AGENDA ITEM HISTORY SHEET

ITEM TITLE	AGENDA NO. 9
Midland Estates Subdivsion - Annexation	AGENDA DATE: 6/26/2024

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

Preliminary subdivison plat for this property was approved by the Planning Commission on 6/12/2024. Petition for Annexation filed with county on 5/13/2024. Verified by Order from County Judge on 6/3/2024.

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

This is an annexation for a property in the City's Planning Area that abuts the City Limits. The property is being developed as a subdivison and has gone through DRC for Review and to Planning Commission where the Preliminary Plat was Approved. This annexation will be benefitial to the City of Bryant as the property will work to extend our city limits North towards existing Sewer infrastructure and other subdivisons with pre-annexation agreements. Based on the Planning Commission's Approval of Preliminary Plat and the completion of annexation requirements, it is recommended that the annexation be accepted.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Motion to approve the ordinance accepting the annexation of certain property into the City of Bryant.

Annexation
Midland Estates Subdivision
Acceptance of Annexation

ORDINANCE NUMBER 2024 - ___

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF BRYANT; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; AND ASSIGNING SUCH TO WARDS

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

WHEREAS, the Saline County Assessor and the Bryant City Clerk have (a) verified the identity of the petitioner(s); (b) that there are no property owners included in the petition that do not wish to have their property annexed; (c) verified that the property or properties are contiguous with the City; (d) verified that no enclaves will be created if the petition is accepted by the City; and presented the petition and their respective verifications to the Saline County Judge; and

WHEREAS, the County Judge has (a) reviewed the petition and verifications 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; (d) found that the land to be annexed shall also include any dedicated public roads and rights of way abutting or traversing the property to be annexed, including but not limited to the full length of Willow Street and all portions of Midland Road south of the intersection of Midland and Ola Mae Wood Road that are not currently annexed; and (e) issued an order articulating these findings and forwarded the petition and order to the contiguous City of Bryant for consideration; and

WHEREAS, it is the desire of the Bryant City Council that the territory be annexed.

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

Section 1. That the following described territory, contiguous to the City of Bryant, be and the same is hereby accepted as part of, and annexed to and made a part of the City of Bryant, Arkansas:

[See attached Exhibit B - Legal Description]

Section 2. That the following schedule of services shall be extended to the area by the City of Bryant within the statutorily required three (3) year period after the date the annexation becomes final, as follows: (a) constructing waterworks, sewers, recreational facilities and systems of gas pipelines, and (b) grading, draining, paving, curbing, and guttering street and laying sidewalks, together with facilities related to any of the foregoing within the area to be annexed, and for all other lawful purposes.

Section 3. That the above-described territory shall be annexed to and made a part of Ward 1 of the City of Bryant, and the same shall henceforth be a part of said Ward as fully as existing parts of said Ward.

Section 4. Thirty (30) days after passage and publication or posting of this Ordinance as authorized by law, the annexation shall be final and the property shall be within the corporate limits of the City, except as otherwise ordered by the Circuit Court pursuant to a cause of action filed within said thirty (30) day period.

Section 5. Notice. Within forty-five (45) days of the effective date of this Ordinance, the City Clerk shall provide written notice, along with complete documentation, to the county clerk of each county in which the territory is affected.

Passed and approved this _____, 2024.

Approved: _____
Mayor, Chris Treat

Attest: _____
Mark Smith, City Clerk

RECEIVED & FILED
2024 MAY 13 PM 3:26
SALINE COUNTY PROBATE
CIRCUIT CLERK DOUG CURTIS

IN THE COUNTY COURT OF SALINE COUNTY, ARKANSAS

IN THE MATTER OF ANNEXATION OF CERTAIN TERRITORY CONTIGUOUS TO THE CITY OF BRYANT, ARKANSAS

No. CC2024-4

RW

PETITION FOR ANNEXATION

Comes the Petitioner, Havens Development, LLC, an Arkansas limited liability company, and for its Petition brought pursuant to Ark. Code Ann. § 14-40-609 to annex certain lands owned by it and contiguous with the City of Bryant, Arkansas, respectfully states:

1. By virtue of those deeds filed in the Office of the Circuit Clerk and Recorder of Deeds as Documents 2023-011121, 2023-011145, 2023-011146, 2023-011147 and 2023-001108, Petitioner is the owner of 100% of the fee interest in the following-described property, all situated in Saline County, Arkansas (the "Property"):

AS DEEDED: The South Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Except 5 Acres in a Square In the Southwest Corner Thereof, Containing 15 Acres, More or Less.

The North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Containing 20 Acres, More or Less.

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet to the Point of Beginning: Run Thence South 660 Feet; Run Thence North 69 Deg. 11 Min. 05 Sec. West 660 Feet; Run Thence North 660 Feet; Run Thence South 89 Deg. 11 Min. 05 Sec. East 660 Feet to the Point of Beginning, Containing 10 Acres, More or Less.

And in addition:

Part of the Southeast Quarter of the Northeast Quarter of Section 11. Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet to the

Point of Beginning: Run Thence South 330 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet; Run Thence North 330 Feet; Run Thence South 87 Deg. 37 Min. 58 Sec. East 660 Feet to the Point of Beginning, Containing 5 Acres, More or Less.

And in addition:

Lots 11, 12, 17 and 18 of Block 6, Wildwood Terrace Subdivision

AS SURVEYED: A Part of the SW ¼ of the NE ¼, and the SE ¼ of the NE ¼ of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas; and Lots 11, 12, 17, and 18, of Wildwood Terrace Subdivision To Saline County, Arkansas As Shown and Recorded In Saline County Book 108, Page 272; All More Particularly Described As Follows:

Beginning At A 1" Pipe Marking the Northwest Corner of Said Sw1/4, Ne1/4, of Section 11; Thence Along the North Line Thereof S 85°29'11" E A Distance of 1,329.88 Feet To A 1" Iron Rod Marking the NE Corner of Said SW 1/4, NE 1/4; Thence Along the East Line Thereof S 02°15'16" W a Distance of 656.51 Feet to a 3/8" Rebar Marking the NW Corner of the N1/2, SE 1/4, NE 1/4, of Section 11 (Ref: Survey By Williams Ps #1091); Thence Leaving Said East Line S 88°06'05" E a Distance of 660.28 Feet to a 1/2" Rebar & Cap (PS #1664); Thence Continue S 88°06'05" E a Distance of 658.28 Feet to the Computed Location of the NE Corner of Said S1/2, SE 1/4, NE 1/4 of Section 11 (Ref: Survey By Williams Ps #1091); Thence Along The East Line Thereof S 01°20'58" W a Distance of 334.18 Feet to an Iron Spike in Midland Road; Thence Leaving Said East Line N 86°30'24" W A Distance of 662.49 Feet to a 1/2" Rebar and Cap (Ps #1664); Thence S 01°59'29" W A Distance of 315.73 Feet to a 1/2" Rebar and Cap (PS #1664) On The South Line of Said SE 1/4, NE 1/4, of Section 11; Thence Along Said South Line N 87°03'53" W a Distance of 662.97 Feet to the Computed Location of the SE Corner of Said SW 1/4, NE 1/4 of Section 11; Thence along the South Line Thereof N 87°03'53" W a Distance of 833.46 Feet to a 1/2" Rebar; Thence Leaving Said South Line N 01°23'40" E A Distance of 465.63 Feet to a 1/2" Rebar; Thence N 87°10'32" W a Distance of 469.29 Feet to a 1/2" Rebar and Cap (Ps #1664) on the West Line of Said SW 1/4, NE 1/4; Thence Along Said West Line N 00°52'05" E a Distance of 439.06 Feet to a 1/2" Rebar Marking the SW Corner of Lot 11, Wildwood Terrace Subdivision; Thence Along the South Line of Said Lot 11 N 87°36'46" W a Distance of 139.77 Feet to a 5/8" Rebar Marking the SW Corner of Said Lot 11; Thence Along the West Line of Lots 11 and 12, of Said Wildwood Terrace N 00°35'40" E A Distance of 101.78 Feet to a 5/8" Rebar Marking the NW Corner of Said Lot 12; Thence Along the North Line of Said Lot 12 S 86°40'01" E A Distance of 139.03 Feet To A 5/8" Rebar Marking the NE Corner of Said Lot 12; Thence Along The West Line of Said

SW 1/4, NE 1/4, of Section 11 N 00°38'53" E a Distance of 210.07 Feet to a 1/2" Rebar Marking the SE Corner of Lot 17 of Said Wildwood Terrace Subdivision; Thence Leaving the South Line of Said Lot 17 N 86°38'57" W a Distance of 138.71 Feet to a 1/2" Iron Pipe Marking The SW Corner of Said Lot 17; Thence Along the West Lines of Lots 17 and 18 of Said Wildwood Terrace N 02°18'25" E a Distance of 99.47 Feet To A 5/8" Rebar Marking the NW Corner of Said Lot 18; Thence Along the North Line of Said Lot 18 S 86°49'52" E a Distance of 139.64 Feet to the Point of Beginning; Containing 49.133 Acres, More Or Less.

2. The Property and area to be annexed is to include all adjacent and abutting public streets and rights of way.

3. Attached hereto as **Exhibit A** is a letter from a certified abstractor or title company verifying that the Petitioner is the sole owner of record of the Property, as required under Ark. Code Ann. § 14-40-609(b)(1)(D).

4. Attached hereto as **Exhibit B** is a letter or verification from a certified surveyor or engineer verifying that the Property is contiguous with the City of Bryant and that no enclaves will be created if the Property is accepted by the City of Bryant, as required under Ark. Code Ann. § 14-40-609(b)(1)(E).

5. Petitioner is coordinating and will coordinate with the Arkansas Geographic Information Systems Office for preparation of digital mapping for the relevant annexation area in conjunction with this annexation proceeding pursuant to Arkansas Code Ann. § 14-40-101. Please see Arkansas GIS Office letter attached hereto as **Exhibit C**.

6. The following schedule of services will be extended to the Property within three (3) years after the date the annexation becomes final:

a. Sewer from the City of Bryant;
b. Water from Salem Water Users PWA;.
c. Electric from First Electric Cooperative and from Entergy;
d. Gas from Summit Utilities; and
e. Telecommunications from AT&T.

7. Petitioner herein designates Petitioner's principal Todd Havens, its attorney Perry Young, and its engineer, Jonathan Hope, or any of them, to act in its behalf with respect to this Petition.

WHEREFORE, Petitioner requests that the above-described lands be cleared for annexation into the City of Bryant, Arkansas, and that an Order issued pursuant to Ark. Code Ann. § 14-40-609(c)(2)(D) reflecting such findings, and for all other relief as to which the Petitioner is entitled.

Respectfully submitted:

Jensen Young & Butler, PLLC
Attorneys for Plaintiff
P. O. Box 1500
Benton, AR 72018
(501) 315-2255 (v); (501) 315-3355 (f)
pyoung@jyb.law

By: _____
Perry Y. Young, Bar No. 97091

VERIFICATION

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

COMES Todd Havens, Manager of Petitioner, being under oath and subject to the penalties of perjury, and requests the above Petition be granted.

_____
Todd Havens

On this 8th day of ~~April~~ May, 2024 came before me, a Notary Public for the State of Arkansas, Mr. Todd Havens, to me known, as Manager of the Petitioner, and who did attest and swear to the truth of the foregoing, and did execute the foregoing in my presence.

_____
Notary Public
My Comm. Exp.: 8/28/33

STATE OF NOTARY PUBLIC ARKANSAS
JESSICA TAYLOR
MY COMMISSION # 12724666
EXPIRES: August 28, 2033
Saline County

FIRST NATIONAL TITLE COMPANY
216 WEST SEVIER STREET
BENTON, AR 72015

April 10, 2024

Re: Havens Development LLC

Please be advised that Havens Development LLC, an Arkansas limited liability company, is the record owner of lands described in EXHIBIT A attached hereto and made a part hereof.

Lands described herein are assessed as Saline County Tax Parcel Numbers 001-03734-000 (Tract 1); 001-03744-000 (Tract 1); 370-00105-000 (Tract 2); 370-00106-000 (Tract 2); 370-00111-000 (Tract 2) and 370-00112-000 (Tract 2).

Lands described herein were conveyed to the present owner by virtue of certain Warranty Deeds filed for record as Saline County Document Numbers 2023-011121, 2023-011145, 2023-011146 and 2023-011147, copies of said Warranty Deeds are attached hereto.

Also attached are copies of the basic information sheets for each of the hereinabove described tax parcels.

If we can be of further assistance, please let us know.

First National Title Company

James E. Villines
Title Agent License No. 9895404
Abstractor License No. 22102

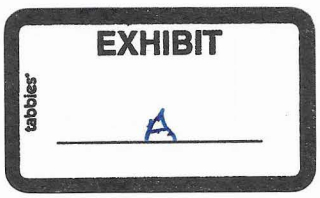


EXHIBIT A

TRACT 1:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, EXCEPT 5 ACRES IN A SQUARE IN THE SOUTHWEST CORNER THEREOF, CONTAINING 15 ACRES, MORE OR LESS.

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, CONTAINING 20 ACRES, MORE OR LESS.

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER AND RUN SOUTH 660 FEET TO THE POINT OF BEGINNING: RUN THENCE SOUTH 330 FEET; RUN THENCE NORTH 87 DEG. 37 MIN. 56 SEC. WEST 660 FEET; RUN THENCE NORTH 330 FEET; RUN THENCE SOUTH 87 DEG. 37 MIN. 56 SEC. EAST 660 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS.

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER AND RUN SOUTH 660 FEET; RUN THENCE NORTH 87 DEG. 37 MIN. 56 SEC. WEST 660 FEET TO THE POINT OF BEGINNING: RUN THENCE SOUTH 660 FEET; RUN THENCE NORTH 89 DEG. 11 MIN. 05 SEC. WEST 660 FEET; RUN THENCE NORTH 660 FEET; RUN THENCE SOUTH 89 DEG. 11 MIN. 05 SEC. EAST 660 FEET TO THE POINT OF BEGINNING, CONTAINING 10 ACRES, MORE OR LESS.

TRACT 2:
LOTS 11, 12, 17 AND 18 OF BLOCK 6, WILDWOOD TERRACE, A SUBDIVISION IN SALINE COUNTY, ARKANSAS.

HOPE
CONSULTING
ENGINEERS - SURVEYORS

Perry Y. Young
1230 Ferguson Dr
Benton, AR 72015

RE: Midland Subdivision

Dear Mr. Young,

We have completed a boundary survey on approximately 50 acres of land located on the west side of Midland Road. Per the most current zoning map accepted by the City of Bryant this property is contiguous with the City limits an no enclaves will be created. The City of Bryant has agreed with the request at Planning Commission and the Preliminary Plat was approved on June 23, 2023.

See boundary survey on second page showing Saline County parcels 370-00111-000, 370-00112-000,3 70-00106-000, 370-00105-000, 001-03734-000, 001-03744-000.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

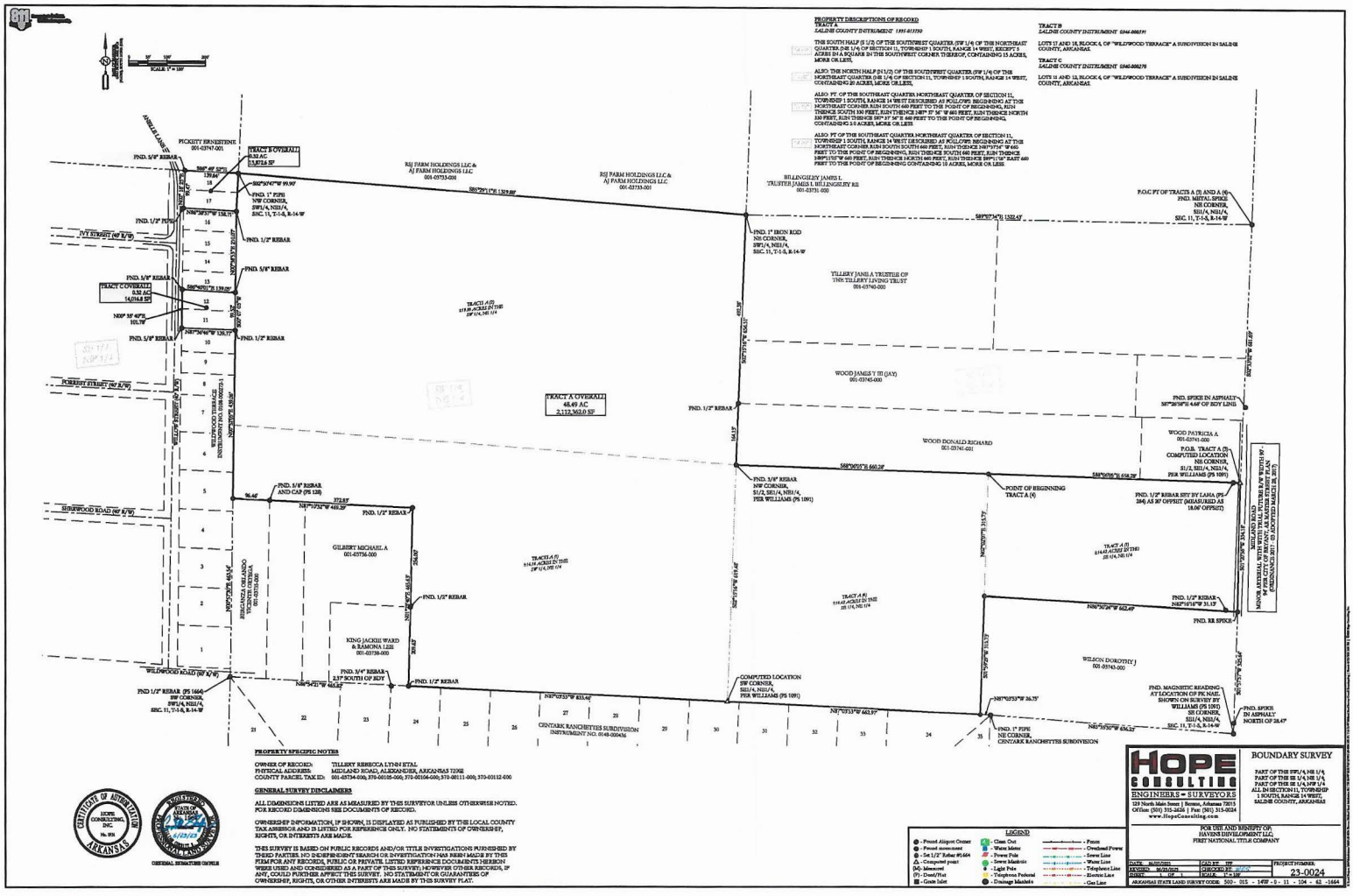
Sincerely,

Jonathan Hope

Jonathan Hope PLS #1762

129 N. MAIN ST. BENTON, ARKANSAS 72015
501-315-2626
WWW.HOPECONSULTING.COM

EXHIBIT
tabbies
B


PROPERTY DESCRIPTIONS OF RECORD
TRACT A
SALINE COUNTY INSTRUMENT: 1995-013793
THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, EXCEPT 5 ACRES IN A SQUARE IN THE SOUTHWEST CORNER THEREOF, CONTAINING 15 ACRES, MORE OR LESS.
ALSO: THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, CONTAINING 20 ACRES, MORE OR LESS.
ALSO: PT. OF THE SOUTHEAST QUARTER, NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER RUN SOUTH 660 FEET TO THE POINT OF BEGINNING, RUN THENCE SOUTH 330 FEET, RUN THENCE S89° 57' 56" W 660 FEET, RUN THENCE NORTH 330 FEET, RUN THENCE S89° 57' 56" E 660 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES, MORE OR LESS.
ALSO: PT OF THE SOUTHEAST QUARTER, NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER RUN SOUTH SOUTH 660 FEET, RUN THENCE N89°57'56" W 660 FEET TO THE POINT OF BEGINNING, RUN THENCE SOUTH 660 FEET, RUN THENCE S89°51'07"W 660 FEET, RUN THENCE NORTH 660 FEET, RUN THENCE S89°51'16" EAST 660 FEET TO THE POINT OF BEGINNING CONTAINING 10 ACRES, MORE OR LESS.
TRACT B
SALINE COUNTY INSTRUMENT: 0346-006191
LOTS 11 AND 18, BLOCK 4, OF "WILDWOOD TERRACE" A SUBDIVISION IN SALINE COUNTY, ARKANSAS.
TRACT C
SALINE COUNTY INSTRUMENT: 0346-006270
LOTS 11 AND 12, BLOCK 4, OF "WILDWOOD TERRACE" A SUBDIVISION IN SALINE COUNTY, ARKANSAS.
SCALE: 1" = 100'
PICKETT ERNESTINE
001-03747-001
TRACT B OVERALL
0.33 AC
13,973.15 SF
FND. 5/8" REBAR
S88° 49' 52"E
139.84'
S02°52'47"W 99.90'
FND. 1" PIPE
NW CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
S88°39'37"W 138.71'
FND. 1/2" PIPE
FND. 1/2" REBAR
FND. 5/8" REBAR
TRACT C OVERALL
0.32 AC
14,016.8 SF
N00° 58' 40"E
101.78'
S88°36'46"W 139.77'
FND. 5/8" REBAR
FND. 1/2" REBAR
WILDWOOD ROAD (60' R/W)
PUBLIC ACCESS EASEMENT
RSJ FARM HOLDINGS LLC &
AJ FARM HOLDINGS LLC
001-03753-000
S89°29'17"E 1329.89'
RSJ FARM HOLDINGS LLC &
AJ FARM HOLDINGS LLC
001-03733-001
BILLINGSLEY JAMES L
TRUSTEE JAMES L BILLINGSLEY RE
001-03731-000
P.O.C. PT OF TRACTS A (5) AND A (6)
FND. METAL SPIKE
NE CORNER,
SE1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
S87°07'34"E 1322.43'
FND. 1" IRON ROD
NE CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
TILLERY JANE A TRUSTEE OF
THE TILLERY LIVING TRUST
001-03740-000
TRACT A (5)
15.07 ACRES IN THE
SW 1/4, NE 1/4
TRACT A (6)
33.42 ACRES IN THE
SW 1/4, NE 1/4
TRACT A OVERALL
48.49 AC
2,112,362.0 SF
WOOD JAMES Y III (JAY)
001-03745-000
WOOD DONALD RICHARD
001-03741-001
FND. SPIKE IN ASPHALT
N87°56'39"E 0.68' OF BOY LINE
WOOD PATRICIA A
001-03741-000
P.O.B. TRACT A (5)
COMPUTED LOCATION
NE CORNER,
S1/2, SE1/4, NE1/4,
PER WILLIAMS (PS 1091)
FND. 3/8" REBAR
NW CORNER,
S1/2, SE1/4, NE1/4,
PER WILLIAMS (PS 1091)
S88°00'05"E 660.28'
S88°00'05"E 1,658.29'
POINT OF BEGINNING
TRACT A (4)
FND. 1/2" REBAR SET BY LAHA (PS-
284) AT 30' OFFSET (MEASURED AS
18.06' OFFSET)
MIDLAND ROAD
(PUBLIC ACCESS EASEMENT, WITH 30' TOTAL FUTURE R/W WIDTH AS
SHOWN HEREON, AS ESTABLISHED BY ORDINANCE NO. 2017-03 ADOPTED MARCH 28, 2017)
FND. 5/8" REBAR
AND CAP (PS 128)
S87°13'52"W 468.39'
FND. 1/2" REBAR
GILBERT MICHAEL A
001-03756-000
TRACT A (3)
9.94 ACRES IN THE
SW 1/4, NE 1/4
TRACT A (4)
33.42 ACRES IN THE
SW 1/4, NE 1/4
TRACT A (5)
15.07 ACRES IN THE
SW 1/4, NE 1/4
N87°13'52"E 468.39'
FND. 1/2" REBAR
N87°30'26"W 662.49'
FND. RR SPIKE
BERGANZA ORLANDO
TRUSTEE ORLANDO
001-03735-000
KING JACKIE WARD
& RAMONA LEE
001-03738-000
FND. 3/4" REBAR
2.5' SOUTH OF BOY
FND. 1/2" REBAR
N87°54'21"W 663.42'
FND 1/2" REBAR (PS 1664)
NW CORNER,
SW1/4, NE1/4,
SEC. 11, T-1-S, R-14-W
N87°07'53"W 833.46'
N87°07'53"W 663.97'
COMPUTED LOCATION
SW CORNER,
S1/2, NE1/4,
PER WILLIAMS (PS 1091)
WILSON DOROTHY J
001-03743-000
N87°07'53"W 26.75'
FND. MAGNETIC READING
AT LOCATION OF PK NAIL
SHOWN ON SURVEY BY
WILLIAMS (PS 1091)
SE CORNER,
S1/2, NE1/4,
SEC. 11, T-1-S, R-14-W
FND. SPIKE
IN ASPHALT
NORTH OF 28.47'
N87°53'49"W 636.24'
FND. 1" PIPE
NE CORNER,
CENTARK RANCHETTES SUBDIVISION
CENTARK RANCHETTES SUBDIVISION
INSTRUMENT NO. 0148-000436
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PROPERTY SURVEYING NOTES
OWNER OF RECORD: TILLERY REBECCA LYNN ETAL
PHYSICAL ADDRESS: MIDLAND ROAD, ALEXANDER, ARKANSAS 72002
COUNTY PARCEL TAX ID: 001-03734-000, 370-00105-000; 370-00106-000; 370-00111-000; 370-00112-000
GENERAL SURVEY DISCLAIMERS
ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.
OWNERSHIP INFORMATION, IF SHOWN, IS DISPLAYED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.
THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENT(S) HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.
CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 970
ARKANSAS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
JOSHUA D. HOPE
No. 1664
GENERAL SURVEYOR OWNER
LEGEND
Found Aliquot Corner
Found monument
Set 1/2" Rebar #1664
Computed point
Measured
Deed/Plat
Grate Inlet
Clean Out
Water Meter
Power Pole
Sewer Manhole
Light Pole
Telephone Pedestal
Drainage Manhole
Fence
Overhead Power
Sewer Line
Water Line
Telephone Line
Electric Line
Gas Line
HOPE CONSULTING
ENGINEERS • SURVEYORS
129 North Main Street | Benton, Arkansas 72015
Office (501) 315-2626 | Fax: (501) 315-2024
www.HopeConsulting.com
BOUNDARY SURVEY
PART OF THE SW1/4, NE 1/4
PART OF THE SE 1/4, NE 1/4
PART OF THE SE 1/4, NW 1/4
ALL IN SECTION 11, TOWNSHIP
1 SOUTH, RANGE 14 WEST,
SALINE COUNTY, ARKANSAS
FOR USE AND BENEFIT OF:
HAVENS DEVELOPMENT LLC
FIRST NATIONAL TITLE COMPANY
DATE: 10/27/2023
REVISED: 10/31/2023
AGENCY: ---
CAD BY: HH
CHECKED BY: JDH
DATE: 10/31/23
PROJECT NUMBER:
23-0024
ARKANSAS STATE LAND SURVEY CODE: 500 - 015 - 1499 - 0 - 11 - 104 - 42 - 1664

Department of Transformation and Shared Services
Governor Sarah Huckabee Sanders
Secretary Leslie Fisken

May 10, 2024

Mr. Jonathan Hope
Hope Consulting
129 N. Main St.
Benton, AR 72015

RE: City of Bryant Annexation Coordination Requirement

Mr. Hope,

Thank you for coordinating with our office as you seek to annex property into the City of Bryant, located in Section 11, Township 1 South, Range 14 West, Saline County, Arkansas. This letter represents confirmation that you have coordinated with our office (Arkansas GIS Office) as specified in *§ 14-40-101* (Act 914 of 2015) of the 90th General Assembly.

Our office will wait for the completion of additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after the appropriate filing by your County Clerk.

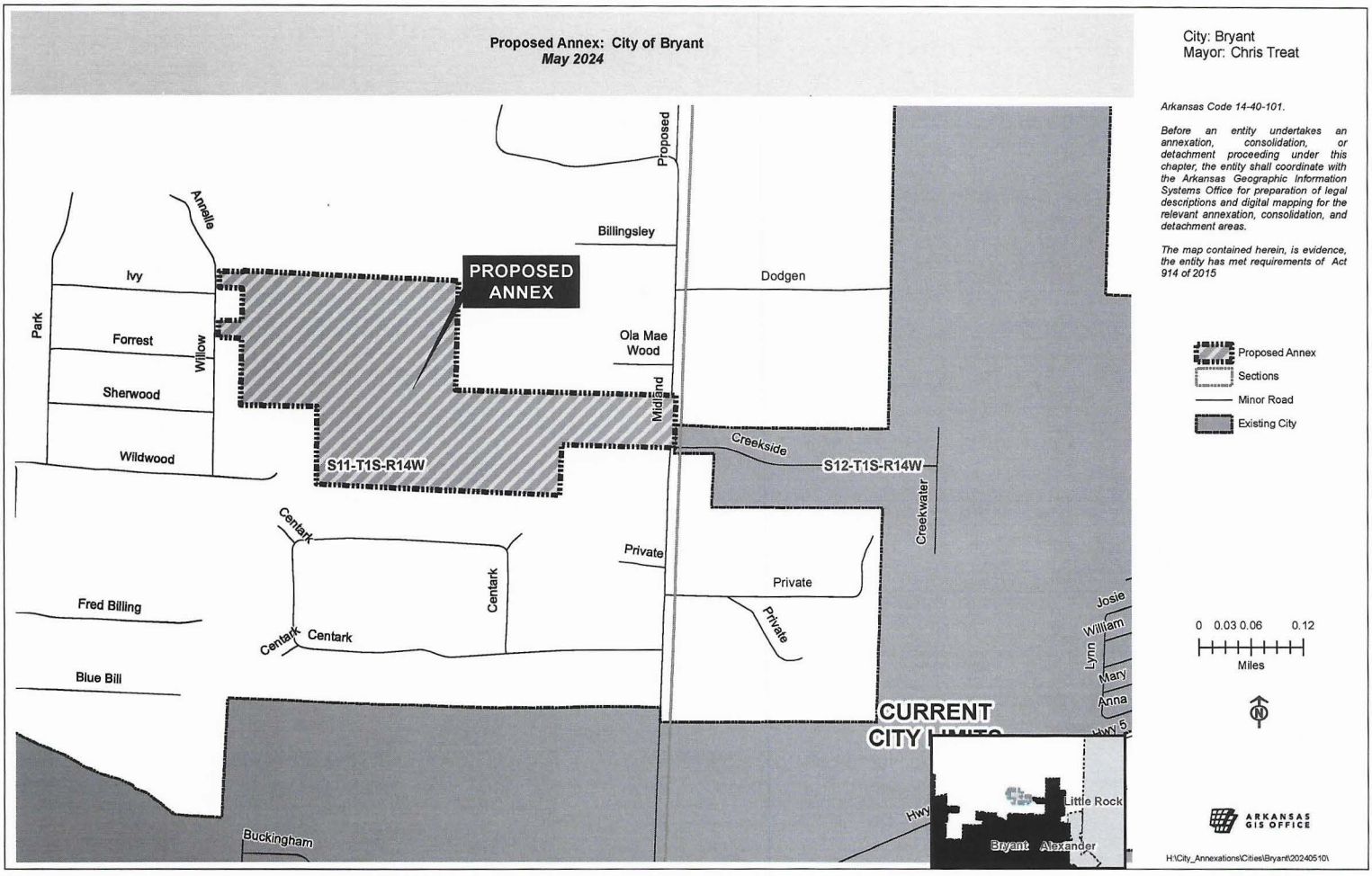
Sincerely,

Niki Bittle

EXHIBIT
tabbies
C

Niki Bittle, GIS Analyst
Attachments:
GIS Office Map of Proposed Annexation
Legal Description
Secretary of State Municipal Change Checklist

H:\City_Annexations\Cities\Bryant\20240510\Doc\20240510_Bryant_Annexation_Coordination_Letter.docx


Proposed Annex: City of Bryant
May 2024
City: Bryant
Mayor: Chris Treat
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
S11-T1S-R14W
S12-T1S-R14W
CURRENT CITY LIMITS
Proposed
Billingsley
Dodgen
Ola Mae Wood
Midland
Creekside
Creekwaler
Private
Private
Private
Annella
Ivy
Park
Forrest
Willow
Sherwood
Wildwood
Centark
Centark
Centark
Centark
Fred Billing
Blue Bill
Buckingham
Josie
William
Lynn
Mary
Anna
Hwy 5
Hwy
Little Rock
Bryant
Alexander
Proposed Annex
Sections
Minor Road
Existing City
0 0.03 0.06 0.12
Miles
N
ARKANSAS GIS OFFICE
H:\City_Annexations\Cities\Bryant\20240510\

23-0024 HAVENS MIDLAND ROAD DESCRIPTION FROM SURVEY

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; AND LOTS 11, 12, 17, AND 18, OF WILDWOOD TERRACE SUBDIVISION TO SALINE COUNTY, ARKANSAS AS SHOWN AND RECOREDED IN SALINE COUNTY BOOK 108, PAGE 272; ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" PIPE MARKING THE NORTHWEST CORNER OF SAID SW1/4, NE1/4, OF SECTION 11; THENCE ALONG THE NORTH LINE THEREOF S 85°29'11" E A DISTANCE OF 1,329.88 FEET TO A 1" IRON ROD MARKING THE NORTHEAST CORNER OF SAID SW1/4, NE1/4; THENCE ALONG THE EAST LINE THEREOF S 02°15'16" W A DISTANCE OF 656.51 FEET TO A 3/8" REBAR MARKING THE NW CORNER OF THE N1/2, SE1/4, NE1/4, OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091); THENCE LEAVING SAID EAST LINE S 88°06'05" E A DISTANCE OF 660.28 FEET TO A 1/2" REBAR & CAP (PS #1664); THENCE CONTINUE S 88°06'05" E A DISTANCE OF 658.28 FEET TO THE COMPUTED LOCATION OF THE NE CORNER OF SAID S1/2, SE1/4, NE1/4 OF SECTION 11 (REF: SURVEY BY WILLIAMS PS #1091; THENCE ALONG THE EAST LINE THEREOF S 01°20'58" W A DISTANCE OF 334.18 FEET TO A IRON SPIKE IN MIDLAND ROAD; THENCE LEAVING SAID EAST LINE N 86°30'24" W A DISTANCE OF 662.49 FEET TO A 1/2" REBAR AND CAP (PS #1664); THENCE S 01°59'29" W A DISTANCE OF 315.73 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE SOUTH LINE OF SAID SE1/4, NE1/4, OF SECTION 11; THENCE ALONG SAID SOUTH LINE N 87°03'53" W A DISTANCE OF 662.97 FEET TO THE COMPUTED LOCATION OF THE SE CORNER OF SAID SW1/4, NE1/4 OF SECTION 11; THENCE ALONG THE SOUTH LINE THEREOF N 87°03'53" W A DISTANCE OF 833.46 FEET TO A 1/2" REBAR; THENCE LEAVING SAID SOUTH LINE N 01°23'40" E A DISTANCE OF 465.63 FEET TO A 1/2" REBAR; THENCE N 87°10'32" W A DISTANCE OF 469.29 FEET TO A 1/2" REBAR AND CAP (PS #1664) ON THE WEST LINE OF SAID SW1/4, NE1/4; THENCE ALONG SAID WEST LINE N 00°52'05" E A DISTANCE OF 439.06 FEET TO A 1/2" REBAR MARKING THE SW CORNER OF LOT 11, WILDWOOD TERRACE SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID LOT 11 N 87°36'46" W A DISTANCE OF 139.77 FEET TO A 5/8" REBAR MARKING THE SW CORNER OF SAID LOT 11; THENCE ALONG THE WEST LINE OF LOTS 11 AND 12, OF SAID WILDWOOD TERRACE N 00°35'40" E A DISTANCE OF 101.78 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 12; THENCE ALONG THE NORTH LINE OF SAID LOT 12 S 86°40'01" E A DISTANCE OF 139.03 FEET TO A 5/8" REBAR MARKING THE NE CORNER OF SAID LOT 12; THENCE ALONG THE WEST LINE OF SAID SW1/4, NE1/4, OF SECTION 11 N 00°38'53" E A DISTANCE OF 210.07 FEET TO A 1/2" REBAR MARKING THE SE CORNER OF LOT 17 OF SAID WILDWOOD TERRACE SUBDIVISION; THENCE LEAVING THE SOUTH LINE OF SAID LOT 17 N 86°38'57" W A DISTANCE OF 138.71 FEET TO A 1/2" IRON PIPE MARKING THE SW CORNER OF SAID LOT 17; THENCE ALONG THE WEST LINES OF LOTS 17 AND 18 OF SAID WILDWOOD TERRACE N 02°18'25" E A DISTANCE OF 99.47 FEET TO A 5/8" REBAR MARKING THE NW CORNER OF SAID LOT 18; THENCE ALONG THE NORTH LINE OF SAID LOT 18 S 86°49'52" E A DISTANCE OF 139.64 FEET TO THE POINT OF BEGINNING; CONTAINING 2,140,251.37 SQUARE FEET, OR 49.133 ACRES, MORE OR LESS.

FILED
SALINE COUNTY
PROBATE & COUNTY CLERK

2024 JUN -3 AM 11:40

BY AC

IN THE COUNTY COURT OF SALINE COUNTY, ~~ARKANSAS~~

IN THE MATTER OF ANNEXATION OF CERTAIN TERRITORY CONTIGUOUS TO THE CITY OF BRYANT, ARKANSAS

No. CC2024-4

ORDER

Comes for hearing the Verified Petition of Havens Development, LLC, who is the one hundred percent (100%) property owner of portions of Section 11, Township 1 South, Range 14 West, more particularly described in Exhibit "A" hereto, asking that such territory be annexed to the City of Bryant, Saline County, Arkansas;

After reviewing the documents and evidence, the Court finds as follows:

1. That the Petition for Annexation and records have been reviewed for completeness and accuracy;

2. That no new enclaves will be created by the annexation;

3. That said Petition contains 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

4. That the annexing city shall annex any dedicated public roads and rights of way abutting or traversing the property to be annexed, including but not limited to the full length of Willow Street and all portions of Midland Road south of the intersection of Midland and Ola Mae Wood Road that are not currently annexed.

THEREFORE the Court hereby ORDERS, JUDGES, and DECREES that this Order and the Petition for Annexation be forwarded to the annexing city so that the annexing city may grant the Petition and accept the property for annexation.

It is So-Ordered this 3 day of June, 2024:

Hon. Matt Brumley, County Court Judge
Saline County, Arkansas

EXHIBIT A

AS DEEDED: The South Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Except 5 Acres in a Square In the Southwest Corner Thereof, Containing 15 Acres, More or Less.

The North Half of the Southwest Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Containing 20 Acres, More or Less.

Part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet to the Point of Beginning: Run Thence South 660 Feet; Run Thence North 69 Deg. 11 Min. 05 Sec. West 660 Feet; Run Thence North 660 Feet; Run Thence South 89 Deg. 11 Min. 05 Sec. East 660 Feet to the Point of Beginning, Containing 10 Acres, More or Less.

And in addition:

Part of the Southeast Quarter of the Northeast Quarter of Section 11. Township 1 South, Range 14 West, Saline County, Arkansas, Described as Follows: Commencing at the Northeast Corner and Run South 660 Feet to the Point of Beginning: Run Thence South 330 Feet; Run Thence North 87 Deg. 37 Min. 56 Sec. West 660 Feet; Run Thence North 330 Feet; Run Thence South 87 Deg. 37 Min. 58 Sec. East 660 Feet to the Point of Beginning, Containing 5 Acres, More or Less.

And in addition:

Lots 11, 12, 17 and 18 of Block 6, Wildwood Terrace Subdivision

AS SURVEYED: A Part of the SW ¼ of the NE ¼, and the SE ¼ of the NE ¼ of Section 11, Township 1 South, Range 14 West, Saline County, Arkansas; and Lots 11, 12, 17, and 18, of Wildwood Terrace Subdivision To Saline County, Arkansas As Shown and Recorded In Saline County Book 108, Page 272; All More Particularly Described As Follows:

Beginning At A 1" Pipe Marking the Northwest Corner of Said Sw1/4, Ne1/4, of Section 11; Thence Along the North Line Thereof S 85°29'11" E A Distance of 1,329.88 Feet To A 1" Iron Rod Marking the NE Corner of Said SW 1/4, NE 1/4; Thence Along the East Line Thereof S 02°15'16" W a Distance of 656.51 Feet to a 3/8" Rebar Marking the NW Corner of the N1/2, SE 1/4, NE 1/4, of Section 11 (Ref: Survey By Williams Ps #1091); Thence Leaving Said East Line S 88°06'05"

E a Distance of 660.28 Feet to a 1/2" Rebar & Cap (PS #1664); Thence Continue S 88°06'05" E a Distance of 658.28 Feet to the Computed Location of the NE Corner of Said S1/2, SE 1/4, NE 1/4 of Section 11 (Ref: Survey By Williams Ps #1091); Thence Along The East Line Thereof S 01°20'58" W a Distance of 334.18 Feet to an Iron Spike in Midland Road; Thence Leaving Said East Line N 86°30'24" W A Distance of 662.49 Feet to a 1/2" Rebar and Cap (Ps #1664); Thence S 01°59'29" W A Distance of 315.73 Feet to a 1/2" Rebar and Cap (PS #1664) On The South Line of Said SE 1/4, NE 1/4, of Section 11; Thence Along Said South Line N 87°03'53" W a Distance of 662.97 Feet to the Computed Location of the SE Corner of Said SW 1/4, NE 1/4 of Section 11; Thence along the South Line Thereof N 87°03'53" W a Distance of 833.46 Feet to a 1/2" Rebar; Thence Leaving Said South Line N 01°23'40" E A Distance of 465.63 Feet to a 1/2" Rebar; Thence N 87°10'32" W a Distance of 469.29 Feet to a 1/2" Rebar and Cap (Ps #1664) on the West Line of Said SW 1/4, NE 1/4; Thence Along Said West Line N 00°52'05" E a Distance of 439.06 Feet to a 1/2" Rebar Marking the SW Corner of Lot 11, Wildwood Terrace Subdivision; Thence Along the South Line of Said Lot 11 N 87°36'46" W a Distance of 139.77 Feet to a 5/8" Rebar Marking the SW Corner of Said Lot 11; Thence Along the West Line of Lots 11 and 12, of Said Wildwood Terrace N 00°35'40" E A Distance of 101.78 Feet to a 5/8" Rebar Marking the NW Corner of Said Lot 12; Thence Along the North Line of Said Lot 12 S 86°40'01" E A Distance of 139.03 Feet To A 5/8" Rebar Marking the NE Corner of Said Lot 12; Thence Along The West Line of Said SW 1/4, NE 1/4, of Section 11 N 00°38'53" E a Distance of 210.07 Feet to a 1/2" Rebar Marking the SE Corner of Lot 17 of Said Wildwood Terrace Subdivision; Thence Leaving the South Line of Said Lot 17 N 86°38'57" W a Distance of 138.71 Feet to a 1/2" Iron Pipe Marking The SW Corner of Said Lot 17; Thence Along the West Lines of Lots 17 and 18 of Said Wildwood Terrace N 02°18'25" E a Distance of 99.47 Feet To A 5/8" Rebar Marking the NW Corner of Said Lot 18; Thence Along the North Line of Said Lot 18 S 86°49'52" E a Distance of 139.64 Feet to the Point of Beginning; Containing 49.133 Acres, More Or Less.