



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

April 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 19-07

Dear Ms. Harrell,

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

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

Effective Date: 04/09/19

County: Benton

City Ordinance: 19-07

County Court Order: CC-2018-23

City: Siloam Springs

Dated: 03/05/19

Date Filed: 01/15/19

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

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

Sincerely,

~~Rusty Ladd~~
Elections Division
Room 26
501-682-3478

cc: Arkansas Geographic Information Systems Office (w/encl)
Arkansas Department of Transportation Mapping Department (w/encl)
Department of Finance and Administration (w/encl)
Arkansas Public Service Commission (w/encl)
Arkansas Economic Development Institute (w/encl)
The Honorable John Mark Turner, Mayor of Siloam Springs (w/encl)
Phillip Patterson, City Administrator of Siloam Springs (w/encl)

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

March 15, 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: Strategic Realty Advisors
City of Siloam Springs Annexation
Benton County Court Case No. CC# 2018-23

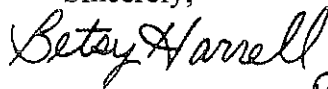
Dear Secretary Thurston:

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 January 15, 2019
3. Ordinance 19-07 adopted on March 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/tku
Enclosures

cc: Roderick Grieve
Benton County Assessor

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

Benton County 9-1-1 Administration

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

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

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



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: Siloam Springs

City Ordinance/Resolution No: 19-07 Date approved: 03/05/2019

County Court Case No: CC 2018-23 Date Order Filed: 01/15/2019

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

Date Change Effective: 04/09/2019 Set by: Municipal Ordinance Emergency Clause Default
(Required by Act 653 of 2017)

For Circuit Court Challenge: Date Order Filed: _____ Upheld Overturned Other *(attach explanation)*

Initiating party:

All Landowners Majority Landowners Municipal Governing Body State Other _____

Supporting Documentation attached *(check all that apply)*:

- File marked copy of City Ordinance/Resolution *(required)*
- File marked copy of County Court Order or certified annexation election results *(required except for island annexation)*
- Copy of Arkansas GIS Office approved printed map and certification letter *(required)*
- Proof of Publication for all Legal Notices *(include Hearing, Election, and City Ordinance/Resolution notices)*
- File marked copy of Petition Part *(if applicable)*
- File marked copy of Complaint and final Circuit Court Order *(Court Challenge only)*

Municipal Contact:

Name: _____, (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: [Handwritten Signature] Title: Chief Deputy County Clerk

Date: 3/15/19

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: _____

FILED

2019 MAR 11 PM 3:18

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 2018-23

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

March 11, 2019

Date

2019 0943

FILED

ORDINANCE NO. 19-07

2019 MAR -8 PM 1:37

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

DEBORA HARRELL
CLERK OF PROBATE
BENTON COUNTY, AR

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 December 18, 2018, 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, on January 15, 2019 the County Court of Benton County, Arkansas, issued an amended order to correct an error in the right-of-way description contained within Exhibit A of the order of December 18, 2018, but making no other changes; and

WHEREAS, the time fixed by law for appealing from said orders of annexation made by the County Court has expired and no appeal has been taken from said orders; 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 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 E ½ of the SW ¼ of the SE ¼ of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas, more particularly described as follows:

Beginning at the SE Corner of the E ½ of the SW ¼ of the SE ¼ of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas; thence along the south line thereof N86°57'24"W 660.02 feet to the southwest corner of the E ½ of the SW ¼ of the SE ¼ of said

2019 0892

FILED

Section 4; thence along the west line thereof N02°26'51" E 2019 19-07 feet to the north
the northwest corner the E ½ of the SW ¼ of the SE ¼ of said Section 4;
thence along the north line thereof S87°18'14"E 662.04 feet to the
northeast corner the E ½ of the SW ¼ of the SE ¼ of said Section 4;

2019 MAR 08 PM 1:37
BETTY HARRELL
CORPORATE CLERK
BENTON COUNTY, AR

Thence along the east line thereof S02°32'11"W 1317.07 feet to the point
of beginning, containing 19.95 acres, more or less and subject to all
easements and rights of way of record or fact and restrictions of record
and reservations and conveyances of oil, gas and other minerals; and

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

Beginning at the SE Corner of the E ½ of the SW ¼ of the SE ¼ of
Section 4, Township 17 North, Range 33 West, Benton County,
Arkansas; thence N87°57'24" W a distance of 660.02 feet to the point of
terminus.

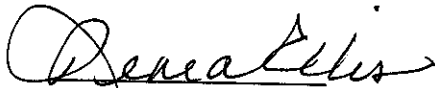
Section 2. That the above-described territory shall be annexed to and
made a part of Ward 3 of the City of Siloam Springs, Arkansas, and the same
shall be a part of said ward as fully as existing parts of said ward.


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

ORDAINED AND ENACTED this 5th day of March 2019.

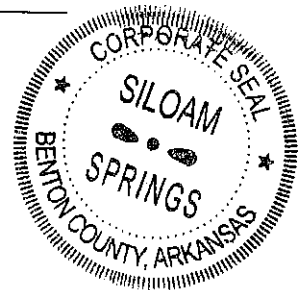
ATTEST:

APPROVED:


Renea Ellis, City Clerk


John Mark Turner, Mayor

(SEAL)



FILED

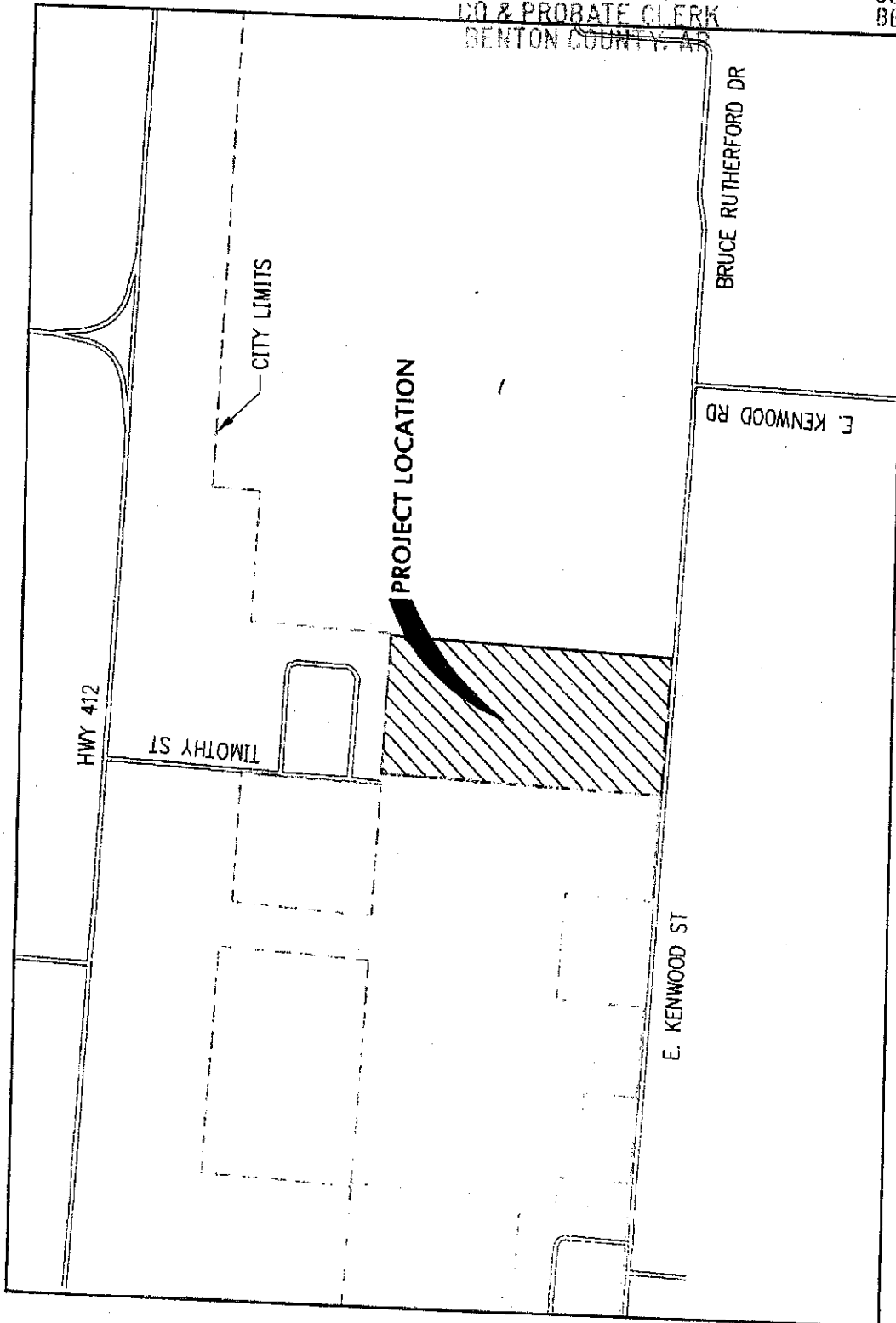
FILED

2019 MAR -8 PM 1:38

2018 NOV 28 PM 12:00

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, ARK

JENA D'ORIE
CO. & PROBATE CLERK
BENTON COUNTY, ARK



2019 0894

CERTIFICATE

FILED

2019 MAR -8 PM 1:38

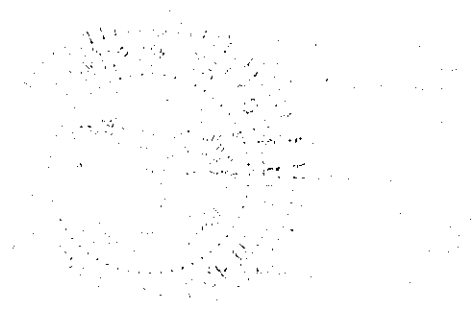
BETSY HARRELL
CLERK & RECORDER
BENTON COUNTY AR

The undersigned City Clerk of Siloam Springs, Arkansas, hereby certifies that the foregoing pages are a true and perfect copy of Ordinance 19-07 as presented, ordained and enacted at the Board of Directors Meeting March 5, 2019, by unanimous vote in regular session at the City Administration Building board room.

The original of the same is now in my possession.



Renea Ellis, City Clerk



FILED

2019 JAN 15 PM 4:06

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

COUNTY COURT ORDER NO. CC 2018-23

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

Date

1/15/19

2019 0258

Amended to reflect change in spelling of street name in Exhibit “A” from Kentwood to Kenwood.

EXHIBIT A

FILED

Right of way for Kenwood Street description for CC2018-23 annexation for Springdale, AR 06

A 50 foot right of way, being 25 feet on either side of the following described centerline

Beginning at the southeast corner of the E1/2 of the SW1/4 of the SE1/4 of Section 4, Township 17 North, Range 33 West Benton County, AR; thence N87°57'24"W a distance of 660.02 feet to the point of terminus.

2019 JAN 15 PM 4:06
BETSY HARBRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

2019 0259

2019 0260

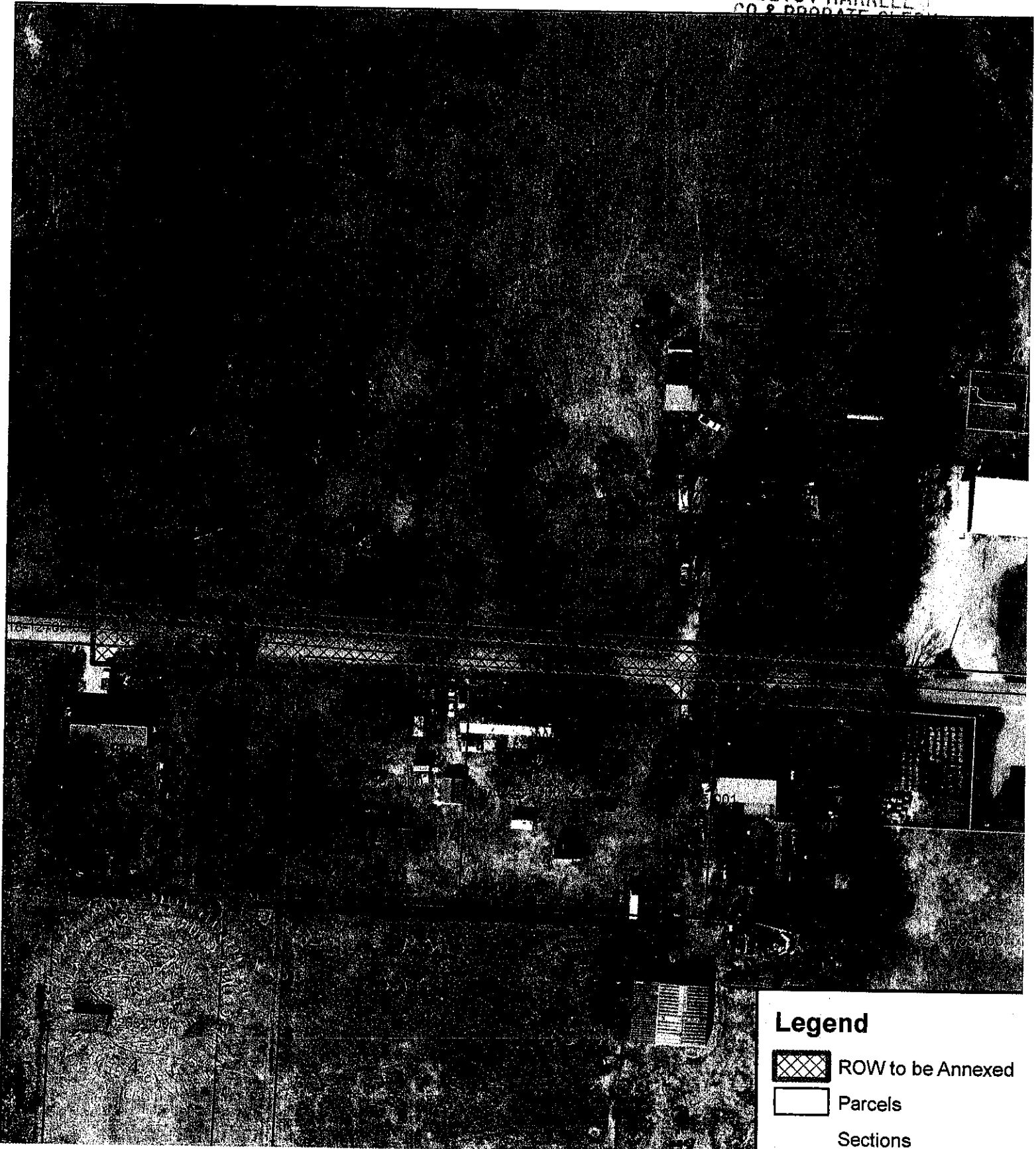
Exhibit "B" CC 2018-23

FILED




2019 JAN 15 PM 4:06

Abutting ROW to Annexation

BETSY HARRELL
CO. & PROP. CLERK



Legend

-  ROW to be Annexed
-  Parcels
-  Sections

FILED
2018 DEC 17 PM 12:00
TENA O'BRIEN
COUNTY CLERK
BENTON COUNTY, ARK.

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

CC 2018-23

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

We, Tena O'Brien, County Clerk of Benton County, and Roderick Grieve, County Assessor of Benton County, attest as follows:

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

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

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.

Tena O'Brien
by *B. Vanell*

HON. TENA O'BRIEN, County Clerk

R. Grieve

HON. RODERICK GRIEVE, County Assessor

FILED
2018 DEC 17 PM 12:00



Date: December 3, 2018
Subject: Proposed Annexation Checklist
CC 2018-23 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;

SEE ATTACHED (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
2010 DEC 17 PM 12:00

Item C:

During standard review of 2018-23 the Annexation petition for the City of Siloam Springs, the description referred to as "Exhibit B" includes a statement that the property is subject to "South 45th Street along the west". After consulting with Mapping-GIS and 911, it was discovered that there is no 45th Street in the City of Siloam Springs.

The description itself appears to be otherwise correct.



Michael D. Million

FILED
2018 DEC 17 PM 12:07

EXHIBIT A

Right of way for Kentwood Street description for CC2018-23 annexation for Siloam Springs, AR.

A 50 foot right of way, being 25 feet on either side of the following described centerline:

Beginning at the southeast corner of the E1/2 of the SW1/4 of the SE1/4 of Section 4, Township 17 North, Range 33 West Benton County, AR; thence N87°57'24"W a distance of 660.02 feet to the point of terminus.

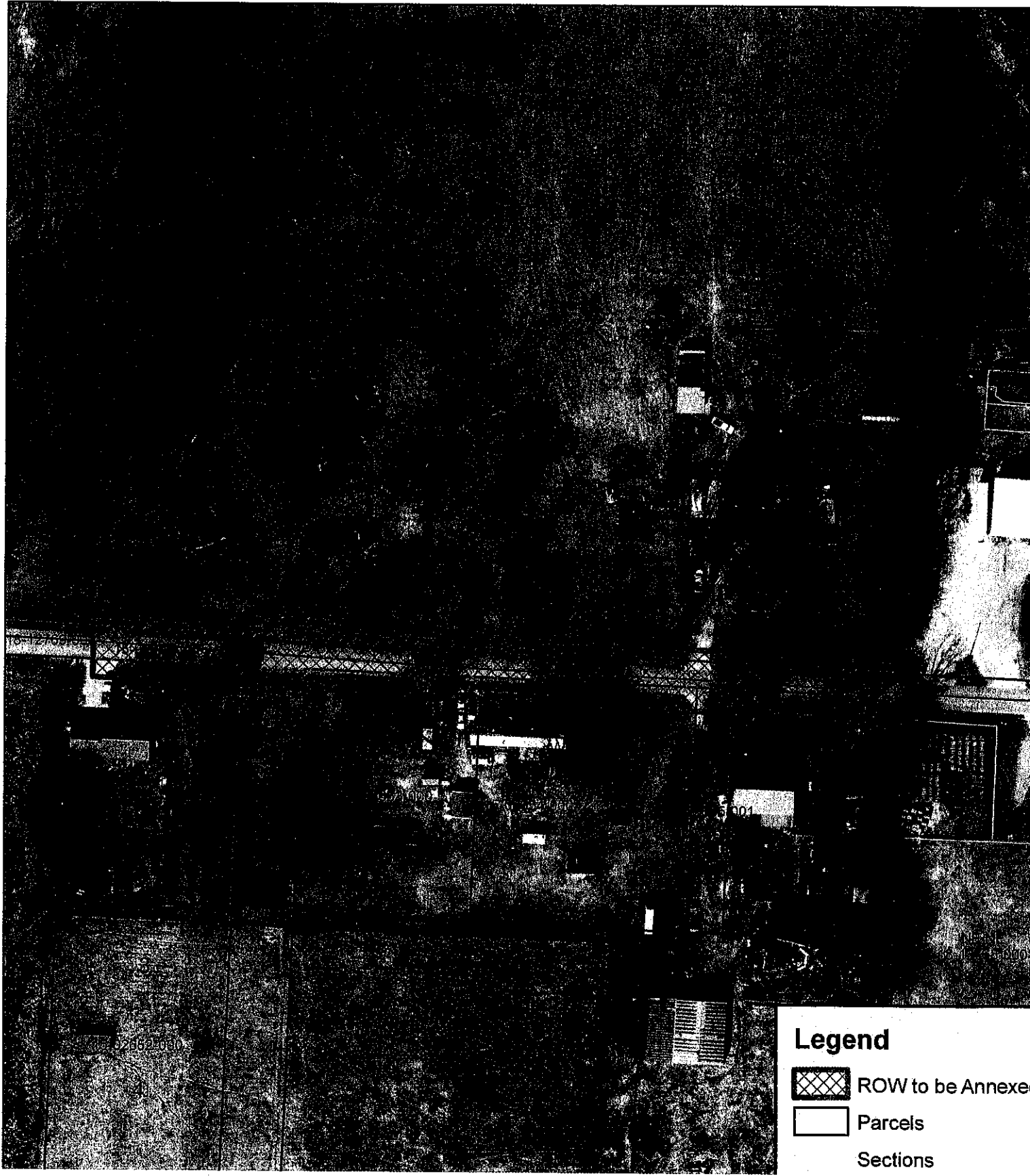
FILED

2018 DEC 17 PM 12: 01

Exhibit "B"

CC 2018-23

Abutting ROW to Annexation



2018 DEC 17 PM 12:01

18-12732-000

-TXA

L201852502

BENTON CO. AR FEE \$25.00
PRESENTED & E-RECORDED
10/04/2018 09:46:04 AM
BRENDA DESHIELDS
Circuit Clerk & Recorder

LATEST DEED FOR
PROPERTY IN ANNEX.
PETITION 2018-23

MM

**WARRANTY DEED
(INDIVIDUAL)**

KNOW ALL MEN BY THESE PRESENTS:

That, Mark John Knoner and Beverly C. Knoner, husband and wife as tenants by the entirety, hereafter called GRANTORS for and in consideration of the sum of Ten Dollars and Zero Cents and other good and valuable consideration paid by Strategic Realty Holdings LLC, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Strategic Realty Holdings LLC, hereinafter called GRANTEE, and unto their heirs, successors and assigns forever, the following described property situated in the County of Benton, State of Arkansas, to-wit:

The East Half of the Southwest Quarter of the Southeast Quarter of Section 4, Township 17 North, Range 33 West, Benton County, Arkansas. Subject to Easements, Rights of Way and Covenants of record. Subject to Restrictions of record and Reservations and Conveyances of Oil, Gas and Other Minerals.

Send tax statement to:

Strategic Realty Holdings LLC
1031 Fayetteville Rd. Ste 205
Van Buren, AR 72956

TO HAVE AND TO HOLD, The same unto the GRANTEE and unto their heirs, successors and assigns forever, with all appurtenances thereunto belonging. And we hereby covenant with GRANTEE that we will forever warrant and defend the title to the property against all lawful claims whatever, and the GRANTORS do hereby relinquish unto the GRANTEE all of their right of dower, curtesy and homestead in and to the above described property, if applicable.

WITNESS our hands this 2nd day of October, 2018.

Mark John Knoner
Mark John Knoner

Beverly C. Knoner
Beverly C. Knoner

Document prepared under the direction of: Troy Gaston, PA, Walters, Gaston, Allison & Parker, 1405 West Center, Greenwood, AR 72936

FILED

ACKNOWLEDGMENT

2018 DEC 17 PM 12:01

State of Arkansas

County of Washington

Notary Public
Kara Martin
Washington County, Arkansas

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, Mark John Knoner and Beverly C. Knoner, husband and wife as tenants by the entirety, to me well known as the GRANTORS in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 2nd day of October, 2018.



Kara Martin
Kara Martin NOTARY PUBLIC

My commission expires: February 28, 2028

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.

Western Arkansas Title Services, LLC
Grantee or Agent
File No.: WATS 181016

3321 So. 74th Street, Fort Smith, AR 72903
Grantee's or Agent's Address



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

2018 DEC 17 PM 12:01

RECEIVED
STATE CLERK
LITTLE ROCK, AR

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 157015

Grantee: STRATEGIC REALTY HOLDINGS, LLC
Mailing Address: 1031 FAYETTEVILLE RD. STE 205
VAN BUREN AR 729560000

Grantor: MARK AND BEVERLY KNONER
Mailing Address: PO BOX 6448
SILOAM SPRINGS AR 727610000

Property Purchase Price: \$450,000.00
Tax Amount: \$1,485.00
County: BENTON
Date Issued: 10/04/2018
Stamp ID: 1353961472

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): Western Arkansas Title Services

Grantee or Agent Name (signature): WATS Date: 10/04/18

Address: 3301 So 74th St.

City/State/Zip: Fort Smith, AR 72903

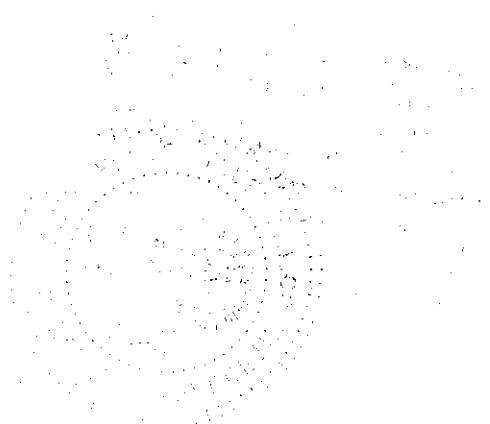
FILED

2018 DEC 17 PM 12:01

BRENDA DE SHIELDS
CLERK & RECORDER
BENTON COUNTY, ARK.



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 L201852502
10/04/2018 09:46:04 AM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder



FILED

2018 NOV 29 AM 9:11



**ARKANSAS
GIS OFFICE**

TERRA LORICH
COUNTY CLERK
BENTON COUNTY, AR

November 28, 2018

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

RE: City of Siloam Springs 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 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
/jjw

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

H:\City_Annexations\Cities\Siloam_Springs\20181128\Doc\20181128_Siloam Springs_Annexation_Coordination_Letter.docx

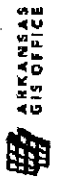
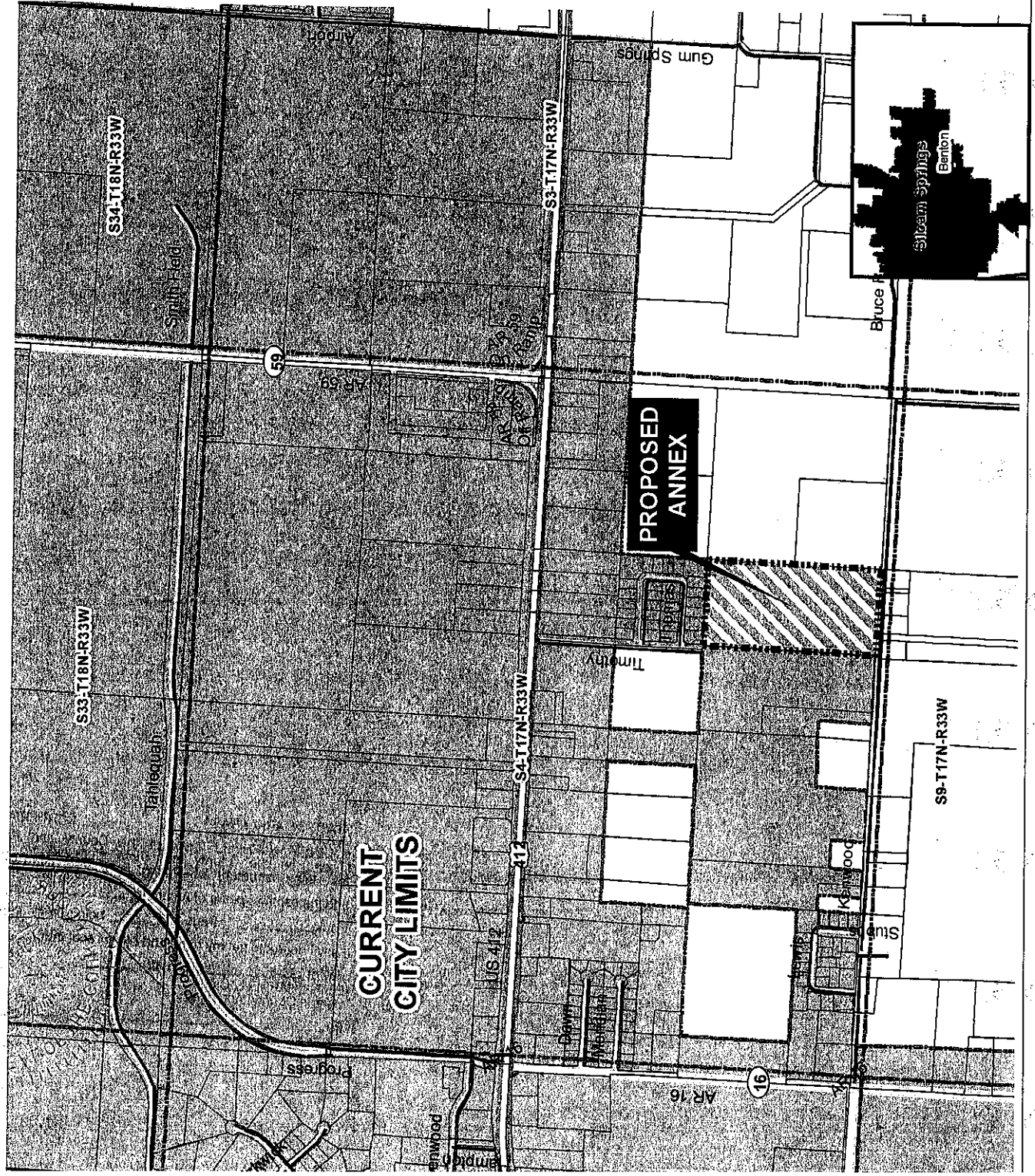
Proposed Annex: City of Siloam Springs
November 2018

City: Siloam Springs
Mayor: John Mark Turner

Arkansas Code 14-40-101.

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

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



FILED

2018 NOV 28 PM 12:00

THE COUNTY COURT OF BENTON COUNTY, ARKANSAS

CASE NO. 2018-~~000~~ 23

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

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

**PETITION FOR ANNEXATION OF PROPERTY
CONTIGUOUS TO THE
CITY OF SILOAM SPRINGS, ARKANSAS**

COME NOW the petitioner, Strategic Realty Advisors, Inc., owner of certain real properties located in Benton County, Arkansas, petition the Court as follows:

1. That the petitioner constitutes the sole ownership of one hundred percent (100%) of the real property that is the subject of this action.

2. That said property is contiguous to and adjoins the City of Siloam Springs, Arkansas. A map of the subject property is attached hereto as "Exhibit A". A legal description of the subject property is attached hereto as "Exhibit B".

4. The Petitioner respectfully requests that said property be released by the County and annexed to, added to, and included within the boundaries of the City of Siloam Springs, Arkansas, pursuant to A.C.A. 14-40-609.

5. The City of Siloam Springs will extend law enforcement, life safety, and water and sewer services to the subject properties.

6. The Petitioner requests that the subject be assigned a zoning designation of R-3.

WHEREFORE, premises considered, the Petitioner prays that this Court ascertain the propriety of this petition pursuant to A.C.A. 14-40-609, enter its order releasing the subject properties for annexation into the City of Siloam Springs to forward same to the City of Siloam Springs pursuant to A.C.A. 14-40-609, and for all other reasonable and proper relief.

FILED

2018 NOV 28 PM 12:00

STRATEGIC REALTY ADVISORS, INC.
PETITIONERS

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

BY: *Bill Watkins*

BILL WATKINS, Its Attorney
Arkansas Bar No. 84209
WATKINS, BOYER, GRAY & CURRY, PLLC
1106 West Poplar
Rogers, AR 72756
(479) 636-2168

VERIFICATION

I, *Brent Loeffel*, do hereby certify, upon oath, that I am the Authorized Officer of Strategic Realty Advisors, Inc, and that the statements and averments contained in the foregoing Petition for Annexation are true and correct to the best of my knowledge and belief.

Brent Loeffel *Manager*
Authorized Officer

Subscribed and sworn to before me this *15th* day of *NOVEMBER*, 2018.

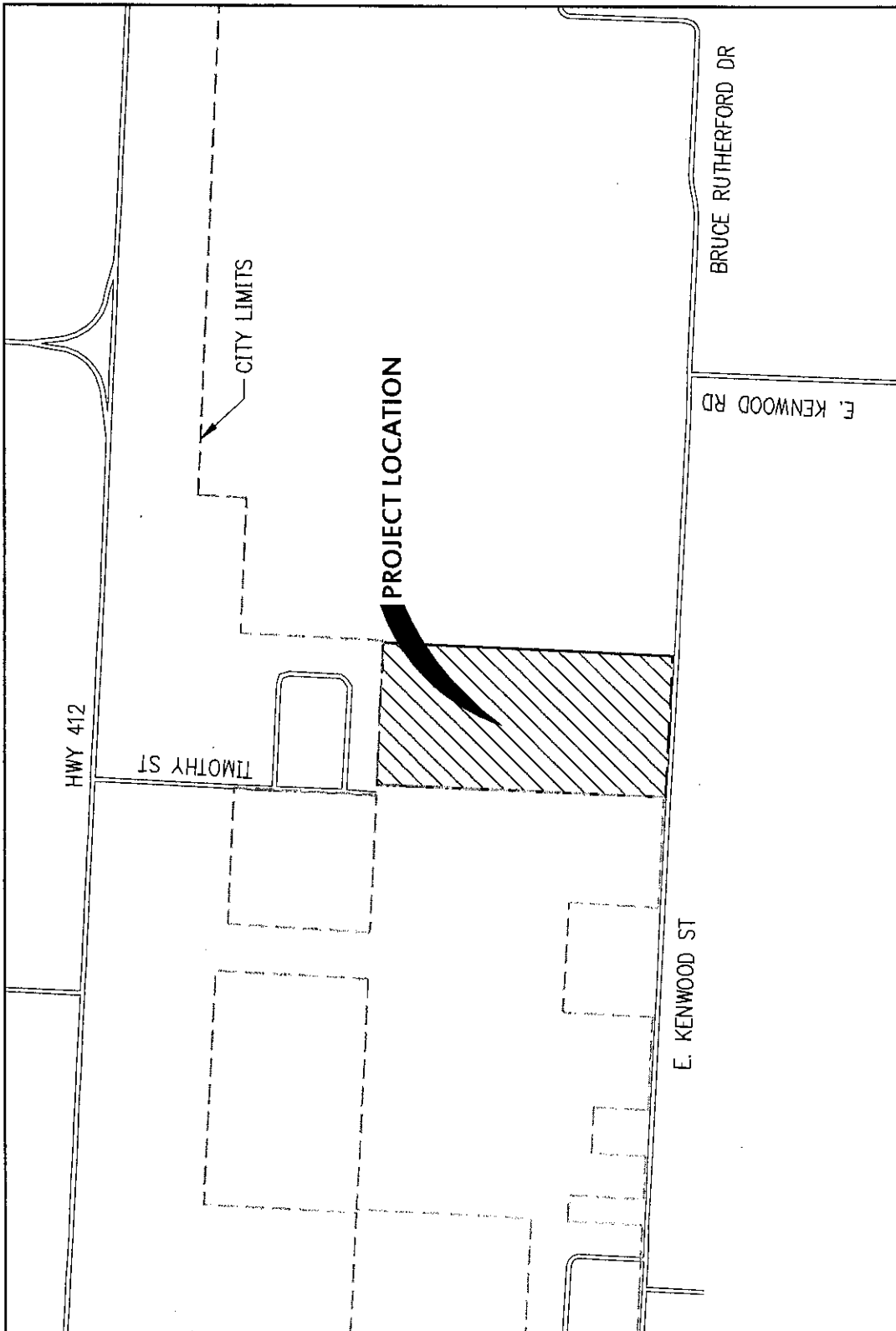
Alyson McAvo
NOTARY PUBLIC
SEBASTIAN COUNTY - ARKANSAS
No. 12396938
EXPIRES 10-29-2023

My Commission Expires:
10/29/2023
12396938-
Commission
Number

FILED

2018 NOV 28 PM 12:00

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



FILED

2016 NOV 28 PM 12:00

THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TENA D'BRIEN
CO. & PROBATE CLERK
BENTON COUNTY, ARKANSAS

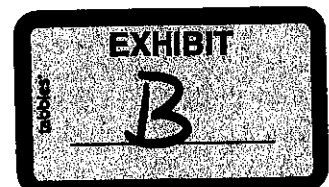
BEGINNING AT THE SOUTHEAST CORNER OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4;

THENCE ALONG THE SOUTH LINE THEREOF N86°57'24"W 660.02 FEET TO THE SOUTHWEST CORNER OF THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4;

THENCE ALONG THE WEST LINE THEREOF N02°26'51"E 1313.07 FEET TO THE NORTHWEST CORNER THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4;

THENCE ALONG THE NORTH LINE THEREOF S87°18'14"E 662.04 FEET TO THE NORTHEAST CORNER THE E 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 4;

THENCE ALONG THE EAST LINE THEREOF S02°32'11"W 1317.07 FEET TO THE POINT OF BEGINNING, CONTAINING 19.95 ACRES, MORE OR LESS AND SUBJECT TO SOUTH 45TH STREET ALONG THE WEST AND TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.





Advance Title

FILED
2018 NOV 28 PM 12:00

PCI Advance Title, LLC.
624 W. Walnut
Rogers, AR 72756
479.631.8274

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

Date: November 5, 2018

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

Subject: Parcel 18-12732-000 – Mark John & Beverly C. Knoner

Dear Bill Watkins,

Upon review of Parcel 18-12732-000, which has a legal description being the E/2 of the SW of the SE of Section 04, Township 17 North, Range 33 West, Benton County, Arkansas: the current owners of record are Mark John Knoner and Beverly C. Knoner, husband and wife, as tenants by the entirety.

Sincerely,

Larry Murphy
Title Operations
PCI Advance Title, LLC
479-631-8274



Advance Title

FILED

2018 NOV 28 PM 12:00

PCI Advance Title, LLC.
624 W. Walnut
Rogers, AR 72756
479.631.8274

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

Date: November 26, 2018

Watkins, Boyer, Gray & Curry, PLLC
Attn: Bill Watkins
1106 W Poplar
Rogers, AR 72726
479.636.2168

Subject: Parcel 18-12732-000 Strategic Realty Holdings LLC

Dear Bill Watkins,

Upon review of Parcel 18-12732-000, which has a legal description being the E/2 of the SW of the SE of Section 04, Township 17 North, Range 33 West, Benton County, Arkansas: the current owner of record is Strategic Realty Holdings LLC.

Sincerely,

Larry Murphy
Title Operations
PCI Advance Title, LLC
479-631-8274



Crafton Tull
architecture | engineering | surveying

FILED

2018 NOV 28 PM 12:00

901 N 47th Street, Suite 200
Rogers, AR 72756

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

479.636.4838 (ph)
479.631.6224 (fax)

October 31, 2018

RE: Siloam Springs Annexation Certification

To whom it may concern,

I am writing this letter in regards to Parcel number 18-12732-000 currently in Benton County. I can certify that this property is contiguous to the City of Siloam Springs and by annexing this parcel into Siloam Springs, no islands or enclaves are created within the county.

Let us know if you have any questions.

Thanks,

Daniel P. Ellis

Daniel Ellis, P.E.