



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

December 22, 2019

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

Re: City of Siloam Springs Annexation Ordinance 19-24

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: 12/06/2019

County: Benton

City Ordinance: 19-24

County Court Order: 2019-13

City: Siloam Springs

Dated: 11/05/2019

Date Filed: 11/15/2019

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 that reads "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. John Mark Turner, Mayor of Siloam Springs (w/encl)
Mr. Phillip R. Patterson, Siloam Springs City Administrator (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: Siloam Springs

City Ordinance/Resolution No: 19-24 Date approved: 11/05/2019

County Court Case No: 2019-13 Date Order Filed: 09/04/2019 11/15/19 sm 11/25/19

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

Date Change Effective: 12/06/2019 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: Phillip R. Patterson Title: City Administrator

Street Address: 400 N Broadway

City: Siloam Springs St: AR Zip code: 72761

Complete one form per ordinance/resolution, attach it as a cover page to the supporting document set and submit to the County Clerk's Office within 45 days of the Effective Date as required by Act 655 of 2017

County Official:

Signature: Cleemasters Title: Deputy Clerk

Date: 11/19/19

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: _____

L201951026 11/14/2019 10:38:27 AM
Recorded - Benton County, AR
Brenda DeShields, Circuit Clerk
2019 NOV 14 AM 10:48

ORDINANCE NO. 19-24

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN
TERRITORY TO THE CITY OF SILOAM SPRINGS, ARKANSAS AND
ASSIGNING SAME TO A WARD.**

WHEREAS, a petition was filed with the County Clerk of Benton County, Arkansas, by the owner of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Siloam Springs, Arkansas; and,

WHEREAS, on September 4, 2019, the County Court of Benton County, Arkansas, found that the petition was signed by 100% of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Siloam Springs, Arkansas; that an accurate plat or map of said territory had been filed with and made a part of said petition, that the petition contained a schedule of services and that no enclaves will be created if the petition is accepted by the City of Siloam Springs; and,

WHEREAS, the annexed parcel of real property is contiguous and adjacent to the other lands in Siloam Springs, Arkansas, and located in Ward 3.

NOW, THEREFORE, BE IT ORDAINED BY THE City Board of Directors of the City of Siloam Springs, Arkansas:

Section 1. That the following described lands and contiguous territory adjoining the City of Siloam Springs, Arkansas, (and as shown on Exhibit A), be and the same is hereby accepted as part of and annexed to and made a part of the City of Siloam Springs, Arkansas:

The SE/4 of the SE/4 of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, Being More Particularly Described as Follows: BEGINNING at a Mag Nail and Washer at the SE Corner of the said SE/4 of the SE/4, Point being in the Right-of-Way of East Kenwood Street and Bruce Rutherford Drive, Thence N02°27'54" E 1319.14 feet to an Iron Pipe, Thence N87°14'53" W 1319.86 feet to an Iron Pipe, Thence S02°31'57" W 1317.11 feet to a Found Railroad Spike in the Right-Of-Way of East Kenwood Street, Thence along Said Right-Of-Way S87°09'38"E 1321.43 feet to the POINT OF BEGINNING, Containing 39.962 acres more or less, and subject to the right-of-way of East Kenwood Street along the South Side Thereof, and Subject to all other Easements of Record.

And

Part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas being described as:

50 feet of right-of-way, being 25 feet on each side of the following described centerline:

Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 4, thence N 88°36'32" W 1321.54 feet to the Southwest corner of Southeast Quarter of Southeast Quarter of Section 4 for the point of terminus.

Section 2. That the above-described territory shall be annexed to and made a part of Ward 3 of the City of Siloam Springs, Arkansas, and the same shall be a part of said ward as fully as existing parts of said ward.

Section 3. That the zoning map of the City (Municipal Code Section 102-21) is hereby amended to include within the R-2 zoning district the above-described territory.

Section 4. Thirty (30) days after passage and publication or posting of this Ordinance as authorized by law, the annexation shall be final and the property shall be within the corporate limits of the City of Siloam Springs, except as otherwise ordered by the Circuit Court pursuant to a cause of action filed within said thirty (30) day period.

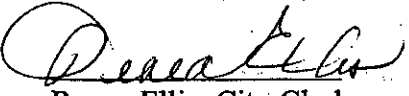
Section 5. Within forty-five (45) days of the effective date of this ordinance the city clerk shall provide written notice, along with complete documentation, to the county clerk of Benton County in which the territory is affected.

ORDAINED AND ENACTED this 5th day of November 2019.

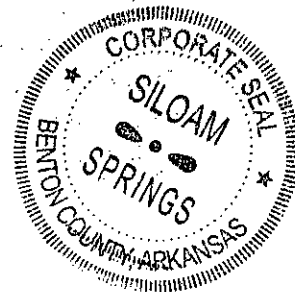
APPROVED:


John Mark Turner, Mayor

ATTEST:


Renea Ellis, City Clerk

(SEAL)



FILED

2019 NOV 15 PM 2:06

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

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

CC 2019-13

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 SILOAM SPRINGS, 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 SILOAM SPRINGS, Benton County, Arkansas, is hereby confirmed and that the same is and shall hence forth comprise a part of the City of SILOAM SPRINGS, Benton County, Arkansas.



HON. BARRY MOEHRING, County Judge

Date

11/15/19

2019 3685

FILED

2019 SEP -4 PM 4:31

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

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

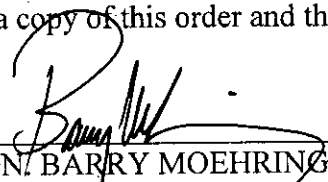
COUNTY COURT ORDER NO. CC 2019-13

AMENDED ORDER AUTHORIZING ANNEXATION PURSUANT TO ACA § 14-40-609

I, Barry Moehring, County Judge of Benton County, having reviewed the attached petition for annexation and verification of petition, hereby find that the petition:

- 1) is in writing;
- 2) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming their desire to be annexed;
- 3) contains an accurate description of the relevant property or properties;
- 4) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- 5) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town -- additionally a copy of the letter from the State of Arkansas GIS office approving the legal description for the annexation was provided;
- 6) includes a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final; and
- 7) does not include in its description certain dedicated public roads and rights of way abutting or traversing the property to be annexed, the legal description(s) for which are included on the attached Exhibit "A" to this order, and which are depicted in the attached Exhibit "B" to this order, and any acceptance of this annexation by the City of Siloam Springs is required to include acceptance of the property described in Exhibit "A" and depicted in Exhibit "B" in the resolution or ordinance accepting such annexation or an order confirming the annexation will not be entered.

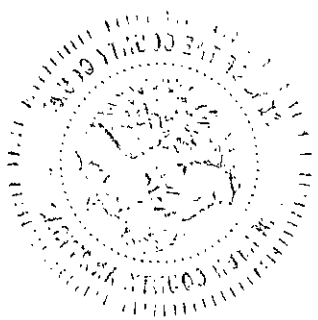
The County Clerk is directed to forward a copy of this order and the related Petition to the Mayor of the City of Siloam Springs.



 HON. BARRY MOEHRING, County Judge

9-4-19

 Date



2019 2965

FILED

2019 NOV 14 AM 10:48

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

ORDINANCE 19-24

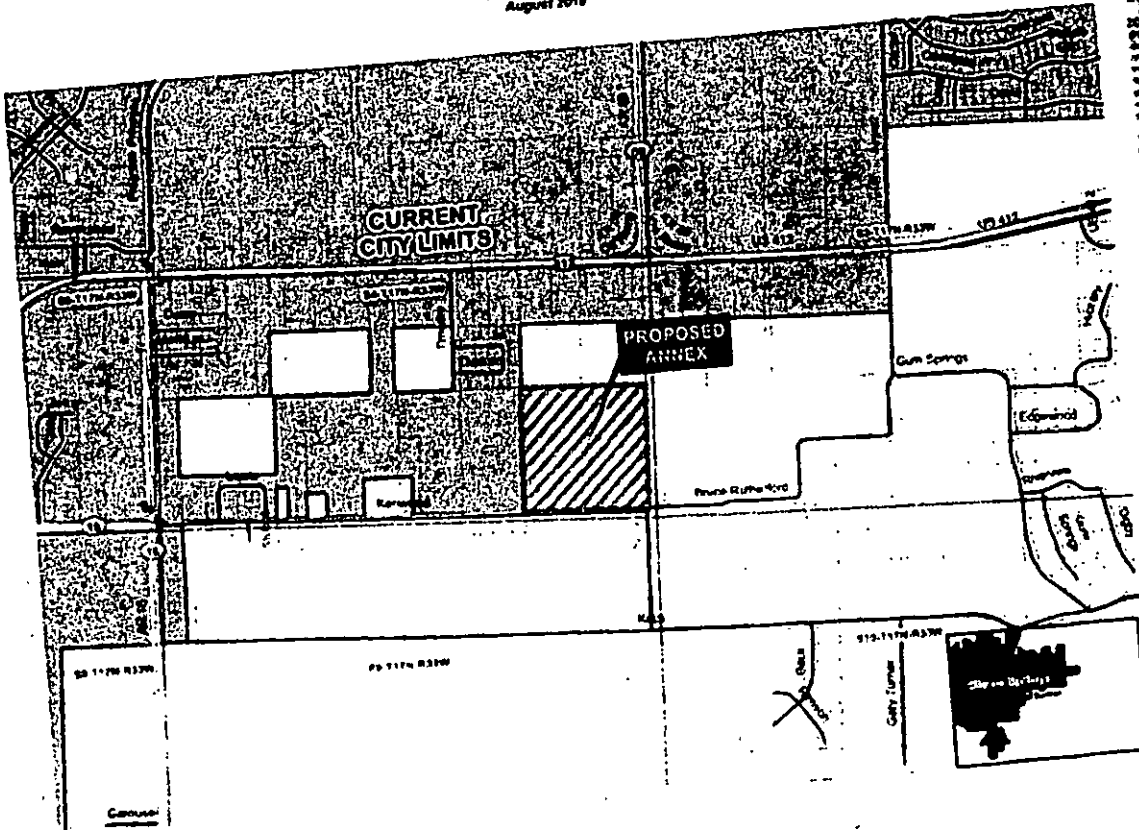
EXHIBIT A

Proposed Annex: City of Sisco Springs
August 2019

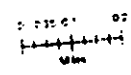
Sisco Springs
City of Sisco Springs

2019 AUG 28 PM 2:37
Approved Clerk: Betsy Harrell

2019 AUG 28 PM 2:37
Approved Clerk: Betsy Harrell
The map received herein is subject to the public use and requirements of the State of AR.



- Legend
- Proposed Annex
- Current City Limits
- Water
- Highway
- Other




STANDARD
DIGITIZED
1:1 Scale

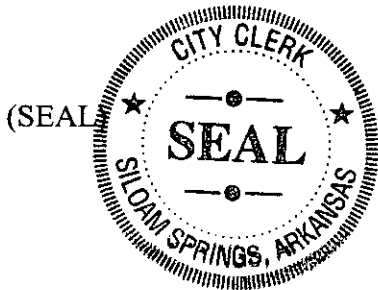
CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BEHTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
L201961028 11/14/2019 10:27 AM
Brenda DeShields, Circuit Clerk
BENTON COUNTY, AR
CO & PROBATE CLERK
BENTON COUNTY, AR

CERTIFICATE

I, Renea Ellis, the duly appointed, qualified and acting City Clerk of Siloam Springs, Arkansas, do hereby certify that the above and foregoing Ordinance 19-24, is a true and correct copy of an Ordinance as the same appears in the record books of said City, adopted at a regular meeting of the Board of Directors of Siloam Springs, held on the 5th day of November 2019, at which meeting a quorum of Directors was present, and said Ordinance was approved by a vote of seven ayes, no nays.

Witness my hand and seal as City Clerk of Siloam Springs, on this 5th day of November 2019.


Renea Ellis, City Clerk



2019 3675

~~2019 3674~~

BENTON COUNTY

STATE OF ARKANSAS

BETSY HARRELL

COUNTY CLERK & VOTER REGISTRAR

215 EAST CENTRAL, SUITE 217
BENTONVILLE, AR 72712-5373
479-271-1013
Fax: 479-271-1019

September 5, 2019

PROBATE COURT CLERK
COURTHOUSE, 102 N.E. "A" STREET
BENTONVILLE, AR 72712-5350
479-271-5727
FAX: 479-271-1712

Honorable John Mark Turner
City of Siloam Springs
P O Box 80
Siloam Springs, AR 72761

Re: In the Matter of Annexing to the City of Siloam Springs, Arkansas Certain
Territory Contiguous To Said City of Siloam Springs, Arkansas

Dear Mayor Turner:

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 Siloam Springs City Council.

The legal description for the annexation as proposed by the Petitioners did not include in its description certain dedicated public roads and rights of way abutting or traversing the property to be annexed, the legal descriptions for which are included on the attached Exhibit "A" and which are depicted in the attached Exhibit "B" to the County Judge's Order Authorizing Annexation. If your town desires to annex this property, the County Judge has required that you include the property in Exhibit "A" in what you are accepting. If you fail to do so, the County Judge has indicated he will not confirm the annexation.

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

Please feel free to contact me if you have questions.

Sincerely,

Betsy Harrell by Cleemasters

BETSY HARRELL, County Clerk

enc

ROGERS OFFICE
2111 W. WALNUT
(479) 636-3727
FAX (479) 636-4922

ROGERS ARCHIVES
2111 W. WALNUT
(479) 636-1037
FAX (479) 636-1053

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

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

FILED
2019 SEP -4 AM 9: 08

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

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

We, Betsy Harrell, County Clerk of Benton County, and Roderick Grieve, County Assessor of Benton County, attest as follows:

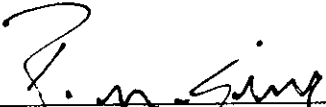
Our offices have received the attached petition seeking annexation. The petition has been reviewed and we hereby verify that the petition:

- (A) is in writing;
- (B) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming the desire to be annexed;
- (C) contains an accurate description of the relevant property or properties;
- (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town; and
- (F) include a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

Additionally, we note that the legal description in (C) does not include in its description certain dedicated public roads and rights of way abutting or traversing the property to be annexed, the legal descriptions for which are included on the attached Exhibit "A" and which are depicted in the attached Exhibit "B" to this verification.



HON. BETSY HARRELL, County Clerk



HON. RODERICK GRIEVE, County Assessor

FILED

EXHIBIT "A"

2019 SEP -4 AM 1:08

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Right of Way description for that portion of Kenwood Street to be included in Appendix A

Part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 17-North, Range 33-West, Benton County, Arkansas being described as:

50 feet of right of way, being 25 feet on each side of the following described centerline:

Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 4; thence N 88°36'32" W 1321.54 feet to the Southwest corner of Southeast Quarter of the Southeast Quarter of Section 4 for the point of terminus.

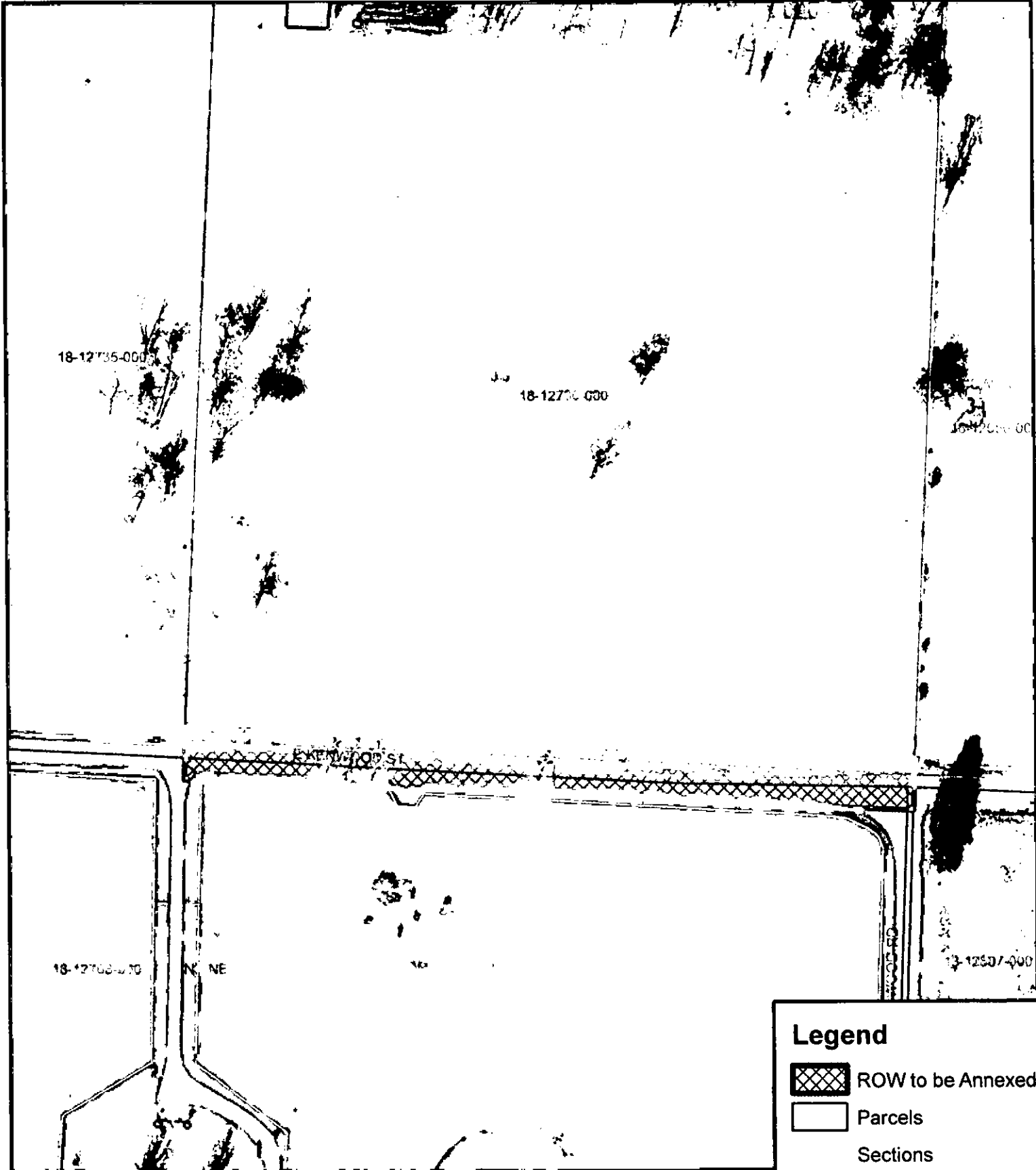
Exhibit "B" CC 2019-13

FILED

2019 SEP -4 AM 9: 08

Abutting ROW to Annexation

REGINA MCKELL
CO & PROBATE CLERK



THE COUNTY COURT OF BENTON COUNTY, ARKANSAS

CASE NO. 2019- 13

PETITION FOR ANNEXATION

FILED

2019 AUG 28 PM 2:37

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

DATE: 8-28-19

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

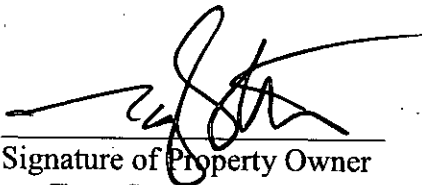
Come now the undersigned petitioners, and state as follows:

1. 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 Siloam Springs, Arkansas, to annex the following lands to the City of Siloam Springs, Arkansas:

SURVEY DESCRIPTION:

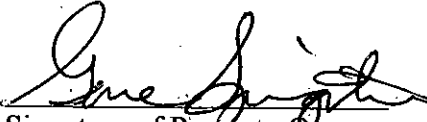
The SE/4 of the SE/4 of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, Being More Particularly Described as Follows:
BEGINNING at a Mag Nail and Washer at the SE Corner of the Said SE/4 of the SE/4, Point being in the Right-of-Way of East Kenwood Street and Bruce Rutherford Drive, Thence N02°27'54"E 1319.14 feet to an Iron Pipe, Thence N87°14'53"W 1319.86 feet to an Iron Pipe, Thence S02°31'57"W 1317.11 feet to a Found Railroad Spike in the Right-Of-Way of East Kenwood Street, Thence along Said Right-Of-Way S87°09'38"E 1321.43 feet to the POINT OF BEGINNING, Containing 39.962 acres more or less, and subject to the Right-Of-Way of East Kenwood Street along the South Side Thereof, and Subject to all other Easements of Record.

2. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area.
3. That said property described herein is contiguous to and adjoining the present Siloam Springs city limits, as shown on the map attached hereto as Exhibit A.
4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Siloam Springs.
5. That the following schedule of services shall be extended to the area by the City of Siloam Springs within three (3) years after the date the annexation becomes final: Fire Protection – Immediately; Police Protection – Immediately; Sanitation (Solid Waste) Service – Immediately; Potable Water and Wastewater – Immediately; and Zoning and Code Enforcement – Immediately.



Signature of Property Owner
Tony Steele
Steele Development, Inc.

Address



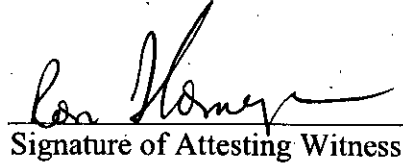
Signature of Property Owner
Gene Springston
Springston Construction, LLC

Address

~~FILED~~

~~2019 AUG 26 AM 2:37~~

~~BETSY HONSMAN BELL
Signature of Notary Public
BENTON COUNTY, AR~~


Signature of Attesting Witness

State of Arkansas

County of Benton

On this the 24th day of July, 2019, before me, Ron Homeyer, the undersigned notary, personally appeared Tony Steele and Gene Springston, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

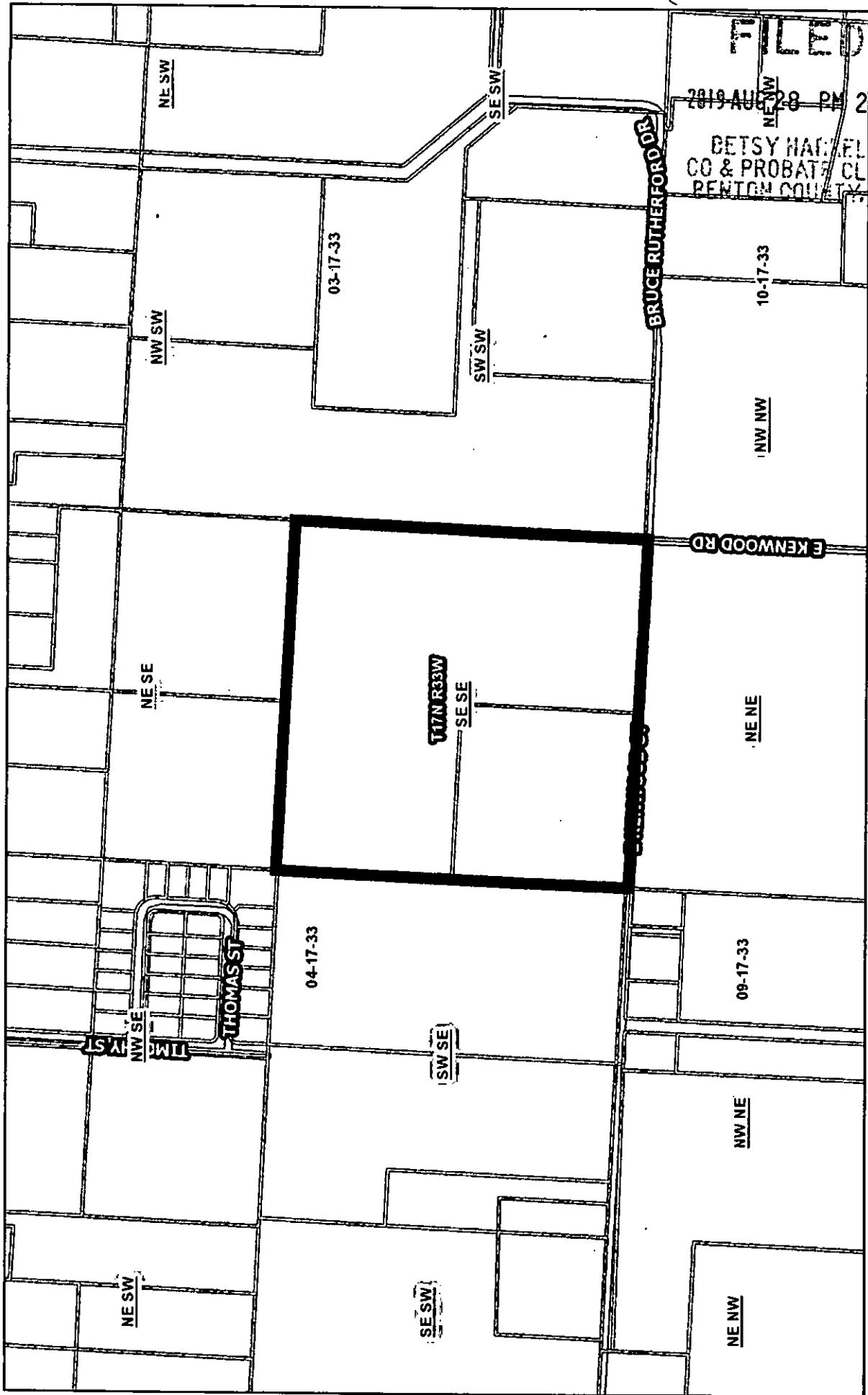
In witness whereof I hereunto set my hand and official seal.


Notary Public

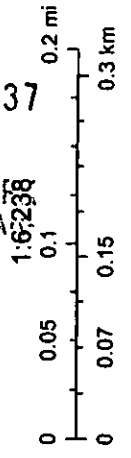
RON HOMEYER
NOTARY PUBLIC-STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires 03-14-2023
Commission # 12392570

My Commission expires: 03/14/2023

Vicinity Map - Annexation



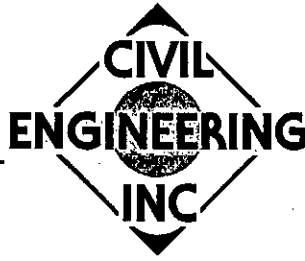
FILED
 2019 AUG 28 PM 2:37
 Betsy Haggard
 CO & PROBATE CLERK
 BENTON COUNTY, AR



July 20, 2019

- graphicsLayer0
- QQ Sections
- Sections
- Township/Range
- Streets
- Major Roads
- Cities
- AVOCA
- BELLA VISTA
- BENTONVILLE
- BETHEL HEIGHTS
- CAVE SPRINGS
- CENTERTON
- DECATUR
- ELM SPRINGS

701 South Mount Olive Street
P.O. Box 12
Siloam Springs, AR 72761



FILED

voice (479) 524-9956

fax (479) 524-4747

2019 AUG 28 PM 2:37
mail@civilengineeringss.com

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR

July 22, 2019

To Whom It May Concern:

RE: Benton County Tax Parcels 18-12735-000 & 18-12736-000
SE/4 of SE/4, Section 4, T-17-N, R-33-W
Total Acres: 39.962
Owner: Steele Development, Inc. & Springston Construction, LLC

Dear Sirs:

I, Ron Homeyer, Arkansas Professional Engineer Number 7731, do hereby certify and confirm that the above referenced 39.962-acre tract, located in the SE/4 of SE/4 of Section 4, Township 17 North, Range 33 West, identified as Benton County Tax Parcel numbers 18-12735-000 & 18-12736-000, owned by Steele Development, Inc. & Springston Construction, LLC, is contiguous to the City Limits of the City of Siloam Springs. I also certify and confirm that the annexation of the said 39.962-acre tract will not create an enclave.

Sincerely,

A handwritten signature in black ink that reads "Ron Homeyer".

Ron Homeyer, P.E.
President

FILED

2019 AUG 28 PM 2: 37

SURVEY DESCRIPTION:

The SE/4 of the SE/4 of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, Being More Particularly Described as Follows: **BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR**
BEGINNING at a Mag Nail and Washer at the SE Corner of the Said SE/4 of the SE/4, Point being in the Right-of-Way of East Kenwood Street and Bruce Rutherford Drive, Thence N02°27'54"E 1319.14 feet to an Iron Pipe, Thence N87°14'53"W 1319.86 feet to an Iron Pipe, Thence S02°31'57"W 1317.11 feet to a Found Railroad Spike in the Right-Of-Way of East Kenwood Street, Thence along Said Right-Of-Way S87°09'38"E 1321.43 feet to the POINT OF BEGINNING, Containing 39.962 acres more or less, and subject to the Right-Of-Way of East Kenwood Street along the South Side Thereof, and Subject to all other Easements of Record.

FILED



2019 AUG 28 PM 7:38
3866 W. Sunset
Springdale, AR 72762
Tele: 479-582-9383
BETSY HUBBARD
Fax: 479-582-2925
CO. & PROBATE CLERK
www.RealtyTitle.com
BENTON COUNTY, AR

Ownership Certification Report

File No: 19-53188W

Legal:

TRACT 1:

THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, CONTAINING 10 ACRES, MORE OR LESS.

TRACT 2:

THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, CONTAINING 30 ACRES, MORE OR LESS.

Title is vested in:

Steele Development, Inc., an Arkansas corporation, as to an undivided 80% interest, and Springston Construction, LLC, an Arkansas limited liability company, as to an undivided 20% interest

Filing Information for Vesting:

Tract 1 Parcel #18-12735-000

The current vesting deed for the above described land is as follows:

Warranty Deed executed by Derk W. McReynolds, an unmarried person, as Grantor, to Steele Development, Inc., an Arkansas corporation, as to an undivided 80% interest, and Springston Construction, LLC, an Arkansas limited liability company, as to an undivided 20% interest, as Grantees, filed May 3, 2019 as Land Document No. L201921407, records of Benton County, Arkansas.

Tract 2 Parcel #18-12736-000

The current vesting deed for the above described land is as follows:

Warranty Deed executed by Matthew McReynolds, an unmarried person, as Grantor, to Steele Development, Inc., an Arkansas corporation, as to an undivided 80% interest, and Springston Construction, LLC, an Arkansas limited liability company, as to an undivided 20% interest, as Grantees, filed July 17, 2019 as Land Document No. L201936277, records of Benton County, Arkansas.

This search is extended from *January 16, 1976 to August 11, 2019 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: August 20, 2019

Realty Title & Closing Services, LLC
Arkansas Title Agency License No.: 100102353
3866 W. Sunset
Springdale, AR 72762
479-582-9383 fax 479-582-2925

By:

Authorized Signatory

Bradley B. Groe

L201921407
BENTON CO. AR FEE \$25.00
PRESENTED & E-RECORDED
06/03/2019 12:52:39 PM
BENGA DESHIELDS
Circuit Clerk & Recorder

FILED

2019 AUG 28 PM 2:38

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

=====

WARRANTY DEED

=====

KNOW ALL MEN BY THESE PRESENTS:

THAT Derk W. McReynolds, an unmarried person, hereinafter called Grantor, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, in hand paid by **Steele Development, Inc.**, an Arkansas corporation, as to an undivided eighty percent (80%) interest, and **Springston Construction, LLC**, an Arkansas limited liability company, as to an undivided twenty percent (20%) interest, hereinafter called Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantees, and unto their successors and assigns forever, the following lands lying in Benton County, Arkansas, to-wit:

The SW 1/4 of the SE 1/4 of the SE 1/4 of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, containing 10 acres, more or less.

SUBJECT to existing easements, mineral reservations, conveyances and/or leases, and covenants and restrictions of record, if any.

TO HAVE AND TO HOLD the same unto the said Grantees, and unto their successors and assigns forever, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging.

AND, Grantor hereby covenants with the said Grantees, that Grantor will forever warrant and defend the title to said lands against all lawful claims whatsoever.

AND, for the consideration aforesaid, Grantor hereby releases and relinquishes unto the said Grantees, all rights of dower, curtesy and homestead in and to said lands.

WITNESS my hand and seal on this 1 day of May, 2019.



Derk W. McReynolds

=====

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.



Grantee/Grantee's Agent

RTC. 19-51340R

FILED

2019 AUG 28 PM 2: 38

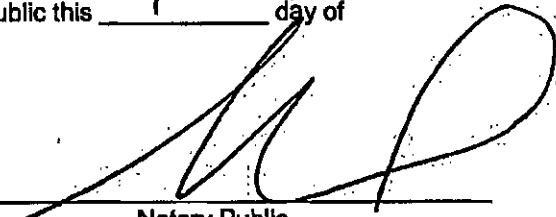
BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

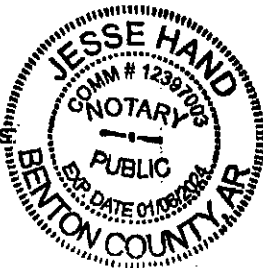
BE IT REMEMBERED, that on this day set out below, before me, a Notary Public within and for said state and county, duly commissioned, qualified and acting, appeared the within named **Derk W. McReynolds**, to me personally well known or satisfactorily proven to be such person, who stated and acknowledged that he had so signed, executed and delivered said foregoing warranty deed for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 1 day of MAY, 2019.



Notary Public

My commission expires



Prepared by:
David George
Attorney at Law
P. O. Box 447
Bentonville, AR 72712

Return to Grantees: 400 Peach Orchard Rd
Bentonville, AR 72712



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

FILED

2019 AUG 28 PM 2: 38

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

Real Estate Transfer Tax Stamp
Proof of Tax Paid



File Number: 19-51340R

**Grantee:
Mailing Address:**

STEELE DEVELOPMENT, INC AND SPRINGSTON CONSTRUCTION,
LLC
400 PEACH ORCHARD RD
BENTONVILLE AR 727120000

**Grantor:
Mailing Address:**

DERK W MCREYNOLDS
10598 WEDINGTON BLACKTOP
PRAIRIE GROVE AR 727530000

**Property Purchase Price:
Tax Amount:

County:
Date Issued:
Stamp ID:**

\$215,000.00
\$709.50

BENTON
05/03/2019
236324864

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed):

Gina McCallister

Grantee or Agent Name (signature):

Gina McCallister
Realty Title & Closing Services LLC

Date: *5-3-19*

Address:

3711 W. Walnut • Rogers, AR 72756

City/State/Zip:

479-636-7766

FILED

2019 AUG 28 PM 2:38

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in Doc Num L201921407
05/03/2019 12:52:39 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder

L201936277

BENTON CO. AR FEE \$25.00

PRESENTED & RECORDED
07/17/2019 01:08:37 PM
BRENDA DESHIELDS
Circuit Clerk & Recorder

2019 AUG 28 PM 2:38

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Matthew McReynolds, an unmarried person, hereinafter called Grantor, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, in hand paid by Steele Development, Inc., an Arkansas corporation, as to an undivided 80% interest, and Springston Construction, LLC, an Arkansas limited liability company, as to an undivided 20% interest, hereinafter called Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantees, and unto their successors and assigns forever, the following lands lying in Benton County, Arkansas, to-wit:

The N1/2 of the SE1/4 of the SE1/4 and the SE1/4 of the SE1/4 of the SE1/4 of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, containing 30 acres, more or less.

SUBJECT to existing easements, mineral reservations, conveyances and/or leases, and covenants and restrictions of record, if any.

TO HAVE AND TO HOLD the same unto the said Grantees, and unto their successors and assigns forever, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging.

AND, Grantor hereby covenants with the said Grantees, that Grantor will forever warrant and defend the title to said lands against all lawful claims whatsoever.

AND, for the consideration aforesaid, Grantor hereby releases and relinquishes unto the said Grantees, all rights of dower, curtesy and homestead in and to said lands.

WITNESS my hand and seal on this 12 day of July, 2019.


Matthew McReynolds

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

B Whitehead
Grantee/Grantee's Agent

RTC 19-52572R

FILED

2019 AUG 28 PM 2:38

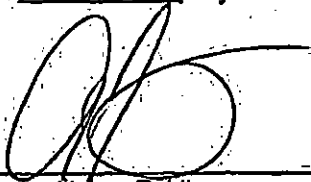
BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss.
COUNTY OF BENTON)

BE IT REMEMBERED, that on this day set out below, before me, a Notary Public within and for said state and county, duly commissioned, qualified and acting, appeared the within named **Matthew McReynolds**, to me personally well known or satisfactorily proven to be such person, who stated and acknowledged that he had so signed, executed and delivered said foregoing warranty deed for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 1st day of July, 2019.

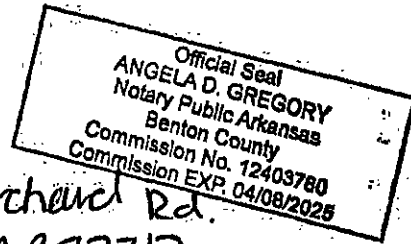


Notary Public

My commission expires:

Prepared by:
David George
Attorney at Law
P. O. Box 447
Bentonville, AR 72712

Return to Grantees:
400 Peach Orchard Rd.
Bentonville, AR 72712





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

FILED

2019 AUG 28 PM 2: 38

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 19-52572R

Grantee:
Mailing Address:

STEELE DEVELOPMENT, INC. AND SPRINGSTON CONSTRUCTION,
LLC
400 PEACH ORCHARD ROAD
BENTONVILLE AR 727120000

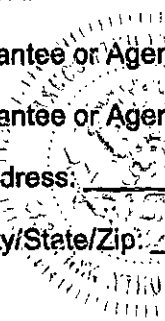
Grantor:
Mailing Address:

MATTHEW MCREYNOLDS
PO BOX 1364
GENTRY AR 727340000

Property Purchase Price: \$380,000.00
Tax Amount: \$1,254.00
County: BENTON
Date Issued: 07/17/2019
Stamp ID: 1927737344

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Beverly Whitehead
Grantee or Agent Name (Signature): [Signature] Date: 7/17/19
Address: 3711 W. Walnut • Rogers, AR 72756
City/State/Zip: 479-636-7766





ARKANSAS GIS OFFICE

A Division of the Department of Transformation and Shared Services

FILED

2019 AUG 28 PM 2:37

BETSY WARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

August 27, 2019

Mr. Ron Homeyer, P.E.
Civil Engineering Inc.
701 South Mount Olive Street
Siloam Springs, AR 72761

RE: City of Siloam Springs Annexation Coordination Requirement

Mr. Homeyer,

Thank you for coordinating with our office as you seek to annex property into the City of Siloam Springs, AR located in Section 4, Township 17 North, Range 33 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

H:\City_Annexations\Cities\Siloam_Springs\20190827\Doc\20190827_Siloam Springs_Annexation_Coordination_Letter.docx

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

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

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

November 18, 2019

PROBATE COURT CLERK

COURTHOUSE, 102 N.E. "A" STREET
BENTONVILLE, AR 72712-5350
479-271-5727
FAX: 479-271-1712

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

RE: The City of Siloam Springs
Steele Development Inc. and Springston Construction, LLC Annexation
Benton County Court Case No. CC# 2019-13

Dear Secretary Thurston:

In accordance with the law, I am enclosing a certified copy of each of the following:

1. Map (survey and vicinity map) of the affected area
2. Order Authorizing Annexation entered on 9-04-2019
3. Ordinance 19-24 adopted on November 5, 2019, by the City of Siloam Springs.

If you have any questions regarding this matter, please do not hesitate to call my office.

Sincerely,



Betsy Harrell

BH/cnl
Enclosures

cc: Roderick Grieve
Benton County Assessor

NW Arkansas Regional Planning Commission
1311 Clayton Street
Springdale, AR 72765

Benton County 9-1-1 Administration

ROGERS OFFICE
2111 W. WALNUT
(479) 636-3727
FAX (479) 636-4922

ROGERS ARCHIVES
2111 W. WALNUT
(479) 636-1037
FAX (479) 636-1053

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