



# JOHN THURSTON

ARKANSAS SECRETARY OF STATE

July 12, 2021

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

Re: City of Siloam Springs Annexation Ordinance 21-06

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 (petition of all landowners)

Effective Date: 6/11/2021

County: Benton

City: Siloam Springs

City Ordinance: 21-06

Dated: 5/4/2021

County Court Order: 2021-08

Date Filed: 2/26/2021

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 cursive script, 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. Judy Nation, Mayor of Siloam Springs (w/encl)  
The Hon. Renea Ellis, Siloam Springs City Clerk/Treasurer (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: 21-06 Date approved: 05/04/2021

County Court Case No: 2021-08 Date Order Filed: 02/26/2021

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

Date Change Effective: 06/11/2021 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: Ward 1  
*(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: Renea Ellis Title: Clerk/Treasurer

Street Address: PO Box 80

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: 5/17/21

*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:

**FILED**

**JUL 12 2021**

Rev. 2/2019

**Arkansas Secretary of State**

# 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

May 17, 2021

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

RE: The City of Siloam Springs  
Krein Annexation  
Benton County Court Case No. CC# 2021-08

**RECEIVED**

**MAY 17 2021**

**Arkansas  
Secretary of State**

Dear Secretary Thurston:

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

1. Map (survey and vicinity map) of the affected area
2. Order Authorizing Annexation entered on 02/26/2021
3. Ordinance 21-06 adopted on May 4<sup>th</sup>, 2021, 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 by Cleemaster*

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

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

FILED

2021 FEB 26 PM 2:23

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY

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


COUNTY COURT CASE NO. CC 2021-08

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 SILOAM SPRINGS.

  
 \_\_\_\_\_  
 HON. BARRY MOEHRING, County Judge

2. 26. 2021

\_\_\_\_\_  
Date

2021 1342

FILED

2021 MAY 11 AM 11:13

CC  
DEF

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

CC 2021-08

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

5.11.2021

**FILED**

2021 MAY 10 AM 10:52

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

**ORDINANCE NO. 21-06**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF  
CERTAIN TERRITORY DESCRIBED AS THE LAWLIS RANCH  
ADDITION PHASES 2 THROUGH 5 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 February 26, 2020, the County Court of Benton County, Arkansas, found that the petition was signed by 100% of 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, 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, which are located in Ward 1.

**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 Attachment 1), be and the same is hereby accepted as part of and annexed to and made a part of the City of Siloam Springs, Arkansas:

Tract "A"

Part of the N 1/2 of the SW 1/4 of Section 30, T-18-N, R-33-W Benton County, Arkansas, more particularly described as follows:

Beginning at a point 275.00' N02°57'19"E and 782.00' S86°52'30"E of the SW corner of the N 1/2 of said SW 1/4; thence N03°07'30"E 127.50 to a tangent curve to the right, having a radius of 15.00 feet; thence along said curve to the right an arc distance of 23.56 feet, having a chord of N48°07'30"E 21.21 feet; thence S86°52'30"E 2.00 feet; thence N03°07'30"E 192.50 feet; thence, N86°52'30"W 65.99 feet; thence N08°21'37"W 200.01

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feet to a non-tangent curve concave to the northwest, having a radius of 175.00 feet; thence along said curve an arc distance of 35.08 feet, having a chord of 35.02 feet; thence N86°52'30"W 14.41 feet; thence N03°07'30"E 142.50 feet; thence N86°52'30"W 341.97 feet; thence N03°00'05"E 374.03 feet to a point in the north line of the N/2 of the SW/4 of said Section 30; thence S86°59'55"E 1307.31'; thence S03°04'12"W 1096.85'; thence N86°52'30"W 291.76'; thence N02°21'34"E 465.32'; thence S86°49'01"E 44.76'; thence N03°06'28"E 405.17'; thence N87°00'20"W 480.81'; thence S03°13'34"W 358.07'; thence S86°49'47"E 336.18 feet; thence S02°21'34"W 145.61 feet; thence S86°49'01"E 50.00 feet; thence S02°21'34"W 565.36 feet; thence N86°52'30"W 50.00 feet; thence N02°21'34"E 250.00 feet; thence N86°52'30"W 435.62 feet to the Point Of Beginning, having an area of 20.58 Acres.

**Tract "B"**

Part of the N 1/2 of the SW 1/4 of Section 30, T-18-N, R-33-W Benton County, Arkansas, more particularly described as follows:

Beginning at a point 736.90' N02°57'19"E and 876.65' S86°49'51"E of the SW corner of the N 1/2 of said SW 1/4; thence N03°13'34"E 358.07'; thence S87°00'20"E 480.81'; thence S03°06'28"W 405.17'; thence N86°49'01"W 44.76'; thence S02°21'34"W 665.32'; thence N86°52'30"W 50.00'; thence N02°21'34"E 565.36'; thence N86°49'01"W 50.00'; thence N02°21'34"E 145.61'; thence N86°49'47"W 336.18'; to the Point Of Beginning, having an area of 4.99 Acres.

**Section 2.** That the above-described territory shall be annexed to and made a part of Ward 1 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-3 zoning district the above-described territory.

**Section 4. Effective date.** 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. Notice.** 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.

**Section 6. Administrative corrections.** The city attorney is hereby authorized to make grammatical and stylistic corrections to this ordinance that do not affect the substance thereof.

FILED

2021 MAY 10 AM 10:52

BETSY HARRELL  
CO. & PROBATE CLERK  
BENTON COUNTY, AR

**Section 7. Penalties.** Failure to abide by the conditions aforesaid, or any other terms of this ordinance shall be deemed a public offense subject to penalties and equitable relief in accordance with Section 1-7 of the Siloam Springs Municipal Code.

**Section 8. Repealer and severability.** Prior Ordinances in conflict with the provisions enacted herein are repealed to the extent of the conflict as of the effective date of this Ordinance. If any provision of a section of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect the other provisions or applications of the section or related sections which can be given effect without the invalid provision or application, and to this end the provisions are severable.

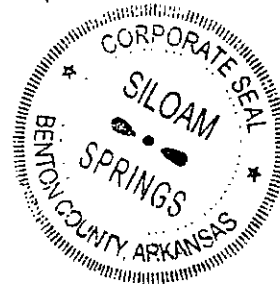
**ORDAINED AND ENACTED** this 4<sup>th</sup> day of May 2021.

**APPROVED:**

*Judy Nation*  
\_\_\_\_\_  
Judy Nation, Mayor

**ATTEST:**

*Renea Ellis*  
\_\_\_\_\_  
Renea Ellis, City Clerk, CMC



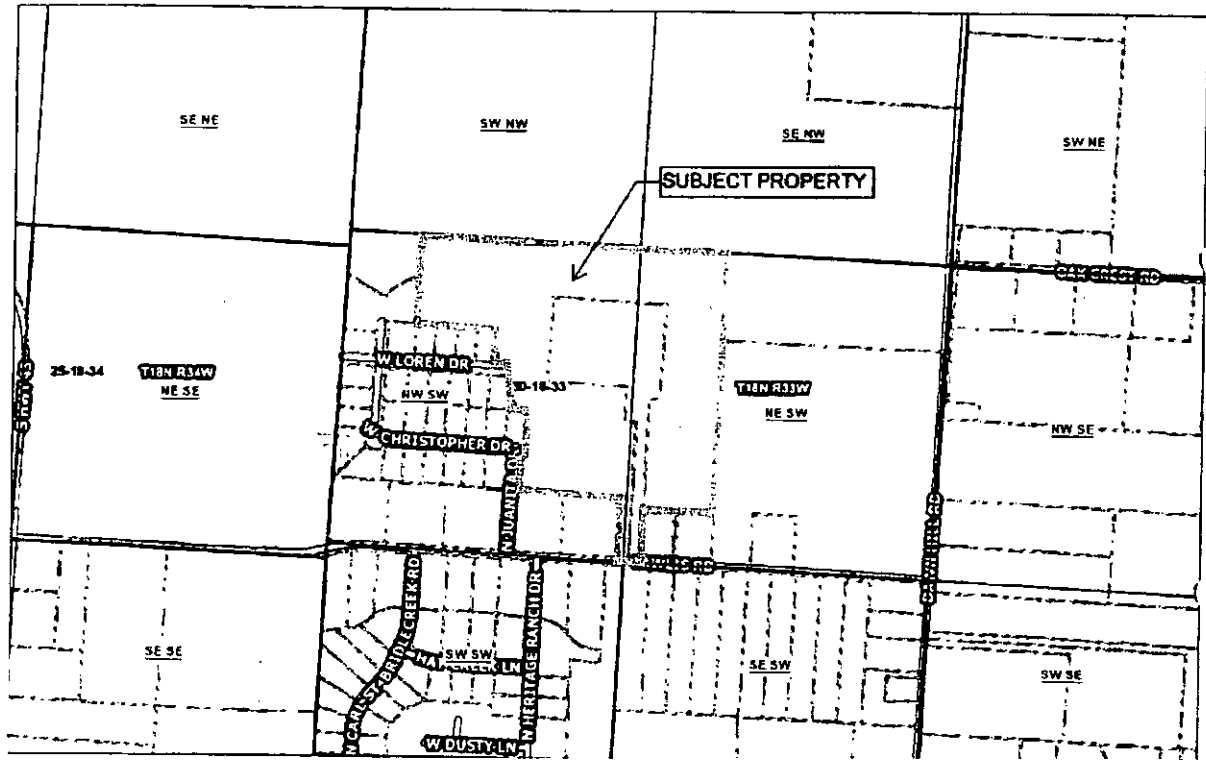


FILED

2021 MAY 10 AM 10:52

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

Attachment 1 to Ordinance 21-06



2021 2902

**FILED**

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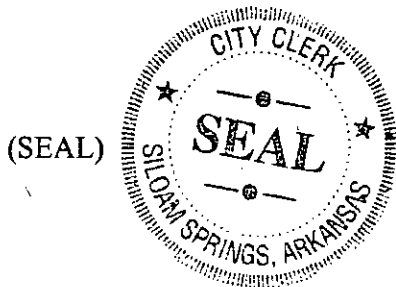
**CERTIFICATE**

BETSY HARRELL  
CO & PROBATE CLERK  
BENTON COUNTY, AR

I, Renea Ellis, the duly appointed, qualified and acting City Clerk of Siloam Springs, Arkansas, do hereby certify that the above and foregoing Ordinance 21-06, is a true and correct copy of the ordinance as the same appears of record in said City, adopted at a regular meeting of the Board of Directors of Siloam Springs, held on the 4<sup>th</sup> day of May 2021, at which meeting a quorum of the Board of Directors was present, and said resolution was approved by a vote of 6 ayes, 1 nay.

Witness my hand and seal as City Clerk of Siloam Springs on this 5<sup>th</sup> day of May 2021.

  
Renea Ellis, City Clerk



2021 2903

# 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

February 26, 2021

Honorable John Mark Turner  
City of Siloam Springs  
PO 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.

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 *Clematis*

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

2021 FEB 25 PM 1:14

BETSY HARRELL  
CO. CLERK  
BENTON COUNTY

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

CC 2021-08

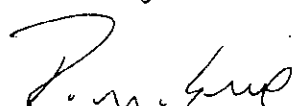
VERIFICATION OF PETITION FOR ANNEXATION PURSUANT TO ACA § 14-40-609

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.

  
\_\_\_\_\_  
HON. BETSY HARRELL, County Clerk

  
\_\_\_\_\_  
HON. RODERICK GRIEVE, County Assessor

FILED

2021 FEB 25 PM 1:14

BENTON COUNTY  
CO. & P.L. CLERK  
BENTON COUNTY, AR



Date: February 23, 2021  
Subject: Proposed Annexation Checklist  
CC 2021-08 Siloam Springs, 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

FILED

FEB 11 2021

BETSY HARPEL COUNTY CLERK  
BENTON COUNTY, ARKANSAS

THE COUNTY COURT OF BENTON COUNTY, ARKANSAS

CASE NO. 2021-08

PETITION FOR ANNEXATION

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

DATE: 1-22-21

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 Board of Directors of Siloam Springs, Arkansas, to annex the following lands to the City of Siloam Springs, Arkansas:

LEGAL DESCRIPTION FOR TRACT 123-R – Krein Development, LLC  
Part of the N 1/2 of the SW 1/4 of Section 30, T-18-N, R-33-W Benton County, Arkansas, more particularly described as follows:

Beginning at a point 275.00' N02°57'19"E and 782.00' S86°52'30"E of the SW corner of the N 1/2 of said SW 1/4; thence N03°07'30"E 127.50 to a tangent curve to the right, having a radius of 15.00 feet; thence along said curve to the right an arc distance of 23.56 feet, having a chord of N48°07'30"E 21.21 feet; thence S86°52'30"E 2.00 feet; thence N03°07'30"E 192.50 feet; thence, N86°52'30"W 65.99 feet; thence N08°21'37"E 200.01 feet to a non-tangent curve concave to the northwest, having a radius of 175.00 feet; thence along said curve an arc distance of 35.08 feet, having a chord of S87°22'57"W 35.02 feet; thence N86°52'30"W 14.41 feet; thence N03°07'30"E 142.50 feet; thence N86°52'30"W 341.97 feet; thence N03°00'05"E 374.03 feet to a point in the north line of the N/2 of the SW/4 of said Section 19; thence S86°59'55"E 1307.31'; thence S03°04'12"W 1096.85'; thence N86°52'30"W 291.76'; thence N02°21'34"E 465.32'; thence S86°49'01"E 44.76'; thence N03°06'28"E 405.17'; thence N87°00'20"W 480.81'; thence S03°13'34"W 358.07'; thence S86°49'47"E 336.18 feet; thence S02°21'34"W 145.61 feet; thence S86°49'01"E 50.00 feet; thence S02°21'34"W 565.36 feet; thence N86°52'30"W 50.00 feet; thence N02°21'34"E 250.00 feet; thence N86°52'30"W 435.62 feet to the Point Of Beginning, having an area of 20.58 Acres.

LEGAL DESCRIPTION FOR TRACT 4 – James D & Judy Kay Krein Living Trust  
Part of the N 1/2 of the SW 1/4 of Section 30, T-18-N, R-33-W Benton County, Arkansas, more particularly described as follows:

Beginning at a point 736.90' N02°57'19"E and 876.65' S86°49'51"E of the SW corner of the N 1/2 of said SW 1/4; thence N03°13'34"E 358.07'; thence S87°00'20"E 480.81'; thence S03°06'28"W 405.17'; thence N86°49'01"W 44.76'; thence S02°21'34"W 665.32'; thence N86°52'30"W 50.00'; thence N02°21'34"E 565.36'; thence N86°49'01"W 50.00';

2021-1001

FILED

FEB 11 2021

thence N02°21'34"E 145.61'; thence N86°49'47"W 336.18'; to the Point of Beginning, NOTARY PUBLIC  
having an area of 4.99 Acres BENTON COUNTY, ARKANSAS

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.

*Jim Krein member*  
*Judy Kay Krein member*  
 \_\_\_\_\_  
 Signature of Property Owner  
*James D. Krein member*  
 \_\_\_\_\_  
*Judy Kay Krein member*  
 \_\_\_\_\_  
 (Printed Name and Title)

*James D. Krein*  
 \_\_\_\_\_  
 Signature of Property Owner  
*Judy Kay Krein*  
 \_\_\_\_\_  
 Signature of Property Owner

Krein Development, LLC  
 P.O. Box 999  
 Gentry, AR 72734-0999

James D & Judy Kay Krein, Co-Trustees  
 P.O. Box 682  
 Gentry, AR 72734-0682

ACKNOWLEDGEMENT

State of Arkansas     )  
   )  
 County of Benton     )

On this the 22 day of January 2021, before me the undersigned notary, personally appeared Jim Krein, and \* known personally to me (or satisfactorily proven) to be the member of Krein Development, LLC and acknowledged that he/she, as an agent being authorized so to do, executed the foregoing instrument for the purposes therein contained. \* Judy Kay Krein

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

My Commission expires: \_\_\_\_\_

Official Seal  
 ANGELA D. GREGORY  
 Notary Public Arkansas  
 Benton County  
 Commission No. 12403780  
 Commission EXP. 04/08/2025

\_\_\_\_\_  
 Notary Public

2021-1002

ACKNOWLEDGEMENT

FILED

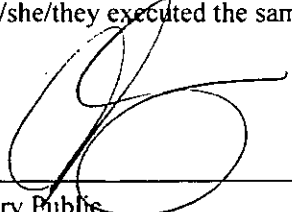
FEB 11 2021

BETSY HARTLEY COUNTY CLERK  
BENTON COUNTY ARKANSAS

State of Arkansas )  
                                  )  
County of Benton )

On this the 22 day of January 2021, before me the undersigned notary, personally appeared James D & Judy Kay Krein, known personally to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

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



\_\_\_\_\_  
Notary Public

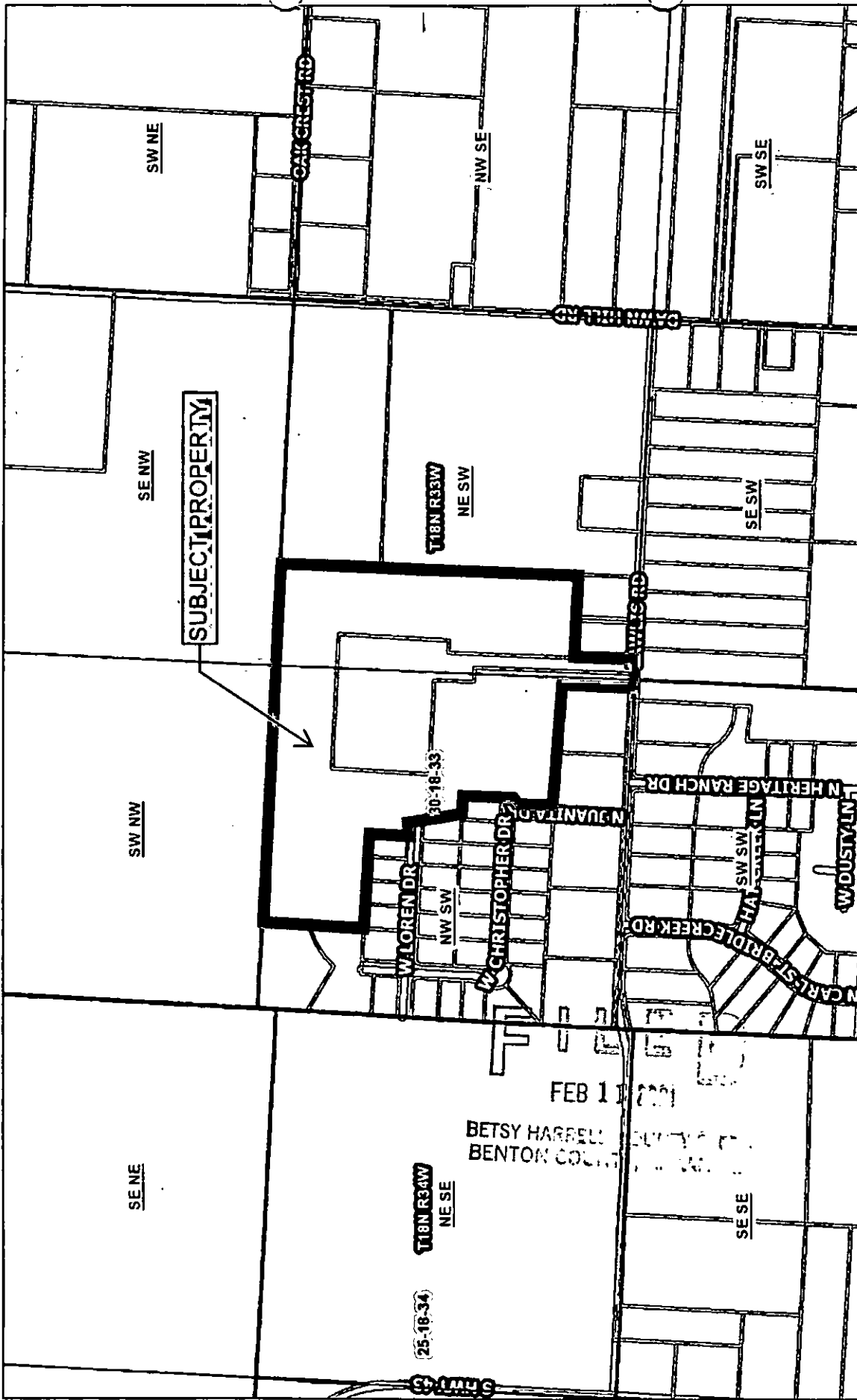
My Commission expires:  
\_\_\_\_\_

Official Seal  
ANGELA D. GREGORY  
Notary Public Arkansas  
Benton County  
Commission No. 12403780  
Commission EXP. 04/08/2025

2021-1003

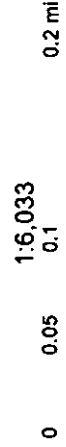


# VICINITY MAP - KREIN ANNEXATION



2021-1004

January 16, 2021



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

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



voice (479) 524-9956  
fax (479) 524-4747  
mail@civilengineeringss.com

FILED

FEB 11 2021

BETSY HARBELL, CLERK  
BENTON COUNTY, ARKANSAS

January 18, 2021

To Whom It May Concern:

RE: Benton County Tax Parcels 18-14083-000 & 18-14083-004  
Part of N/2 of SW/4, Section 30, T-18-N, R-33-W  
Total Acres: 25.57  
Owner: James D. & Judy Kay Krein Living Trust and Krein Development, LLC

Dear Sirs:

I, Ron Homeyer, Arkansas Professional Engineer Number 7731, do hereby certify and confirm that the above referenced 25.57-acre tract, located in the N/2 of the SW/4 of Section 30, Township 18 North, Range 33 West, identified as Benton County Tax Parcel numbers 18-14083-000 & 18-14083-004, owned by James D & Judy Kay Krein Living Trust and Krein Development, LLC, is contiguous to the City Limits of the City of Siloam Springs. I also certify and confirm that the annexation of the said 25.57-acre tract will not create an enclave.

Sincerely,

A handwritten signature in cursive script that reads "Ron Homeyer".

Ron Homeyer, P.E.  
President



3866 W. Sunset Avenue  
Springdale, AR 72762  
479-582-9383

[www.realtytitleinc.com](http://www.realtytitleinc.com)



FEB 11 2021

### Ownership Certification

BETSY HAPPELL, COUNTY CLERK  
BENTON COUNTY, ARKANSAS

I, Bradley Groe, a Licensed Title Agent for Realty Title & Closing Services, LLC, do hereby certify that I have researched the Land Records of Benton County, Arkansas as to the following described property:

**PART OF THE N 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 736.90 FEET N02°57'19"E AND 876.65 FEET S86°49'51"E OF THE SW CORNER OF THE N 1/2 OF SAID SW 1/4; THENCE N03°13'34"E 358.07 FEET; THENCE S87°00'20"E 480.81 FEET; THENCE S03°06'28"W 405.17 FEET; THENCE N86°49'01"W 44.76 FEET; THENCE S02°21'34"W 665.32 FEET; THENCE N86°52'30"W 50.00 FEET; THENCE N02°21'34"E 565.36 FEET; THENCE N86°49'01"W 50.00 FEET; THENCE N02°21'34"E 145.61 FEET; THENCE N86°49'47"W 336.18 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 4.99 ACRES, MORE OR LESS. ALSO IDENTIFIED AS PARCEL NO. 18-14083-000.**

and, as the result of said research and to the effective date of January 27, 2021 at 7:00 a.m., I also certify that

**James D. Krein and Judy Kay Krein, as Co-Trustees of The Krein Living Trust, U/A dated March 31, 2017**

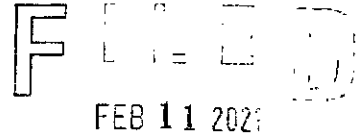
are the current vested title holders of the above said lands.

Bradley Groe  
Title Agent  
Realty Title & Closing Services, LLC

2021-10060



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



### Ownership Certification

BENTON COUNTY CLERK  
BENTON COUNTY, ARKANSAS

I, Bradley Groe, a Licensed Title Agent for Realty Title & Closing Services, LLC, do hereby certify that I have researched the Land Records of Benton County, Arkansas as to the following described property:

**PART OF THE N 1/2 OF THE SW 1/4 OF SECTION 30 TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 275.00 FEET N02°57'19"E AND 782.00 FEET S86°52'30"E OF THE SW CORNER OF THE N 1/2 OF SAID SW 1/4; THENCE N03°07'30"E 127.50 TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 23.56 FEET, HAVING A CHORD OF N48°07'30"E 21.21 FEET; THENCE S86°52'30"E 2.00 FEET; THENCE N03°07'30"E 192.50 FEET; THENCE N86°52'30"W 65.99 FEET; THENCE N08°21'37"W 200.01 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 175.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 35.08 FEET, HAVING A CHORD OF S87°22'57"W 35.02 FEET; THENCE N86°52'30"W 14.41 FEET; THENCE N03°07'30"E 142.50 FEET; THENCE N86°52'30"W 341.97 FEET; THENCE N03°00'05"E 374.03 FEET TO A POINT IN THE NORTH LINE OF THE N 1/2 OF THE SW 1/4 OF SAID SECTION 19; THENCE S86°59'55"E 1307.31 FEET; THENCE S03°04'12"W 1096.85 FEET; THENCE N86°52'30"W 291.76 FEET; THENCE N02°21'34"E 465.32 FEET; THENCE S86°49'01"E 44.76 FEET; THENCE N03°06'28"E 405.17 FEET; THENCE N87°00'20"W 480.81 FEET; THENCE S03°13'34"W 358.07 FEET; THENCE S86°49'47"E 336.18 FEET; THENCE S02°21'34"W 145.61 FEET; THENCE S86°49'01"E 50.00 FEET; THENCE S02°21'34"W 565.36 FEET; THENCE N86°52'30"W 50.00 FEET; THENCE N02°21'34"E 250.00 FEET; THENCE N86°52'30"W 435.62 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 20.58 ACRES, MORE OR LESS. ALSO IDENTIFIED AS PARCEL NO. 18-14083-004.**

and, as the result of said research and to the effective date of January 27, 2021 at 7:00 a.m., I also certify that

**Krein Development, LLC**

is the current vested title holder of the above said lands.

Bradley Groe  
Title Agent  
Realty Title & Closing Services, LLC

2021-1007

THE COUNTY COURT OF BENTON COUNTY, ARKANSAS

FILED

FEB 11 2021

CASE NO. 2021-08

BETSY HARRIS, CLERK  
BENTON COUNTY, ARKANSAS

PETITION FOR ANNEXATION

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

DATE: 1-22-21

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 Board of Directors of Siloam Springs, Arkansas, to annex the following lands to the City of Siloam Springs, Arkansas:

LEGAL DESCRIPTION FOR TRACT 123-R – Krein Development, LLC  
Part of the N 1/2 of the SW 1/4 of Section 30, T-18-N, R-33-W Benton County, Arkansas, more particularly described as follows:

Beginning at a point 275.00' N02°57'19"E and 782.00' S86°52'30"E of the SW corner of the N 1/2 of said SW 1/4; thence N03°07'30"E 127.50 to a tangent curve to the right, having a radius of 15.00 feet; thence along said curve to the right an arc distance of 23.56 feet, having a chord of N48°07'30"E 21.21 feet; thence S86°52'30"E 2.00 feet; thence N03°07'30"E 192.50 feet; thence, N86°52'30"W 65.99 feet; thence N08°21'37"E 200.01 feet to a non-tangent curve concave to the northwest, having a radius of 175.00 feet; thence along said curve an arc distance of 35.08 feet, having a chord of S87°22'57"W 35.02 feet; thence N86°52'30"W 14.41 feet; thence N03°07'30"E 142.50 feet; thence N86°52'30"W 341.97 feet; thence N03°00'05"E 374.03 feet to a point in the north line of the N/2 of the SW/4 of said Section 19; thence S86°59'55"E 1307.31'; thence should be W S03°04'12"W 1096.85'; thence N86°52'30"W 291.76'; thence N02°21'34"E 465.32'; thence S86°49'01"E 44.76'; thence N03°06'28"E 405.17'; thence N87°00'20"W 480.81'; thence S03°13'34"W 358.07'; thence S86°49'47"E 336.18 feet; thence S02°21'34"W 145.61 feet; thence S86°49'01"E 50.00 feet; thence S02°21'34"W 565.36 feet; thence N86°52'30"W 50.00 feet; thence N02°21'34"E 250.00 feet; thence N86°52'30"W 435.62 feet to the Point Of Beginning, having an area of 20.58 Acres.

LEGAL DESCRIPTION FOR TRACT 4 – James D & Judy Kay Krein Living Trust  
Part of the N 1/2 of the SW 1/4 of Section 30, T-18-N, R-33-W Benton County, Arkansas, more particularly described as follows:

Beginning at a point 736.90' N02°57'19"E and 876.65' S86°49'51"E of the SW corner of the N 1/2 of said SW 1/4; thence N03°13'34"E 358.07'; thence S87°00'20"E 480.81'; thence S03°06'28"W 405.17'; thence N86°49'01"W 44.76'; thence S02°21'34"W 665.32'; thence N86°52'30"W 50.00'; thence N02°21'34"E 565.36'; thence N86°49'01"W 50.00';

2021-1010

thence N02°21'34"E 145.61'; thence N86°49'47"W 336.18'; to the Point Of Beginning,  
having an area of 4.99 Acres

F I L E

FEB 11 2011

BETSY H...  
BENTON... LEAS

2021-1011



**Department of Transformation and Shared Services**

Governor Asa Hutchinson  
Secretary Amy Fecher  
Director Shelby Johnson

FEB 11 2021

FEB 11 2021

BETSY J. BENTON

February 10, 2021

Ron Homeyer, P.E.  
Civil Engineering, Inc.  
701 S Mt Olive St  
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 described as the "Krein" annexation and located in Section 30, Township 18 North, Range 33 West. This letter represents confirmation that you have coordinated with our office (Arkansas GIS Office) as specified in § 14-40-101 (Act 914 of 2015) of the 90<sup>th</sup> 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.

Sincerely,

A handwritten signature in black ink, appearing to read 'JW'.

Jennifer Wheeler, Sr. GIS Analyst

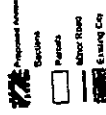
Attachments:  
GIS Office Map of Proposed Annexation  
Legal Description  
Secretary of State Municipal Change Checklist

City: Siloam Springs  
Mayor: Judy Nation

Arkansas Code 14-40-101.

Before an entity undertakes or annexation, consolidation, or detachment, proceeding under this chapter, the entity shall coordinate with the Arkansas State 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 city has met requirements of Act 914 of 2015

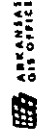


**FILED**

FEB 11 2021

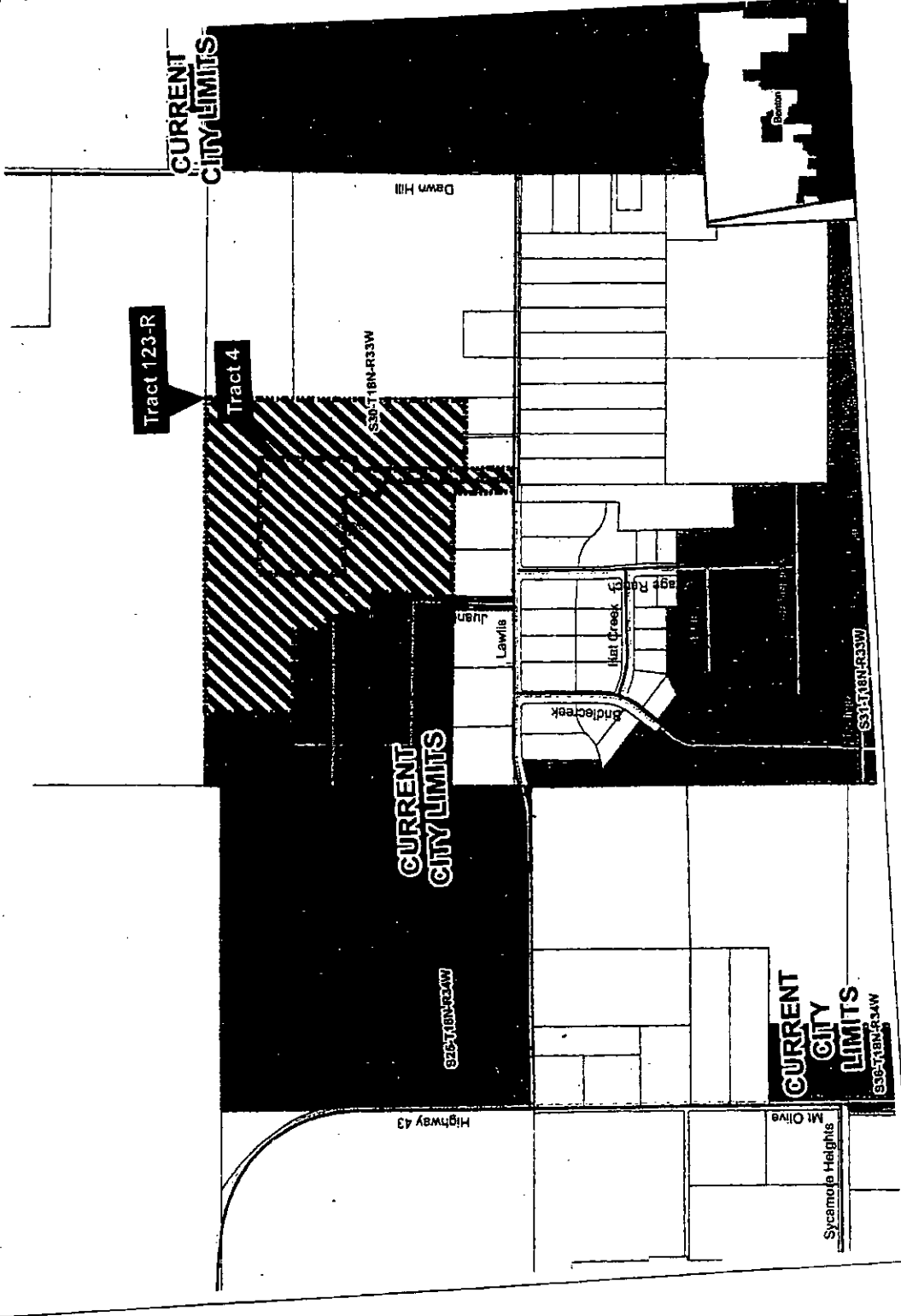
BETSY J. BENTLEY, CLERK

0.00228045 0.09



Arkansas GIS Office

Proposed "Krain" Annex: City of Siloam Springs  
February 2021



2021 1009