CAP. THENCE LEAVING SAID FENCE, SOUTH 21 DEGREES 02 MINUTES 01 SECONDS EAST, 141.94 FEET TO A SET REBAR WITH CAP. THENCE SOUTH 67 DEGREES 39 MINUTES 01 SECONDS WEST, 404.56 FEET TO A SET REBAR WITH CAP. THENCE NORTH 10 DEGREES 08 MINUTES 07 SECONDS WEST, 202.42 FEET TO A SET REBAR WITH CAP AT A FENCE CORNER. THENCE ALONG SAID FENCE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 11 DEGREES 40 MINUTES 32 SECONDS EAST, 284.51 FEET TO A SET REBAR WITH CAP. NORTH 16 DEGREES 12 MINUTES 38 SECONDS EAST, 314.42 FEET TO A SET REBAR WITH CAP. THENCE NORTH 88 DEGREES 05 MINUTES 33 SECONDS EAST, 261.66 FEET TO A SET REBAR WITH CAP. THENCE NORTH 06 DEGREES 52 MINUTES 33 SECONDS WEST, 5.94 FEET TO A SET REBAR WITH CAP. THENCE LEAVING SAID FENCE, NORTH 67 DEGREES 57 MINUTES 45 SECONDS EAST, 462.12 FEET TO THE CENTERLINE OF ARKANSAS HIGHWAY 112. THENCE ALONG SAID CENTERLINE, SOUTH 18 DEGREES 25 MINUTES 42 SECONDS EAST, 200.00 FEET. THENCE LEAVING SAID CENTERLINE, SOUTH 89 DEGREES 40 MINUTES 36 SECONDS WEST, 467.45 FEET TO A SET REBAR WITH CAP AT A FENCE CORNER. THENCE ALONG SAID FENCE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 65 DEGREES 20 MINUTES 16 SECONDS WEST, 16.09 FEET TO A SET REBAR WITH CAP. SOUTH 31 DEGREES 57 MINUTES 45 SECONDS WEST, 12.08 FEET TO THE POINT OF BEGINNING, CONTAINING 6.75 ACRES AND SUBJECT TO HIGHWAY RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

2018 5097

FILED

2010 DEC 11 PM 3: 32

2010 DEC 11 PM 12: 16

Tract 3

Chris L. Brown
9836 Philpott Rd.
Bentonville, AR 72713

Benton County Tax Parcel No. 18-08357-000 - PART OF THE SW/4 OF THE NE/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS AND ALSO BEING "TRACT I RESERVED PROPERTY", SPRING RIDGE SUBDIVISION AS RECORDED IN PLAT BOOK 2004, PAGE 1335, IN THE BENTON COUNTY CIRCUIT CLERKS OFFICE AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERNMOST CORNER OF LOT 1, OF SAID SPRING RIDGE SUBDIVISION, BENTON COUNTY, ARKANSAS AS RECORDED IN PLAT BOOK 2004, PAGE 1335; THENCE S44°57'31 "E A DISTANCE OF 194.86 FEET TO THE NORTHERLY RIGHT OF WAY OF MILLER ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY N87°33'33"W A DISTANCE OF 393.46 FEET TO THE EASTERLY RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 112; THENCE LEAVING SAID NORTHERLY MILLER ROAD RIGHT OF WAY ALONG THE SAID EASTERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 112 N 15°50'29"W A DISTANCE OF 423.67 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY N74°09'31"E A DISTANCE OF 68.87 FEET; THENCE S44°57'31 "E 431.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.25 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Tract 4

Verna Miller, Trustee
Miller Family Trust
2501 Mida Ave.
Springdale, AR 72762-2803

Benton County Tax Parcel No. 21-00272-481 (also 18-08390-000) - PT NW SE BEG NW/C S87°E995.25' TO POB, S87°E331.73' TO NE/C S02°W238.84' N51°W25.54' N52°W111.94' N52°W130.21' N52°W137.45' N02°E5.66' POB, .93 acres, more or less

Tract 5

Randall Chaffin and Lisa Chaffin
13419 Crystal Way
Austin, TX 78737-8843

Benton County Tax Parcel No. 18-08366-000 - SURVEY 15-198 A PART OF THE SE/4 OF THE NE/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIN FOR THE SE CORNER OF SAID SE/4 OF THE NE/4, THENCE WEST 853.68 FEET TO A FOUND IRON PIN FOR THE POINT OF BEGINNING; THENCE WEST 208.71 FEET TO A FOUND IRON SPIKE; THENCE NORTH 208.71 FEET TO A FOUND IRON PIN; THENCE EAST 208.71 FEET TO A FOUND IRON PIN; THENCE SOUTH 208.71 FBET TO THE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD RIGHT OF WAY ALONG THE SOUTH SIDE THEREOF AND CASEMENTS AND/RIGHTS OF WAY OF RECORD. TOGETHER WITH: PART OF THE SE1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BCNG MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NW CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 13, SOUTH 00°00'00" EAST 1110.18 FEET; THENCE NORTH 90°00'00" EAST 252.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84°18'15" EAST 76.82 FEET; THENCE NORTH 87°36'13" WEST 77.26 FEET; THENCE NORTH 09°42'01" EAST 4.46 FEET TO THE POINT OF BEGINNING. ALSO PART OF THE SE1/4 OF THE NE/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NW CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 13, SOUTH 00°00'00" EAST 1126.44 FEET; THENCE NORTH 90°00'00" EAST 415.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH

2018 5098

FILED

2018 DEC 11 PM 3:32

2018 DEC 11 PM 12:16

84°18'15" EAST 34.09 FEET; THENCE SOUTH 06°27'35" WEST 202.36 FEET; THENCE NORTH 87°36'13" WEST 19.70 FEET; THENCE NORTH 02°23'47" EAST 203.81 FEET TO THE POINT OF BEGINNING. EXCEPT THE FOLLOWING: PART OF THE SE¼ OF THE NE¼ OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NW CORNER OF THE SE¼ OF THE NE¼ OF SAID SECTION 13, SOUTH 00°00'00" EAST 1112.71 FEET; THENCE NORTH 90°00'00" EAST 207.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°36'13" EAST 44.58 FEET; THENCE SOUTH 09°42'01" WEST 210.43 FEET; THENCE NORTH 87°34'24" WEST 17.83 FEET; THENCE NORTH 02°23'47" EAST 208.71 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT: PART OF THE SE¼ OF THE NE¼ OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE NW CORNER OF THE SE¼ OF THE NE¼ OF SAID SECTION 13, SOUTH 00°00' 00" EAST 1117.81 FEET; THENCE NORTH 90°00'00" EAST 329.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°36'13" EAST 86.87 FEET; THENCE SOUTH 02°23'47" WEST 5.01 FEET; THENCE NORTH 84°18'15" WEST 87.01 FEET TO THE POINT OF BEGINNING.

User Name: LAURA
CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
L201861044 11/26/2018 9:12:46 AM
Brenda DeShields, Circuit Clerk
BENTON CO, AR FEE \$40.00

2018 5099