



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

April 14, 2021

The Hon. Becky Lewallen
Washington County Clerk
114 N. College Ave.
Springdale, AR 72701

Re: City of Springdale Annexation Ordinance 5565

Dear Ms. Lewallen,

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: 3/11/2021

County: Washington

City: Springdale

City Ordinance: 5565

Dated: 2/9/2021

County Court Order: CC 2020-28

Date Filed: 2/3/2021

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 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. Doug Sprouse, Mayor of Springdale (w/encl)
The Hon. Denise Pearce, Springdale 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: Washington City/Town: Springdale

City Ordinance/Resolution No: 5565 Date approved: 02/09/2021

County Court Case No: CC 2020-28 Date Order Filed: 2/3/2021

Type: 14-40-409 Petition of All landowners
(Choose from the list of Arkansas Code Sections located on the back)

Date Change Effective: 3/1/21 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 4
(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: Denise Pearce Title: City Clerk/Treasurer

Street Address: 201 Spring Street

City: Springdale St: AR Zip code: 72764

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

County Official:

Signature: Denise Sharpshaw Title: Chief Deputy Clerk

Date: 3/1/2021

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: Shantell

F I L E D

APR 14 2021

Arkansas
Secretary of State

Rev. 2/2019



WASHINGTON COUNTY

STATE OF ARKANSAS

Washington County Courthouse
280 North College Avenue, Suite 300
Fayetteville, Arkansas 72701
Telephone: (479) 444-1711
Fax: (479) 444-1894

BECKY LEWALLEN
County And Probate Clerk

March 5, 2021

To whom it may Concern:

You will find enclosed an Annexation to the City of Springdale. If you have any further questions please don't hesitate to call.

Thanks,

A handwritten signature in cursive script that reads "Jennifer Sharpshair".

Jennifer Sharpshair
Chief Deputy County Clerk
280 N. College Ave.; Suite 300
Fayetteville, AR 72701
(479)444-1711

RECEIVED
MAR 15 2021
Arkansas
Secretary of State



WASHINGTON COUNTY

STATE OF ARKANSAS

Washington County Courthouse
280 North College Avenue, Suite 300
Fayetteville, Arkansas 72701
Telephone: (479) 444-1711
Fax: (479) 444-1894

BECKY LEWALLEN
County And Probate Clerk

CERTIFICATE OF COUNTY AND PROBATE COURT

THE STATE OF ARKANSAS,

COUNTY OF WASHINGTON.

I, Becky Lewallen, County and Probate Clerk within and for the County and State aforesaid, do hereby certify that the annexed and foregoing is a true and correct copy of the entire file of an Annexation for the City of Springdale as filed therein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on

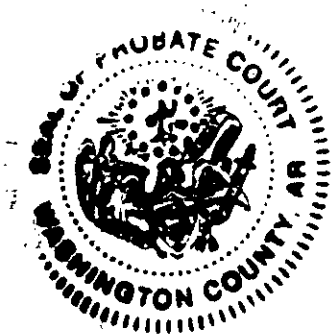
This 5th day of March, 2021.

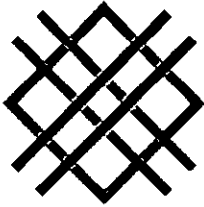
Becky Lewallen

County Clerk

By: *Jennife Sharpshaw*

Deputy County Clerk





SPRINGDALE™
WE'RE MAKING IT HAPPEN

2021 MAR -5 AM 9:38
FILED
CLERK OF PROBATE COURT
WASHINGTON CO. AR

CERTIFICATE

I, Denise Pearce, City Clerk of the City of Springdale, County of Washington, State of Arkansas, hereby certify that the attached and foregoing is a true copy of Ordinance No. 5565, passed on February 9th, 2021, the original which is now on file in the City Clerk's Office of the City of Springdale, Arkansas.

In witness whereof, I have hereunto set my hand and affixed the official Seal of the City of Springdale, Washington County, Arkansas, the 23rd day of February, 2021.

Denise Pearce

City Clerk of the City of Springdale
Washington County, Arkansas

ORDINANCE NO. 5565

**AN ORDINANCE ACCEPTING FOR
ANNEXATION CERTAIN PROPERTY INTO
THE CITY OF SPRINGDALE, WASHINGTON
COUNTY, ARKANSAS, PURSUANT TO ARK.
CODE ANN. §14-40-609**

Type: REAL ESTATE
Kind: ORDINANCE
Recorded: 2/19/2021 8:18:30 AM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2021-00006125

WHEREAS, Ronda Poole, owns the following described property situated in Washington County, Arkansas, to-wit:

A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is N87°31'33"W 629.41' from an existing rebar marking the Northeast corner of said forty acre tract and running thence S02°30'36"W 164.82', thence N87°29'13"W 163.57' to an existing rebar, thence N19°00'40"W 177.00', thence S87°31'33"E 228.50' to the Point of Beginning, containing 0.74 acres, more or less. Subject to all easements and rights-of-way of record.

A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at an existing rebar which is N87°31'33"W 365.35' from an existing rebar marking the Northeast corner of said forty acre tract and running thence S02°31'52"W 165.00' to an existing rebar, thence N87°29'13"W 264.00', thence N02°30'36"E 164.82', thence S87°31'33"E 264.06' to the Point of Beginning, containing 1.00 acre, more or less. Subject to all easements and rights-of-way of record.

See attached Exhibit "A" and also known as Washington County Tax Parcel Nos. 001-18488-000; 001-18489-000; and 001-18487-002.

WHEREAS, Ms. Poole file a Petition for Annexation of the lands described herein with the County Court of Washington County, Arkansas, on December 28, 2020, pursuant to Ark. Code Ann. §14-40-609;

WHEREAS, the property is contiguous to land already situated in the City of Springdale, Washington County, Arkansas as shown on the Map attached to this Ordinance and marked Exhibit "A";

WHEREAS, on February 3, 2021, the Washington County Judge entered an Order for Annexation, ordering that the lands herein described be annexed into the City of Springdale, Arkansas, pending approval of the Springdale City Council, pursuant to Ark. Code Ann. §14-40-609.

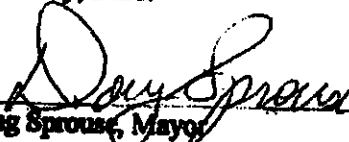
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: That the above-described real property is hereby accepted for annexation into the City of Springdale, Washington County, Arkansas, pursuant to Ark. Code Ann. §14-40-609, and assigned to Ward 4 of the City of Springdale, Arkansas.

Section 2: That the City Clerk shall certify and send one (1) copy of the plat of the annexed property and one (1) copy of this ordinance to the Washington County Clerk, who shall forward a copy of each document to the Washington County Judge. If the Washington County Judge determines the requirements of Ark. Code Ann. §14-40-609 have been complied with and the annexation is in all respects proper, he shall enter an order confirming the annexation. Upon receipt of the order of the Washington County Judge confirming the annexation, the Washington County Clerk shall forward a copy of each document to the Arkansas Secretary of State, who shall file and preserve each copy.

Section 3: The annexation of the lands herein described shall be final thirty (30) days after the passage of this Ordinance, and the property shall be within the corporate limits of the City of Springdale, Washington County, Arkansas, and the inhabitants residing in the newly annexed property shall have and enjoy all the rights and privileges of the inhabitants of the City of Springdale, Washington County, Arkansas.

PASSED AND APPROVED this 9TH day of February, 2021.


Doug Sprouse, Mayor

ATTEST:


Denise Pearce, City Clerk

APPROVED AS TO FORM:


Ernest B. Cate, City Attorney

FILED

2021 FEB -3 PM 4:27

IN THE COUNTY COURT OF WASHINGTON COUNTY, ARKANSAS
IN THE MATTER OF THE ANNEXATION OF CERTAIN LANDS
INTO THE CITY OF SPRINGDALE, ARKANSAS

J. G. GIBBEN
CLERK
WASHINGTON CO. AR

RONDA POOLE, PETITIONER

NO CC 2020-28

ORDER FOR ANNEXATION

NOW, on this ____ day of January, 2021, comes on for consideration before the Court the Verified Annexation Petition of Ronda Poole, who appears by her attorney, Steven S. Zega of Crouch, Harwell, Fryar & Ferner, PLLC. The Court finds that no other person or entity is entitled to notice of these proceedings. From the Court's examination of the file, the statements of Counsel and all other things, matters and facts properly before the Court, the Court FINDS, CONSIDERS, ORDERS and ADJUDGES:

1. The Petitioner owns 100% of the property in the following described area, and has petitioned, pursuant to A.C.A. § 14-40-609, to the Washington County Court and the City Council of Springdale, Arkansas, to annex the following lands into the City of Springdale, Arkansas:

TRACT 1:

A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is N87°31'33"W 629.41' from an existing rebar marking the Northeast corner of said forty acre tract and running thence S02°30'36"W 164.82', thence N87°29'13"W 163.57' to an existing rebar, thence N19°00'40"W 177.00', thence S87°31'33"E 228.50' to the Point of Beginning, containing 0.74 acres, more or less. Subject to all easements and rights-of-way of record.

TRACT 2

A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at an existing rebar which is N87°31'33"W 365.35' from an existing rebar marking the Northeast corner of said forty acre tract and running thence

E4-32

S02°31'52"W 165.00' to an existing rebar, thence N87°29'13"W 264.00', thence N02°30'36"E 164.82', thence S87°31'33"E 264.06' to the Point of Beginning, containing 1.00 acre, more or less. Subject to all easements and rights-of-way of record.

2. The Petition is signed by one hundred percent (100%) of the real estate owners owning one hundred percent (100%) of the acreage in said area. The area to be annexed does not contain property whose owners do not wish to have their property annexed. The Petitioner is the widow of Jimmy Poole, who passed away on November 3, 2017.

3. The property described herein is contiguous to and adjoining the present City of Springdale, Arkansas limits, as shown on the map attached to the Petition as Exhibit No. 1 (shown as Washington County Parcels No. 001-18488-000; 001-18489-000; and 001-18487-002).

4. No enclaves will be created if the Petition is accepted and the territory annexed into the City of Springdale, Arkansas. The Court notes the Arkansas GIS Office Coordination letter attached to the Petition as Exhibit No. 2.

5. Attached to the Petition as Exhibit No. 3 was a letter or title opinion from WACO Title verifying that the petitioner is the sole owner of record of the relevant property. Attached to the Petition as Exhibit No. 4 was a letter or verification from Bates & Associates, Inc., a certified surveyor verifying that the relevant property is contiguous with the annexing City of Springdale, Arkansas and that no enclaves will be created if the property is accepted by the City of Springdale, Arkansas.

6. The Petitioner has represented to the Court that following schedule of services shall be extended to the area by the City of Springdale within three (3) years after the date the annexation becomes final: (1) water service, (2) sewer service, (3) sanitation service, (4) police service, (5) fire service, and (6) ambulance service.

7. Washington County Assessor, Russell Hill, has certified that the Annexation Petition meets the statutory requirements that concern his office.

E4-33

8. The Petition is in all respects proper and should be GRANTED.

IT IS THEREFORE CONSIDERED, ORDERED AND ADJUDGED that the lands described above should be and hereby are annexed into the City of Springdale, Arkansas, pending approval of the Springdale City Council.

DocuSigned by:


Honorable Joseph Wood
Washington County Judge

Feb 3, 2021 | 4:24 PM CST

Date

Prepared by:
Steven S. Zega, Arkansas Bar Number 93234
Crouch, Harwell, Fryar & Ferner, PLLC
111 Holcomb, P.O. Box 1400
Springdale, AR 72765-1400
(479) 751-5222
(479) 751-5777 (fax)
szega@nwa.law
Attorney for the Petitioner

E4-34

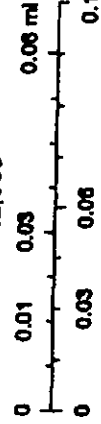
City of Springdale Zoning Map



December 4, 2020

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

1:2,000



main water here

City of Springdale, Clayton Seeberry

Clayton Seeberry | City of Springdale |

Washington County, AR
 I certify this instrument was filed on
 2/19/2021 8:18:30 AM
 and recorded in REAL ESTATE

NORTHWEST ARKANSAS Democrat & Gazette

PUBLISHED WEEKLY BY THE NORTHWEST ARKANSAS DEMOCRAT & GAZETTE COMPANY

AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

City of Springdale
Ord 5565

Was inserted in the Regular Edition on:
February 21, 2021

Publication Charges: \$258.40

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 22 day of Feb, 2021.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/24

****NOTE** Please do not pay from Affidavit
Invoice will be sent**

CATHY WILES
Arkansas - Benton County
Notary Public - Commission# 12097118
My Commission Expires Feb 20, 2024

**ORDINANCE NO. 5565
AN ORDINANCE ACCEPTING
FOR ANNEXATION CERTAIN
PROPERTY INTO THE CITY OF
SPRINGDALE, WASHINGTON
COUNTY, ARKANSAS,
PURSUANT TO ARK. CODE ANN.
§14-40-609**

WHEREAS, Ronda Poole, owns the following described property situated in Washington County, Arkansas, to-wit: A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is N87 31'33"W 629.41' from an existing rebar marking the Northeast corner of said forty acre tract and running thence S02 30'36"W 164.82', thence N87 29'13"W 163.57' to an existing rebar, thence N19 00'40"W 177.00', thence S87 31'33"E 228.50' to the Point of Beginning, containing 0.74 acres, more or less. Subject to all easements and rights-of-way of record.

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WHEREAS, Ms. Poole file a Petition for Annexation of the lands described herein with the County Court of Washington County, Arkansas, on December 28, 2020, pursuant to Ark. Code Ann. §14-40-609;

WHEREAS, the property is contiguous to land already situated in the City of Springdale, Washington County, Arkansas as shown on the Map attached to this Ordinance and marked Exhibit "A";

WHEREAS, on February

3, 2021, the Washington County Judge entered an Order for Annexation, ordering that the lands herein described be annexed into the City of Springdale, Arkansas, pending approval of the Springdale City Council, pursuant to Ark. Code Ann. §14-40-609.

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

Section 1: That the above-described real property is hereby accepted for annexation into the City of Springdale, Washington County, Arkansas, pursuant to Ark. Code Ann. §14-40-609, and assigned to Ward 4 of the City of Springdale, Arkansas.

Section 2: That the City Clerk shall certify and send one (1) copy of the plat of the annexed property and one (1) copy of this ordinance to the Washington County Clerk, who shall forward a copy of each document to the Washington County Judge. If the Washington County Judge determines the requirements of Ark. Code Ann. §14-40-609 have been complied with and the annexation is in all respects proper, he shall enter an order confirming the annexation. Upon receipt of the order of the Washington County Judge confirming the annexation, the Washington County Clerk shall forward a copy of each document to the Arkansas Secretary of State, who shall file and preserve each copy.

Section 3: The annexation of the lands herein described shall be final thirty (30) days after the passage of this Ordinance, and the property shall be within the corporate limits of the City of Springdale, Washington County, Arkansas, and the inhabitants residing in the newly annexed property shall have and enjoy all the rights and privileges of the inhabitants of the City of Springdale, Washington County, Arkansas.

PASSED AND APPROVED this 9th day of February 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cain, CITY ATTORNEY
75383117 Feb 21, 2021

IN THE COUNTY COURT OF WASHINGTON COUNTY, ARKANSAS

IN THE MATTER OF THE ANNEXATION OF CERTAIN LANDS
INTO THE CITY OF SPRINGDALE, ARKANSAS

RONDA POOLE, PETITIONER

NO CC 2020- 28

RECORDED BY
CORRECTOR GENERAL
WASHINGTON COUNTY, AR

2020 DEC 28 PM 3: 20

FILED

PETITION FOR ANNEXATION

Comes now, Ronda Poole, the undersigned petitioner, and states as follows:

1. That I, 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 Springdale, Arkansas, to annex the following lands to the City of Springdale, Arkansas:

TRACT 1:

A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is N87°31'33"W 629.41' from an existing rebar marking the Northeast corner of said forty acre tract and running thence S02°30'36"W 164.82', thence N87°29'13"W 163.57' to an existing rebar, thence N19°00'40"W 177.00', thence S87°31'33"E 228.50' to the Point of Beginning, containing 0.74 acres, more or less. Subject to all easements and rights-of-way of record.

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A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at an existing rebar which is N87°31'33"W 365.35' from an existing rebar marking the Northeast corner of said forty acre tract and running thence S02°31'52"W 165.00' to an existing rebar, thence N87°29'13"W 264.00', thence N02°30'36"E 164.82', thence S87°31'33"E 264.06' to the Point of Beginning, containing 1.00 acre, more or less. Subject to all easements and rights-of-way of record.

2. I further state that this petition is signed by one hundred percent (100%) of the real estate owners owning one hundred percent (100%) of the acreage in said area and that the area to

be annexed does not contain property whose owners do not wish to have their property annexed.

I further state that I am the widow of Jimmy Poole, who passed away on November 3, 2017.

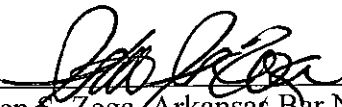
3. That said property described herein is contiguous to and adjoining the present City of Springdale, Arkansas limits, as shown on the map attached hereto as Exhibit No. 1 (shown as (Washington County Parcels No. 001-18488-000; 001-18489-000; and 001-18487-002).

4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Springdale, Arkansas. A copy of the Arkansas GIS Office Coordination letter is attached hereto as Exhibit No. 2.

5. Attached hereto as Exhibit No. 3 is a letter or title opinion from a certified abstractor or title company verifying that the petitioner is the sole owner of record of the relevant property and attached hereto as Exhibit No. 4 is a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing City of Springdale, Arkansas and that no enclaves will be created if the property is accepted by the City of Springdale, Arkansas.

6. That the following schedule of services shall be extended to the area by the City of Springdale within three (3) years after the date the annexation becomes final: (1) water service, (2) sewer service, (3) sanitation service, (4) police service, (5) fire service, and (6) ambulance service.

Respectfully submitted,
Ronda Poole, Petitioner

By: 
Steven S. Zega, Arkansas Bar Number 93234
Crouch, Harwell, Fryar & Ferner, PLLC
111 Holcomb, P.O. Box 1400
Springdale, AR 72765-1400
(479) 751-5222
(479) 751-5777 (fax)
szega@nwa.law

Ronda Poole
Ronda Poole

STATE OF ARKANSAS)
COUNTY OF WASHINGTON) ss.

ACKNOWLEDGMENT

On this 28th day of DECEMBER, 2020, before me, a Notary Public (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), duly commissioned, qualified and acting, within and for said County and State, appeared in person Ronda Poole, being the 100% owner of the lands described in this instrument, stating her/his capacity in that behalf, to me personally well known (or satisfactorily proven to be such person), and further stated and acknowledged that she/he had so signed, executed, and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

Steven S. Zega
Notary Public

7/24/2025

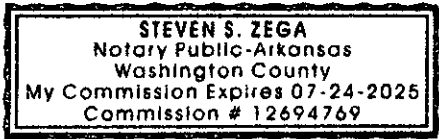


EXHIBIT 1
MAP OF SUBJECT PROPERTY

Legal Descriptions

TRACT 1:

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TRACT 2

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EXHIBIT 3
TITLE OPINION OR LETTER



2592 S. 48th St.
Springdale, AR 72762
Phone: 479-770-6700
Fax: (479) 770-6876

LIMITED TITLE SEARCH

File #: 2023311-102

For the use and benefit of: Crouch, Harwell, Fryar, and Ferner, PLLC
Attn: Steven S. Zega

We have examined the records of Washington County, Arkansas from March 14, 1983 at 1:30 p.m. through December 15, 2020 at 7:00 a.m. and find the last grantee of record of the following described property, to wit:

SEE ATTACHED EXHIBIT "A"

is by Warranty Deeds filed for record September 3, 1996 as Land Document No. 96055296, March 14, 1983 as Record Book 1073 at Page 471, and Fiduciary Deed filed for record September 28, 2015 as Land Document No. 2015-27597 among the land records of Washington County, Arkansas, in the names of:

Jim Poole and Rhonda Poole, husband and wife Vesting Deed 1
Jim Poole and Rhonda Poole, his wife Vesting Deed 2
Ronda Poole, a married woman in her own right Vesting Deed 3

Based on our examination of the records of Washington County, Arkansas, the following instruments have been filed for record BETWEEN THE DATES SET FORTH ABOVE, to-wit:

1. Warranty Deed filed for record in/as Record Book 1073 at Page 471.
2. Mortgage filed for record in/as Record Book 1076 at Page 372.
 - 2a. Release filed in/as Record Book 1147 at Page 854.
 - 2b. Release filed in/as Record Book 1311 at Page 338.
3. Mortgage filed for record in/as Record Book 1311 at Page 792.
 - 3a. Release filed in/as Record Book 1340 at Page 530.
4. Mortgage filed for record in/as Record Book 1340 at Page 531.
 - 4a. Release filed for record in/as Land Document No. 95028703.
5. Warranty Deed filed for record in/as Land Document No. 96055296.
6. Mortgage filed for record in/as Land Document No. 96062332.
 - 6a. Modification filed for record in/as Land Document No. 99009839.
 - 6b. Modification filed for record in/as Land Document No. 2002025206.
7. Mortgage filed for record in/as Land Document No. 2002025209.
 - 7a. Release filed for record in/as Land Document No. 2017-5466.
8. Right of Way Easement filed for record in/as Land Document No. 2004-33962.
9. Tract Split filed for record in/as Land Document No. 2015-6218.
10. Fiduciary Deed filed for record in/as Land Document No. 2015-27597.

General taxes for the year 2019 in the amount of \$117.50 are:

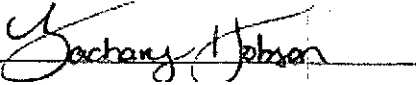
- paid
- due and payable
- delinquent
- exempt

NOTE: If taxes are delinquent, contact the Washington County Tax Collector's office at 479-444-1526.

Waco Title Company

Date: December 23, 2020

BY



Zachary Hobson, Authorized Signatory
Signing Agent No.: 17931396
Title Agency No.: 100113373

******* DISCLAIMER *******

This limited title search reflects the most recent grantee of record for the above-described property and any mortgage or liens recorded in the property records during the period covered by the search. This limited title search does not reflect any claims to title that are not a part of the property records for the county in which the property is located nor does it reflect possessory claims such as leases, easements and encroachments filed outside the search dates. This report does not disclose overlapping legal descriptions. The above certificate is issued solely for the use and benefit of the party named herein and may not be relied upon by any other person. The party named herein agrees that Waco Title Company's liability for this limited title search shall be expressly limited the amount paid to Waco Title Company for this limited title search.

EXHIBIT "A"

Vesting Deed 1 Legal, (Parcel 001-18487-002):

Part of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Twenty-nine (29), Township Eighteen (18) North, Range Twenty-nine (29) West, and being more particularly described as follows, to-wit: From the Northwest corner of said 40 acre tract, run North 88°37'45" E 481.02 feet to the Point of Beginning, and running thence South 22°48'47" East 177.27 feet; thence North 86°37'45" E 31.68 feet; thence North 01°22'19" West 165.00 feet; thence South 88°37'45" West 96.48 feet to the Point of Beginning, containing 0.24 acres, more or less.

THE ABOVE PARCEL TO BE INCORPORATED INTO AND HENCEFORTH RECOGNIZED AS A PART OF EXISTING TRACT, DESCRIBED BELOW, CURRENTLY OWNED BY JIM POOLE AND RHONDA POOL, HUSBAND AND WIFE.

Part of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Twenty-nine (29), Township Eighteen (18) North, Range Twenty-nine (29) west, Washington County, Arkansas, more particularly described as follows: Beginning at a point 35 rods East of the Northwest corner of said forty acre tract; thence East 16 rods, thence South 10 rods, thence West 16 rods, thence North 10 rods to the place of beginning, containing one (1) acre, more or less. Also, an easement for roadway from the above one acre tract to the County Road lying and being in Benton County, Arkansas, described as being a part of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty (20), Township Eighteen (18) North, Range Twenty-nine (29) West more particularly described as commencing at the Northwest corner of the above described one acre tract lying in Washington County for a point of beginning; thence along the County Line Easterly to County Road No. 593 Westerly right of way; thence North along said road right of way 20 feet; thence West to a point 20 feet due North of the point of beginning; thence South 20 feet to the place of beginning.

Vesting Deed 2 Legal, (Parcel 18-18489-000):

Part of the Northeast Quarter of the Northeast Quarter of section Twenty Nine (29) in township eighteen (18) North, Range Twenty Nine (29) west, more particularly described as follows: Beginning at a point 35 rods East of the Northwest corner of said forty acre tract, thence East 16 rods, thence South 10 rods, thence West 16 rods, thence North 10 rods to the place of beginning, containing one acre, more or less.

Also, an easement for roadway from the above one acre tract, to the County Road, described as follows: Beginning at the Northeast corner of the above one acre tract, thence North 20 feet, thence East 600 feet or to the County Road, thence South 20 feet, thence West to the point of beginning.

Vesting Deed 3 Legal, (Parcel 001-18488-000):

Tract B of a Tract Split filed of record at 2015-00006218 of the records of the Washington County Arkansas Circuit Clerk and Recorder, more particularly described as follows:

A part of the Northeast Quarter of the Northeast Quarter of Section 29, Township 18 North, Range 29 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is North 87°31'33" West 365.35 feet from an existing rebar marking the Northeast Corner of said forty acre tract and running thence South 02°31'52" West 164.97 feet, thence North 87°28'30" West 132.00 feet to an existing rebar, thence North 02°30'36" East 164.85 feet to the North line of said forty acre tract, thence along said North line South 87°31'33" East 132.06 feet to the point of beginning, containing 0.50 acres, more or less, subject to all easements and rights-of-way of record.

EXHIBIT 4
LETTER FROM SURVEYOR



Bates & Associates, Inc.

Civil Engineering · Land Surveying · Landscape Architecture

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350
www.batesnwa.com

December 28, 2020

Steven S. Zega
Crouch, Harwell, Fryar & Ferner, PLLC
111 Holcomb Street
P.O. Box 1400
Springdale, AR 72765-1400

RE: Jim & Rhonda Poole Rezoning Application

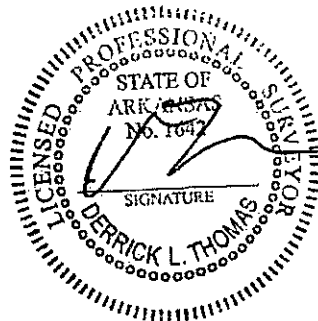
To whom it may concern,

After review of the City of Springdale GIS Zoning map I have determined that the following lands are contiguous to and adjoining the City of Springdale, Arkansas and that no enclaves will be created if the City annexes the property:

Washington County Parcel #001-18488-000
Washington County Parcel #001-18489-000
Washington County Parcel #001-18487-002

Thank you,

Derrick Thomas PLS
President of Surveying
Bates & Associates



FILED

2021 JAN 21 AM 8:55

LEBEY LEWALLEN
CO. & PROBATE CLERK
WASHINGTON CO. AR

IN THE COUNTY COURT OF WASHINGTON COUNTY, ARKANSAS

**IN THE MATTER OF THE ANNEXATION
OF CERTAIN LAND INTO THE
CITY OF SPRINGDALE, ARKANSAS**

CC NO. 2020-28

VERIFICATION BY COUNTY CLERK

I, Becky Lewallen, County Clerk of Washington County, Arkansas, state that my office has received the *Petition for Annexation* in this matter, that my office has reviewed said *Petition*, and that I hereby verify the following:

1. The petition is in writing;
 2. The petition contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed;
 3. The petition contains an accurate description of the relevant property;
 4. The petition contains a letter or title opinion from a certified abstractor or title company verifying that the petitioner is the owner of record of the relevant property;
 5. The petition contains a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city or town and that no enclaves will be created if the property is accepted by the city or town;
- and,

DH-875

6. The petition includes a schedule of services of the annexing city or town that will be extended to the arena within three (3) years after the date of the annexation becomes final.


BECKY LEWALLEN, COUNTY CLERK

DATED: 1/21/21

DJ-876

FILED

2021 JAN 21 AM 8:58

WALLER
CO. & PROBATE CLERK
WASHINGTON CO. AR

IN THE COUNTY COURT OF WASHINGTON COUNTY, ARKANSAS

**IN THE MATTER OF THE ANNEXATION
OF CERTAIN LAND INTO THE
CITY OF SPRINGDALE, ARKANSAS**

CC NO. 2020-28


VERIFICATION BY COUNTY ASSESSOR

I, Russell Hill, County Assessor of Washington County, Arkansas, state that my office has received the *Petition for Annexation* in this matter, that my office has reviewed said *Petition*, and that I hereby verify the following:

1. The petition is in writing;
 2. The petition contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed;
 3. The petition contains an accurate description of the relevant property;
 4. The petition contains a letter or title opinion from a certified abstractor or title company verifying that the petitioner is the owner of record of the relevant property;
 5. The petition contains a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city or town and that no enclaves will be created if the property is accepted by the city or town;
- and,

DH-877

6. The petition includes a schedule of services of the annexing city or town that will be extended to the arena within three (3) years after the date of the annexation becomes final.

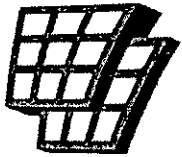

RUSSELL HILL, COUNTY ASSESSOR

DATED: 4/21/21

D4-878

EXHIBIT NO. 2

ARKANSAS GIS OFFICE LETTER



**ARKANSAS
GIS OFFICE**

**Department of Transformation
and Shared Services**
Governor Asa Hutchinson
Secretary Amy Fecher
Director Shelby Johnson

December 17, 2020

Steven S. Zega
Attorney at Law
Crouch, Harwell, Fryar & Ferner, PLLC
111 Holcomb Street
P.O. Box 1400
Springdale, AR 72765-1400

RE: City of Springdale Annexation Coordination Requirement

Mr. Zega,

Thank you for coordinating with our office as you seek to annex property into the City of Springdale, AR located in Section 29, Township 18 North, Range 29 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,

Thomas Melton, GIS Analyst

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

H:\City_Annexations\Cities\Springdale\20201217\Doc\20201217_Springdale_Annexation_Coordination_Letter.docx



Proposed Annex: City of Springdale
December 2020

