



JOHN THURSTON

ARKANSAS SECRETARY OF STATE

March 11, 2019

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

Re: City of Pea Ridge Annexation Ordinance 628

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: 1/26/19

County: Benton

City Ordinance: 628

County Court Order: CC-2018-18A

City: Pea Ridge

Dated: 12/27/18

Date Filed: 10/23/18

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 filing, please contact our office at 501-682-3478.

Sincerely,

Rusty Jackson
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 Jackie Crabtree, Mayor of Pea Ridge (w/encl)



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: Pea Ridge

City Ordinance/Resolution No: 628 Date approved: 12/27/2018

County Court Case No: CC 2018-18A Date Order Filed: 10/23/2018

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

Date Change Effective: 01/26/2019 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: Jackie Crabtree Title: Mayor

Street Address: PO Box 10

City: Pea Ridge St: AR Zip code: 72751

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: T. Underwood Title: Deputy Clerk

Date: 01/25/2019

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

MAR 11 2019

Arkansas
Secretary of State

BENTON COUNTY

STATE OF ARKANSAS

BETSY HARRELL

COUNTY CLERK & VOTER REGISTRAR

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

January 25, 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: John Dye
City of Pea Ridge Annexation
Benton County Court Case No. CC# 2018-18A

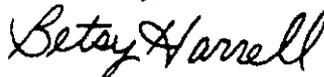
Dear Secretary Martin:

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 October 23, 2018
3. Ordinance No. 628 adopted on December 27, 2018, by the City of Pea Ridge.

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

Sincerely,



Betsy Harrell

By T. Underwood

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

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

FILED

2019 JAN 25 AM 11:56

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR

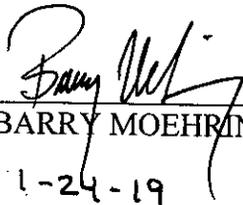
IN THE MATTER OF ANNEXING TO THE
CITY OF PEA RIDGE, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO SAID
CITY OF PEA RIDGE, ARKANSAS

CC 2018-18A

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



HON. BARRY MOEHRING, County Judge

Date

1-24-19

FILED

MAR 11 2019

Arkansas
Secretary of State

2019 0419

ORDINANCE NO. 628

FILED

2019 JAN 23 AM 10:30
AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; AND ASSIGNING SUCH TO WARDS PRODATE CLERK BENTON COUNTY, AR

WHEREAS, a petition was filed, pursuant to A.C.A. 14-40-609, for the annexation of certain territory into the City of Pea Ridge, Arkansas; and

WHEREAS, the Benton County Assessor and the Benton County Clerk have verified that the petition: (A) is in writing; (B) contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed; (C) contains an accurate description of the relevant property; (D) 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; (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city and that no enclaves will be created if the property or properties are accepted by the city; and (F) includes a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and presented the petition and records of the matter to the Benton County Judge; and

WHEREAS, the County Judge has: (A) reviewed the petition and records for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the petition contains a schedule of services; and (D) issued an order articulating these findings, and forwarded the petition and an Order authorizing the annexation to the contiguous City of Pea Ridge for consideration; and

WHEREAS, it is the desire of the Mayor and City Council of Pea Ridge that said territory be annexed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS:

SECTION 1. That the following described territory, in Benton County, Arkansas, contiguous to the City of Pea Ridge, be and the same is hereby accepted as part of, and annexed to and made a part of the City of Pea Ridge, Arkansas to wit: Part of the SW ¼ of the SE ¼ of S 35, T 21N, R 30W recorded as tract A of Plat Book 2014 Page 456, more particularly described as: Commencing from the SW Corner of the SW ¼ of the SE ¼ from a found railroad spike; thence S 89°47'45" E, 423.14 feet; to the point of beginning, and a point on the centerline of Hwy 72; thence leaving said highway, N 519.89 feet; to a found iron pipe; thence S 89°58'30" E, 172.23 feet to a set iron pin; thence S 01°05'48" W, 520.49 feet to a point in the center of Hwy 72 (Slack St); thence N 89°47'45" W, 162.27 feet to the point of beginning; and all Hwy 72 right-of-way South of the above described property to the South Section line of S 35, T21N, R 30W on the City Limits line of Pea Ridge, all in Benton County Arkansas.

2019 0387

FILED

SECTION 2. That the following schedule of services shall be extended to the area by the City of Pea Ridge within the statutorily required three (3) years after the date the annexation becomes final, as follows: police and fire protection – immediately; public street maintenance – immediately; and solid waste collection and disposal – immediately.

2019 JAN 29 AM 10:30
CO & PROBATE CLERK
BENTON COUNTY AR

SECTION 3. That the above described territory shall be annexed to and made a part of Ward 2 of the City of Pea Ridge, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

SECTION 4. That this annexation shall be effective and final thirty (30) days after passage of this ordinance.

SECTION 5. That the City Clerk shall certify and send one (1) copy of the map of the annexed property and one (1) copy of this ordinance to the County Clerk for County Judge confirmation consideration.

PASSED AND APPROVED THIS 27TH DAY OF DECEMBER, 2018.



Sandy Button
SANDY BUTTON, City Clerk

Jackie Crabtree
JACKIE CRABTREE, Mayor

FILED

MAR 11 2019

Arkansas
Secretary of State

FILED

2018 OCT 16 AM 9:08

FILED

2019 JAN 23 AM 10:30

LENA CURRIE
CO. & PROBATE CLERK
BENTON COUNTY, AR

BETSY HARRELL
CO. & PROBATE CLERK
BENTON COUNTY, AR



**ARKANSAS
GIS OFFICE**

September 28, 2018

Mr. Nathan See
Street Superintendent
City of Pea Ridge
PO Box 10
Pea Ridge, AR 72751

RE: City of Pea Ridge Annexation Coordination Requirement

Mr. See,

Thank you for coordinating with our office as you seek to annex property into the City of Pea Ridge, AR located in Section 35, Township 21 North, Range 30 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
Legal Description
Secretary of State Municipal Change Checklist

FILED

MAR 11 2019

**Arkansas
Secretary of State**

H:\City_Annexations\Cities\Pea_Ridge\20180928\Doc\20180928_Pea Ridge_Annexation_Coordination_Letter.docx

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

PHONE (501) 682-2767 · www.gis.arkansas.gov · FAX (501) 682-6077

2019 0389

Hazelton

Charles

10000 83121

S36-T21N-R30W

Taylor

Mitchell

Griffin

Daniel

Ferry

CURRENT CITY LIMITS

S35-T21N-R30W

PROPOSED ANNEX

Slack

CURRENT CITY LIMITS

Ash

Chitwood

Spruce

Bella Vista

Jackson

Cross Salvage

Crawford

Lams

S2-T20N-R30W

Dove

Bill Do

2019 0390

FILED

Exhibit A NE SW

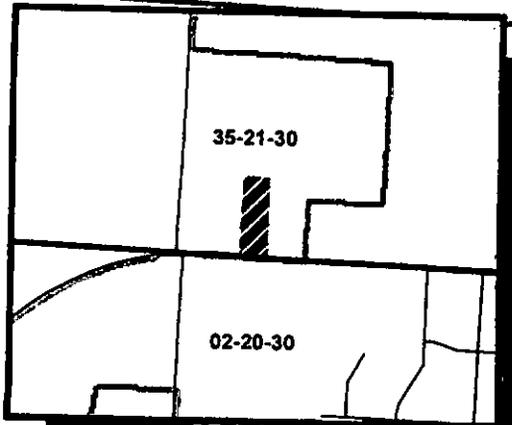
Pea Ridge 16 AM 9:08

John Ray Dye Jr.
Annexation
Parcel 15-11947-000

2019 JAN 23 AM 10:30

TENA BROWN
CO. & PROBATE CLERK
BENTON COUNTY, AR

BETSY HARRELL
CO & PROBATE CLERK
BENTON COUNTY, AR



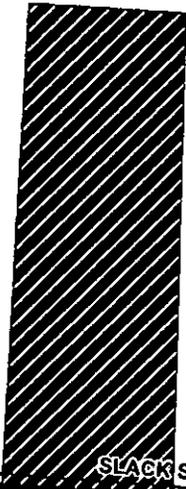
Vicinity Map

35-21-30

SE SW

SW SE

ITLL DO RD



HWY 72

SLACK ST

Pea Ridge
02-20-30 NE NW

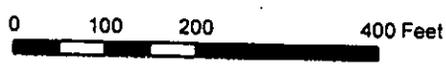
NW NE

DOVE RD

2019 0391

Map Features

- Road
- Section
- Area to be Annexed
- City Limits

ORDINANCE NO. 633

AN ORDINANCE AMENDING PEA RIDGE MUNICIPAL CODE, TITLE 14, THE OFFICIAL ZONING ATLAS MAP OF PEA RIDGE, ARKANSAS, TO ZONE CERTAIN LAND BELONGING TO JOHN DYE TO COMMERCIAL (C-2)

2019 JAN 29 AM 10:20
BENTON COUNTY, AR
CLERK

WHEREAS, Ordinance No. 628 was approved by the City of Pea Ridge on December 27, 2018, and is hereby incorporated into this ordinance by reference;

WHEREAS, Ordinance No 628 accepted the annexation of certain territory belonging to John Dye into the corporate boundaries of Pea Ridge, and pursuant to Section 4 of the ordinance, becomes effective and final thirty (30) days after passage;

WHEREAS, Ordinance No. 628 failed to designate zoning for the annexed area; and,

WHEREAS, pursuant to the provisions of the Pea Ridge Municipal Code, Section 14.04.06, and upon review of the city's zoning, the City Council has found that the annexed land hereinafter described is best suited for Medium Commercial (C-2) zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF PEA RIDGE, ARKANSAS;

Section 1: That the Pea Ridge Municipal Code, Title 14, and the official zoning Atlas Map of the City of Pea Ridge, Arkansas, should be and the same are hereby amended as hereinafter provided.

Section 2: The certain land belonging to John Dye, hereinafter described, should be and the same is hereby zoned as Medium Commercial (C-2), and that said land being located in Benton County, Arkansas, is described as follows:

LEGAL DESCRIPTION:

Part of the SW ¼ of the SE ¼ of S 35, T 21N, R 30W recorded as tract A of Plat Book 2014 Page 456, more particularly described as: Commencing from the SW Corner of the SW ¼ of the SE ¼ from a found railroad spike; thence S 89°47'45" E, 423.14 feet; to the point of beginning, and a point on the centerline of Hwy 72; thence leaving said highway, N 519.89 feet; to a found iron pipe; thence S 89°58'30" E, 172.23 feet to a set iron pin; thence S 01°05'48" W, 520.49 feet to a point in the center of Hwy 72 (Slack St); thence N 89°47'45" W, 162.27 feet to the point of beginning; and all Hwy 72 right-of-way South of the above described property to the South Section line of S 35, T21N, R 30W on the City Limits line of Pea Ridge, all in Benton County, Arkansas.

LAYMAN'S DESCRIPTION:

1978 SLACK STREET, PEA RIDGE, ARKANSAS

PASSED AND APPROVED THIS 15th DAY OF JANUARY, 2019.



Jackie Crabtree

Jackie Crabtree, Mayor

Attest:
Sandy Button

Sandy Button, City Clerk Treasurer

FILED
MAR 11 2019

2019 0392

Arkansas
Secretary of State

FILED

2018 OCT 23 PM 5: 52

TENA SIBRIEN
CL. & PROBATE CLERK
BENTON COUNTY, ARK

IN THE MATTER OF ANNEXING TO THE
CITY OF PEA RIDGE, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO SAID
CITY OF PEA RIDGE, ARKANSAS

COUNTY COURT ORDER NO. CC 2018-18 A

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

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

- 1) is in writing;
- 2) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming their desire to be annexed;
- 3) contains an accurate description of the relevant property or properties;
- 4) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;
- 5) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town – additionally a copy of the letter from the State of Arkansas GIS office approving the legal description for the annexation was provided; and
- 6) includes a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

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



HON. BARRY MOEHRING, County Judge

10-23-18

Date

FILED

MAR 11 2019

Arkansas
Secretary of State

2018 4066

FILED

2018 OCT 19 PM 2:00

IN THE MATTER OF ANNEXING TO THE
CITY OF PEA RIDGE, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO SAID
CITY OF PEA RIDGE, ARKANSAS

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

CC 2018-18A

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.

Tena O'Brien by B. Harrell

HON. TENA O'BRIEN, County Clerk

R. Grieve

HON. RODERICK GRIEVE, County Assessor

FILED

MAR 11 2019

Arkansas
Secretary of State

FILED

2018 OCT 19 PM 2:00

TENA O'BRIEN
CLERK & PROBATE CLERK
BENTON COUNTY, AR



Date: October 18, 2018
Subject: Proposed Annexation Checklist
CC 2018-18 Pea Ridge, AR

(A) is in writing;

(B) contains an attestation signed before a notary or notaries by the property owner or owners of the relevant property or properties confirming the desire to be annexed;

(C) contains an accurate description of the relevant property or properties;

(D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the relevant property or properties;

(E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the annexing city or town and that no enclaves will be created if the property or properties are accepted by the city or town; and

(F) include a schedule of services of the annexing city or town that will be extended to the area within three (3) years after the date the annexation becomes final.

NA [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"]

Please contact me if you have any questions.

Michael D. Million
Manager – Mapping Dept.
Benton County Assessor's Office
Phone: 479-271-1037, ext. 7004
Email: michael.million@bentoncountyar.gov

FILED

2018 OCT 16 AM 9:08

PETITION FOR ANNEXATION

**IN THE MATTER OF ANNEXING TO
THE CITY OF PEA RIDGE, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO
SAID CITY OF PEA RIDGE, ARKANSAS**

DATE: 10/12/18

TENA DILLON
CO. & PRIVATE CLERK
BENTON COUNTY, ARK.

CC 2018-18A

Comes now the undersigned petitioner, and states as follows:

That I, owning 100% of the property in the following described territory, in Benton County, Arkansas, do hereby petition, pursuant to A.C.A. 14-40-609, the City Council of Pea Ridge, Arkansas, to annex the following lands to the City of Pea Ridge, Arkansas: Part of the SW ¼ of the SE ¼ of S 35, T 21N, R 30W recorded as tract A of Plat Book 2014 Page 456, more particularly described as: Commencing from the SW Corner of the SW ¼ of the SE ¼ from a found railroad spike; thence S 89°47'45" E, 423.14 feet; to the point of beginning, and a point on the centerline of Hwy 72; thence leaving said highway, N 519.89 feet; to a found iron pipe; thence S 89°58'30" E, 172.23 feet to a set iron pin; thence S 01°05'48" W, 520.49 feet to a point in the center of Hwy 72 (Slack St); thence N 89°47'45" W, 162.27 feet to the point of beginning; and all Hwy 72 right-of-way South of the above described property to the South Section line of S 35, T21N, R 30W on the City Limits line of Pea Ridge, all in Benton County Arkansas.

1. I further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area
2. That said property described herein is contiguous to and adjoining the present Pea Ridge city limits, as shown on the map attached hereto as Exhibit A.
3. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Pea Ridge.
4. That the following schedule of services shall be extended to the area by the City of Pea Ridge within three (3) years after the date the annexation becomes final: police and fire protection – immediately; public street maintenance – immediately; and solid waste collection and disposal – immediately.
5. That a letter or title opinion from a certified abstractor or title company verifying the petitioner is the owner of record of the relevant property is attached hereto as Exhibit B, and is made part of this petition.
6. That a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the city limits of Pea Ridge and that no enclaves will be created if the property is accepted for annexation into the City of Pea Ridge is attached hereto as Exhibit C, and is made part of this petition.

FILED

2018 OCT 16 AM 9:08



**ARKANSAS
GIS OFFICE**

TENA STEWART
CO. & PROBATE CLERK
BENTON COUNTY, AR

September 28, 2018

Mr. Nathan See
Street Superintendent
City of Pea Ridge
PO Box 10
Pea Ridge, AR 72751

RE: City of Pea Ridge Annexation Coordination Requirement

Mr. See,

Thank you for coordinating with our office as you seek to annex property into the City of Pea Ridge, AR located in Section 35, Township 21 North, Range 30 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
Legal Description
Secretary of State Municipal Change Checklist

FILED

MAR 11 2019

Arkansas
Secretary of State

H:\City_Annexations\Cities\Pea_Ridge\20180928\Doc\20180928_Pea Ridge_Annexation_Coordination_Letter.docx

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

PHONE (501) 682-2767 · www.gis.arkansas.gov · FAX (501) 682-6077

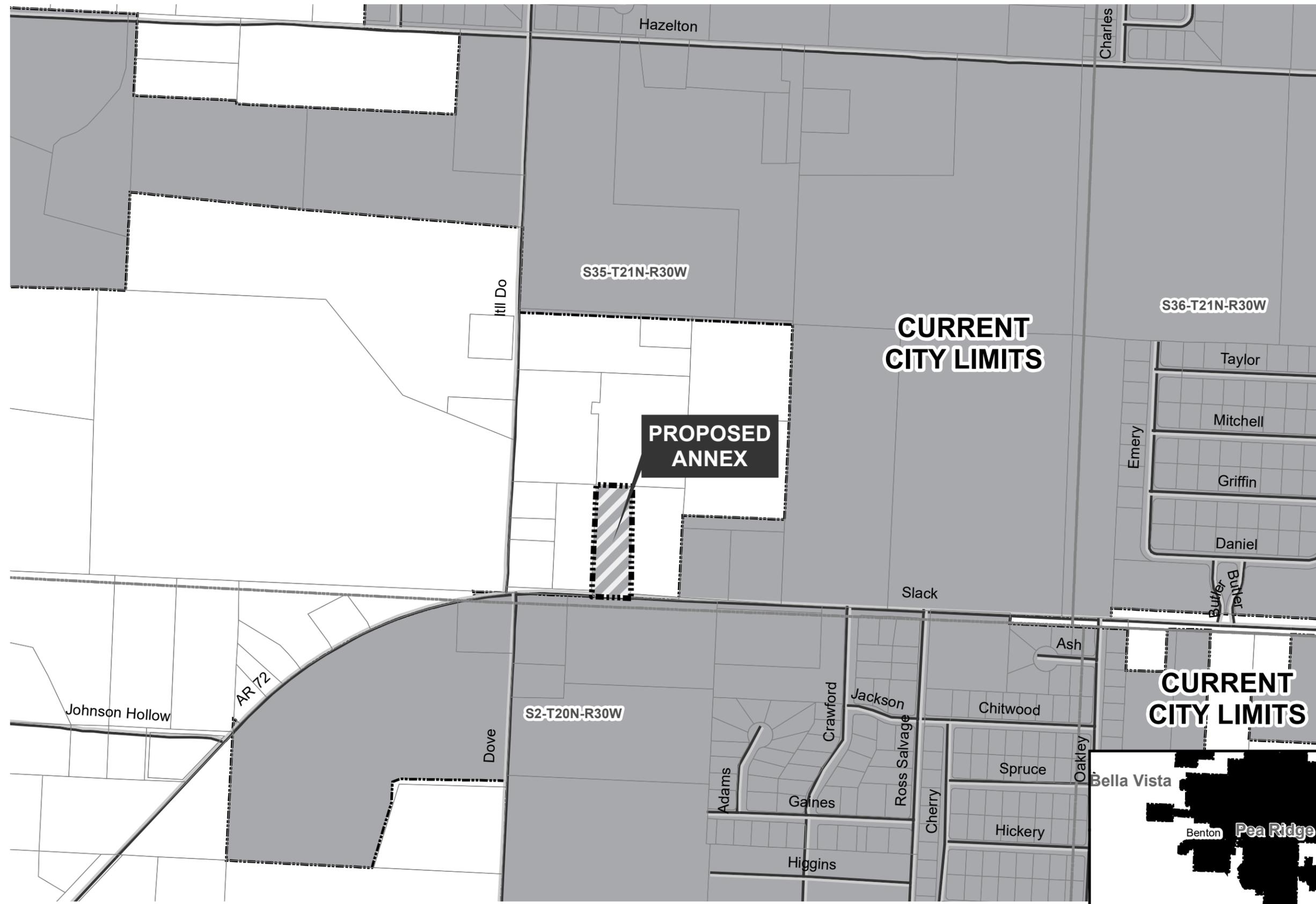
Proposed Annex: City of Pea Ridge
September 2018

City: Pea Ridge
Mayor: Jackie Crabtree

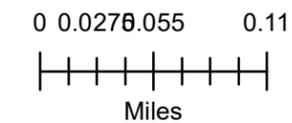
Arkansas Code 14-40-101.

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, is evidence, the entity has met requirements of Act 914 of 2015



- Proposed Annex
- Sections
- Parcels
- Minor Road
- Existing City



Charles

Hazelton

S36-T21N-R30W

Taylor

Mitchell

Griffin

Daniel

Emery

CURRENT CITY LIMITS

S35-T21N-R30W

PROPOSED ANNEX

S2-T20N-R30W

CURRENT CITY LIMITS

Ash

Chitwood

Spruce

Slack

Cross Salvage

Crawford

Jackson

ams

Dove

Bella Vista

Oakley

Ill Do

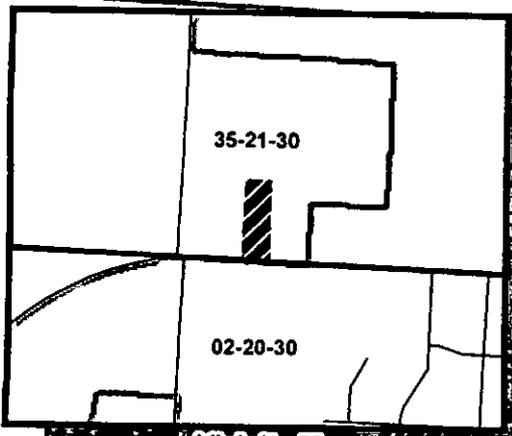
FILED

Pea Ridge 15 AM 9:08

**John Ray Dye Jr.
Annexation
Parcel 15-11947-000**

TERA O'BRIEN
CO. & PROBATE CLERK
BENTON COUNTY, AR

Exhibit A NE SW



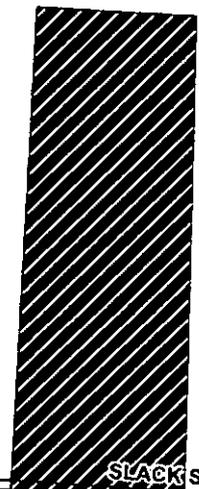
Vicinity Map

35-21-30

SE SW

SW SE

ITLL DO RD



E HWY 72

SLACK ST

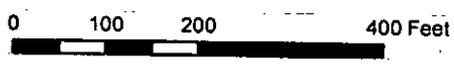
Pea Ridge
02-20-30 NE NW

NW NE

DOVE RD

Map Features

- Road
- Section
- Area to be Annexed
- City Limits

PRIME TITLE

800 SE Walton Blvd, Ste 10 Bentonville, AR 72712
Office: 479.845.1237 • Fax: 479.845.4351

FILED

2018 OCT 16 AM 9:08

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

OWNERSHIP VERIFICATION

Re: 1978 Slack St.
Pea Ridge, AR

June 12, 2018

Greetings:

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Pea Ridge, Arkansas. Based on our review at Prime Title, we verify John Ray Dye, Jr. is the owner of the real property described as Tract 2 of K-D Ranch Estates by Warranty Deed filed as Deed Book 2013 67401, records of Benton County, Arkansas and more particularly described as follows:

TRACT 2 OF K-D RANCH ESTATES, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD 25, PAGE 223. ALSO KNOWN AS PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT A POINT LOCATED 484.4 FEET WEST OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID DESCRIBED SECTION 35; THENCE NORTH 89°47'45" WEST 423.14 FEET; THENCE NORTH 519.89 FEET; THENCE SOUTH 89°58'30" EAST 423.14 FEET; THENCE SOUTH 521.21 FEET TO THE POINT OF BEGINNING.

Prime Title



Jason Duppmann #9918740

September 27, 2018

Greetings:

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Pea Ridge, Arkansas. I am a Licensed Professional Surveyor in the State of Arkansas. Based on my review, I verify that the below described real property is contiguous with the City of Pea Ridge, Arkansas and that no enclaves will be created if the described property is annexed by the City of Pea Ridge.

Sincerely,



Justin Taffner, AR P.L.S. #1816

Parcel #15-11947-000

Dye, John Ray Jr.

P.O. Box 662

Pea Ridge AR 72751-0662

Physical Address: 1978 Slack St.

WD 2013-67401, 2.00 Acres, Tract A of Replat of Tract 2 of K-D Ranch Estates

