



JIMMY BELL

Real Estate Company

September 29, 2015

Honorable Mayor Robert Freeman
Van Buren City Council
Van Buren Planning Commission

Honorable Mayor Freeman, Members of the City Council and Members of the Planning Commission,

I, acting as authorized signor of Westridge, Inc. and as real estate agent for the owners, am asking for a rezoning of the four parcels of property from C-2 and R-1 to I-2 (See Exhibit "A" for legal description). Parcel's 700-09190-001 and 700-09195-000 are currently zoned C-2 and I request that they be rezoned to I-2. Parcel's 700-09200-000 & 700-09205-000 are currently zoned R-1 and I request that they be rezoned to I-2.

My partners and I have a contract to sell our 338+- acres to group out of Northwest Arkansas who plans on developing the property. They have requested that the property be rezoned to I-2. As you can see on Exhibit "B" 43.49+- acres of our property is zoned C-2, 196+- acres of our property is zoned R-1, and 59.40+- acres of our property is already zoned I-2. We also have a 40 acre tract that is located outside of the City limits and we are in the process of getting a voluntary annexation into the City. We would also request that the 40 acre tract be zoned I-2.

Currently there are NO existing structures on the property.

Thank you for your consideration of our request. Please feel free to give me a call if you have any questions.

Sincerely,

J. Kevin Bell

President

Jimmy Bell Real Estate Company

FILED

Isb

2015 OCT -6 PM 1:42

COUNTY

IN THE COUNTY COURT OF CRAWFORD COUNTY, ARKANSAS

WESTRIDGE, INC.

PETITIONER

vs.

County Court Case No. 2015- 46

CITY OF VAN BUREN, ARKANSAS,
CRAWFORD COUNTY ASSESSOR, and
CRAWFORD COUNTY CLERK

RESPONDENTS

PETITION FOR ANNEXATION PURSUANT TO A.C.A. § 14-40-609

Petitioner, Westridge, Inc., for its Petition for Annexation Pursuant to A.C.A. § 14-40-609,
does state:

PARTIES, JURISDICTION AND VENUE

1. Petitioner is an Arkansas Corporation, with its principal place of business in Van Buren,
Crawford County, Arkansas.

2. The City of Van Buren, Arkansas, is named as a Respondent because it is required to
accept this proposed annexation via ordinance before the annexation is complete.

3. The Crawford County Assessor is named as a Respondent because it is responsible for
verifying the identify of the Petitioner; verifying there are no property owners included in the petition
that do not wish to have their property annexed; verify that the property is contiguous with the City
of Van Buren, Crawford County, Arkansas; and to verify that no enclaves will be created prior to the
issuing of an order by the County Judge and acceptance by the City of Van Buren, Crawford County,
Arkansas.

4. The Crawford County Clerk is named as a Respondent for the same reasons as the
Crawford County Assessor.

5. This action involves real property located in Crawford County, Arkansas.
6. This Court has jurisdiction over the parties and subject matter herein, and venue is proper.

FACTUAL BACKGROUND

7. By Warranty Deed dated May 7, 1992, Petitioner acquired approximately 338.89 acres of real property in Crawford County, Arkansas, made up of six (6) individual parcels. That deed was recorded in the deed records of Crawford County, Arkansas, on May 27, 1992 (Copy of Deed attached as Exhibit "A").

8. The portion of the legal description contained in that Deed pertaining to the property in question is as follows (hereafter referred to as the "Property"):

The Northeast Quarter of the Southwest Quarter of Section 16, Township 9 North,
Range 32 West.

The Property has been assigned Parcel Number 001-05457-000 (Copy of Aerial Map with this parcel highlighted attached as Exhibit "B").

9. The Property is contiguous to the other parcels purchased by Petitioner in the attached deed; however, the Property is the only parcel contained in said deed that is not within the city limits of the City of Van Buren, Arkansas.

10. Thus, the Property is contiguous to the City of Van Buren, Arkansas.

11. Westridge, Inc., the sole owner of the Property, is a closely held corporation of which J. Kevin Bell is duly authorized in his capacity to act on behalf of the corporation.

ACTION TO ANNEX

12. Under A.C.A. § 14-40-609, a voluntary annexation may occur when all the owners of property, which is contiguous to the city in which they are requesting annexation, are in agreement and have met the required qualifications.

13. One hundred percent of the landowners of the Property are in agreement with this Petition and wish for the Property to be annexed.

14. No enclaves will be created by this annexation.

15. The schedule of services of the annexing city that will be extended to the Property within three (3) years after the date the annexation becomes final shall be the same services presently extended to the contiguous property which is also owned by Petitioner, including fire services, police services, municipal utilities, and road maintenance, if any.

16. Petitioner meets the requirements of A.C.A. § 14-40-609.

WHEREFORE, Petitioner prays that this Court enter its Order finding that it is the sole owner of the above Property as set forth herein; that Petitioner wishes for the Property to be annexed; that the Property is contiguous to the city limits of the City of Van Buren; that no enclaves will be created by this annexation ; and for all other relief to which Petitioner is entitled, whether prayed for herein or not.

Respectfully submitted,

WESTRIDGE, INC., by J. Kevin Bell,
President, Petitioner

HOWELL LAW FIRM, P.A.
Attorneys for Petitioner
P.O. Box 767
Van Buren, AR 72957
(479) 474-3241
(479) 474-3467 (Facsimile)

By


JACOB R. L. HOWELL

AR Bar #2011162

VERIFICATION

STATE OF ARKANSAS

COUNTY OF CRAWFORD

Comes now J. Kevin Bell, and being first duly sworn, on oath state that he has read the above and foregoing Petition for Annexation and that the facts and matters therein contained and set forth are true and correct to the best of his knowledge and belief.



J. KEVIN BELL

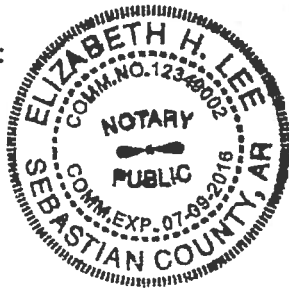
Subscribed and sworn to before me this 30th day of September, 2015.



NOTARY PUBLIC

My Commission Expires:

July 9, 2016



~~\$100~~
0001918

Warranty Deed

ARIZONA DOCUMENTARY \$100
ARIZONA DOCUMENTARY \$100
005934 4 005934 5

Know All Men By These Presents

THAT WE, First Commercial Trust Company, N.A., formerly First Commercial Bank, N.A. Little Rock, Arkansas Ancillary Trustee for State Street Bank and Trust Company, Trustee for Telephone Real Estate Equity Trust

GRANTORS, for and in consideration of the sum of One Dollar and Other

Valuable Considerations..... DOLLARS (\$ 1.00 & OVC)

in hand paid by WestEdge, Inc.

....., GRANTEE S., the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said GRANTEE S., and unto

th.eir heirs and assigns forever, the following lands lying in Crawford County, Arkansas: Tract 3 of Survey by Bell, Burrough, Uerling, Brasuell Consulting Engineers, Incorporated dated April, 1979 more particularly described as the Southwest Quarter of the Southwest Quarter; The Northeast Quarter of the Southwest Quarter; the Northwest Quarter of the Southeast Quarter; the Southwest Quarter of the Southeast Quarter; the Southeast Quarter of the Southeast Quarter; All that part of the Northeast Quarter of the Southeast Quarter lying South of I-40; All that part of the Southeast Quarter of the Northeast Quarter lying South of I-40; All that part of the Southwest Quarter of the Northeast Quarter lying South of I-40; All that part of the Southeast Quarter of the Northwest Quarter lying South of I-40 all in Section 16, Township 9 North, Range 32 West. The Northwest Quarter of the Northeast Quarter; and the Northeast Quarter of the Northwest Quarter lying North of the Missouri Pacific Railroad Right-of-Way; and the Northeast Quarter of the Northeast Quarter lying North of the Arkansas River in Section 21, Township 9 North, Range 32 West LESS AND EXCEPT a tract of land in the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 16 more particularly described as beginning at the Southeast Corner of the Northeast Quarter of the Southeast Quarter; thence North 03 degrees 01 minutes 17 seconds East 330 feet; thence North 85 degrees 37 minutes 53 seconds West 300 feet; thence South 03 degrees 01 minutes 13 seconds West 329.75 feet; thence South 02 degrees 20 minutes 01 seconds West 60.04 feet; thence South 85 degrees 35 minutes 03 seconds East 300 feet to the point of beginning. ALSO all accretions together with all minerals owned by the Grantor lying under this property, the accretions thereto and Rights-of-Way adjacent thereto.

Subject to existing oil, gas and mineral lease if any.

Subject to, existing right of ways, easements, restrictions and previous reservations, if any.

To have and to hold the same unto the said GRANTEES..... and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said GRANTEES... that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, the GRANTORS, in our capacity as spouses of each other for and in consideration of the said sum of money, do hereby release and relinquish unto the said GRANTEE S. all our right of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 7th day of May, 1992
First Commercial Trust Company, N.A., formerly First Commercial Bank,
N. A. Little Rock, Arkansas, Ancillary Trustee for State Street (D: S.)
Bank and Trust Company, Trustee for Telephone Real Estate Equity
Trust
BY: [Signature] [Signature] [Signature]

BY
92 MAY 26 PM 1 18
FILED

Handwritten initials

STATE OF Arkansas
COUNTY OF Pulaski

BE IT REMEMBERED, That on this date came before me, the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting George A. Prang

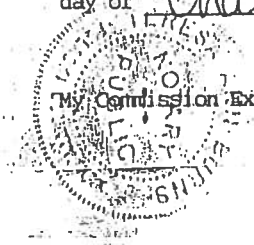
As Trustee of First Commercial Trust Company, N.A. formerly First Commercial Bank, N. A. Little Rock, Arkansas, Ancillary Trustee for State Street Bank, and Trust Company, Trustee for Telephone Real Estate Equity Trust

to me well known as the grantors in the foregoing instrument and stated that they had executed the same for the considerations and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on the 19th day of May, 1992.

Jerusa A. Burno
NOTARY PUBLIC

My Commission Expires: 11-15-2000



WARRANTY DEED

Telephone Real Estate Equity Trust
to
Westridge, Inc.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Chuck Dyer, Agent

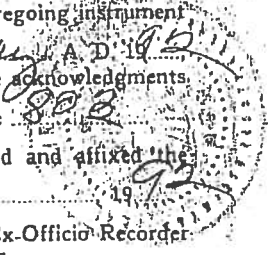
Prepared By
Chuck Dyer
Attorney at Law
Van Buren, Ark.

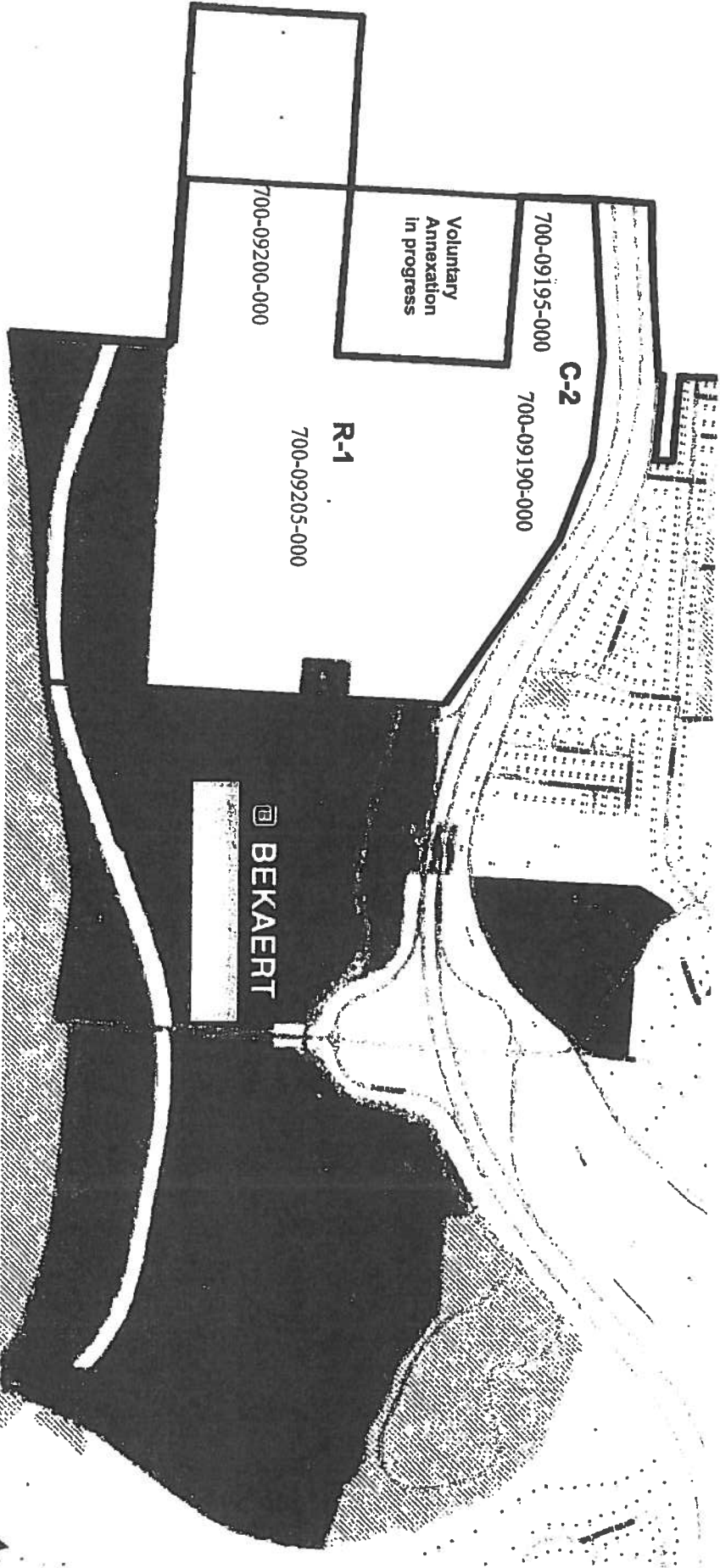
MAIL TAX STATEMENT TO:
P. O. Box 280
Van Buren, AR 72956

STATE OF ARKANSAS }
COUNTY OF CRAWFORD } ss.

LINDA HOWARD, CIRCUIT/CHANCERY CLERK, Circuit Clerk and Ex-Officio Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the 27 day of May, A. D. 1992 at 1:18 o'clock P.M., and the same is now duly recorded, with the acknowledgments and certificates thereon, in "Record Book 92-13" page 908

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 27 day of May, 1992.
LINDA HOWARD, CIRCUIT/CHANCERY CLERK, Circuit Clerk and Ex-Officio Recorder
By [Signature] n.c.





700-09195-000

C-2

700-09190-000

Voluntary
Annexation
in progress

700-09200-000

R-1

700-09205-000

 BEKAERT

180
2015 OCT -8 PM 12:00

IN THE COUNTY COURT OF
CRAWFORD COUNTY, ARKANSAS

IN RE: ANNEXATION OF VAN BUREN, ARKANSAS

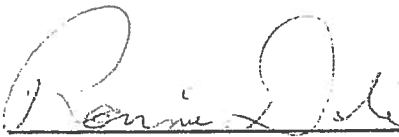
CASE NO. 2015-66

VERIFICATION OF CRAWFORD COUNTY, ARKANSAS
ASSESSOR AND COUNTY CLERK

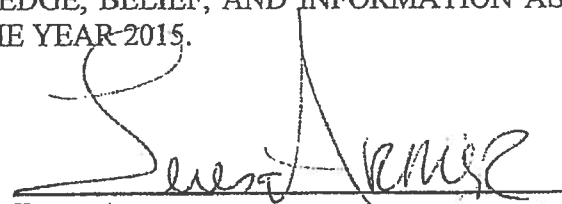
Pursuant to Ark. Code Ann. § 14-40-609, the undersigned Crawford County Assessor and Crawford County Clerk make the following verifications of the petition for annexation into Van Buren, Arkansas, filed in the above-captioned matter. We verify as follows:

1. The identity of the petitioners has been verified.
2. We verify that no property owners have been included in the petition that do not wish to have their property annexed.
3. We verify that the property to be annexed is contiguous to the Town of Van Buren, Arkansas.
4. We verify that no enclaves will be created if the town accepts the petition.

THE UNDERSIGNED HEREBY VERIFY THAT THE FOREGOING IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE, BELIEF, AND INFORMATION AS OF THIS THE 8th DAY OF OCTOBER IN THE YEAR 2015.



Ronnie Dale
ASSESSOR
CRAWFORD COUNTY, ARKANSAS



Teresa Armer
COUNTY CLERK
CRAWFORD COUNTY, ARKANSAS

IN THE COUNTY COURT OF
CRAWFORD COUNTY, ARKANSAS

18h
2015 OCT -8 PM 12:00

IN RE: ANNEXATION OF VAN BUREN, ARKANSAS

CASE NO. 2015-66

ORDER

Before the County Court comes now a petition for property annexation into Van Buren, Arkansas, pursuant to Ark. Code Ann. § 14-40-609. The County Court having reviewed the petition and the verifications of the assessor and county clerk in the above-captioned matter makes the following findings and order:

1. The petition and verifications filed in the above-captioned matter are complete and accurate.
2. No enclaves will be created by the annexation.
3. The petition contains a schedule of services to be offered by the Town of Van Buren to the annexed area.
4. The petition and this order shall be immediately forwarded to the Town of Van Buren, Arkansas, for its consideration.

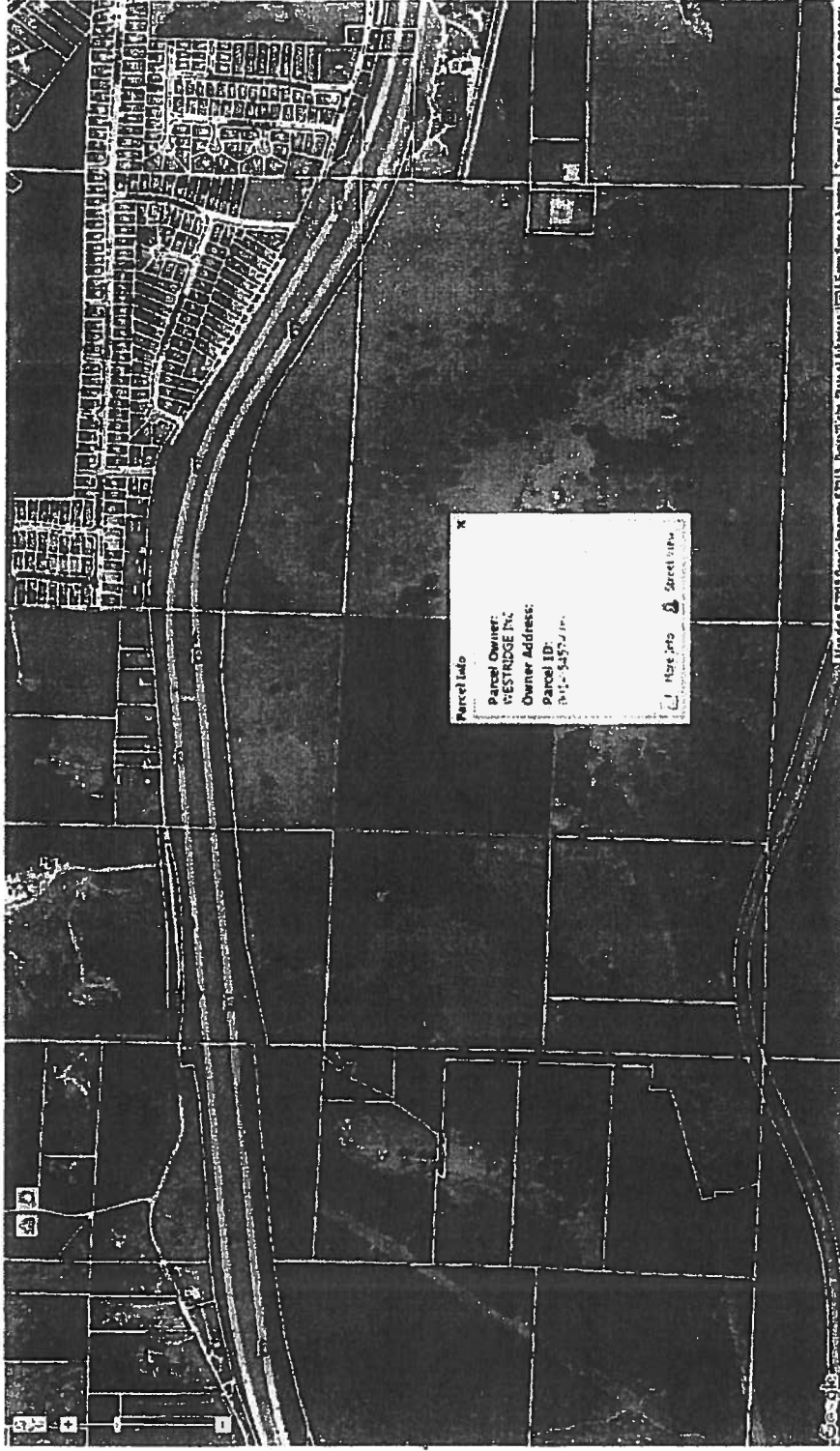
IT IS SO ORDERED.


John Hall

COUNTY JUDGE
CRAWFORD COUNTY, ARKANSAS

10-8-2015
DATE

28 057



Parcel Info

Parcel Owner:
WESTRIDGE INC

Owner Address:

Parcel ID:
015-5457-10

More Info Street View

Latitude / Longitude
33-10-11.04 N 101-14-14.1 W

EXHIBIT
"B"



Annexation Request
 Petitioner: Westridge, Inc.
 Interstate 40 & Bekaert Dr.



UNZONED TO I-2 (HEAVY INDUSTRIAL)



- Streets
- Parcels
- Subject Parcels

1 inch = 1,000 feet



Date: 11/16/2015

CITY OF VAN BUREN, ARKANSAS

ORDINANCE NO. 17 - 2015

BE IT ENACTED BY THE CITY COUNCIL, FOR THE CITY OF VAN BUREN, ARKANSAS, AN ORDINANCE TO BE ENTITLED:

AN ORDINANCE ACCEPTING TERRITORY ADJACENT AND CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF VAN BUREN, ARKANSAS, LYING IN CRAWFORD COUNTY, ARKANSAS, ANNEXED TO THE CITY BY ORDER OF THE COUNTY COURT OF CRAWFORD COUNTY ON THE 8th DAY OF OCTOBER, 2015, AND ZONING SAID TERRITORY I-2 (HEAVY INDUSTRIAL); DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

- WHEREAS, a petition was filed with the County Clerk of Crawford County, Arkansas, by the majority of the real estate owners of the hereinafter described territory praying that said territory be annexed to, and made part of the City of Van Buren, Arkansas; and
- WHEREAS, on October 8, 2015, the County Court of Crawford County, Arkansas found that the petition was signed by a majority of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Van Buren, Arkansas; that an accurate description of said territory had been filed with and made part of said petition; that proper notice had been given for the time and in the manner prescribed by law, and that said lands and territory should be annexed to and made part of the City of Van Buren, Arkansas, subject to the acceptance of the same by the City Council of said City at the proper time, as provided by law; and
- WHEREAS, notice of a Public Hearing was duly published in the Press Argus Courier on October 21, 2015, and a public hearing was conducted as required by law on November 3, 2015; and
- WHEREAS, as a result of this hearing, the Planning Commission has recommended that certain property be annexed into and zoned I-2 (Heavy Industrial) within the city limits of the City of Van Buren; and
- WHEREAS, the proposed annexation and zoning herein were recommended by a majority vote of the entire Planning Commission.

CITY OF VAN BUREN, ARKANSAS

ORDINANCE NO. 17 - 2015

BE IT ENACTED BY THE CITY COUNCIL, FOR THE CITY OF VAN BUREN, ARKANSAS, AN ORDINANCE TO BE ENTITLED:

AN ORDINANCE ACCEPTING TERRITORY ADJACENT AND CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF VAN BUREN, ARKANSAS, LYING IN CRAWFORD COUNTY, ARKANSAS, ANNEXED TO THE CITY BY ORDER OF THE COUNTY COURT OF CRAWFORD COUNTY ON THE 8th DAY OF OCTOBER, 2015, AND ZONING SAID TERRITORY I-2 (HEAVY INDUSTRIAL); DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

- WHEREAS, a petition was filed with the County Clerk of Crawford County, Arkansas, by the majority of the real estate owners of the hereinafter described territory praying that said territory be annexed to, and made part of the City of Van Buren, Arkansas; and
- WHEREAS, on October 8, 2015, the County Court of Crawford County, Arkansas found that the petition was signed by a majority of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Van Buren, Arkansas; that an accurate description of said territory had been filed with and made part of said petition; that proper notice had been given for the time and in the manner prescribed by law, and that said lands and territory should be annexed to and made part of the City of Van Buren, Arkansas, subject to the acceptance of the same by the City Council of said City at the proper time, as provided by law; and
- WHEREAS, notice of a Public Hearing was duly published in the Press Argus Courier on October 21, 2015, and a public hearing was conducted as required by law on November 3, 2015; and
- WHEREAS, as a result of this hearing, the Planning Commission has recommended that certain property be annexed into and zoned I-2 (Heavy Industrial) within the city limits of the City of Van Buren; and
- WHEREAS, the proposed annexation and zoning herein were recommended by a majority vote of the entire Planning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VAN BUREN, ARKANSAS, THAT:

SECTION 1: Westridge, Inc. is the owner of the following described land lying adjacent and contiguous to the present city limits of the City of Van Buren, Arkansas, and J. Kevin Bell is duly authorized in his capacity to act on behalf of the corporation.

SECTION 2: The following described lands and territory contiguous and adjoining the City of Van Buren, Arkansas, be accepted as part of and annexed to and made a part of the City of Van Buren:

LEGAL DESCRIPTION

The Northeast Quarter of the Southwest Quarter of Section 16, Township 9 North, Range 32 West.

PARCEL NUMBER

001-05457-000

SECTION 3: The map showing said described land is approved and confirmed, and a copy thereof is attached hereto.

SECTION 4: Said land is hereby annexed into the City of Van Buren, Arkansas, and zoned I-2 (Heavy Industrial).

SECTION 5: Due to the need to promptly implement this annexation, an emergency is hereby declared to exist and this Ordinance shall be in full force from and after the date of its passage and approval.

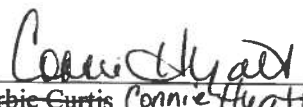
IN WITNESS WHEREOF, the City of Van Buren, Arkansas, by its City Council, did pass, approve, and adopt, by a vote of 6 for and 0 against the foregoing Ordinance at its regular meeting held on the 16th day of November 2015.


Robert D. Freeman
Mayor

APPROVED AS TO FORM:


Candice A. Settle
City Attorney

ATTESTED:


Barbie Curtis Connie Hyatt
City Clerk/Treasurer

Deputy