

**ORDINANCE NUMBER 2022 - 30**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF  
CERTAIN TERRITORY TO THE CITY OF BRYANT.**

**WHEREAS**, Thomas D.B. Collins, Ltd., filed a Petition with the County Court of Saline County, Arkansas, to annex certain property hereinafter described, to the City of Bryant, Saline County, Arkansas; and

**WHEREAS**, on October 20, 2022, Jeff Arey, County Judge of Saline County Arkansas, determined that said petition should be granted and that the property hereinafter described should be released from Saline County and annexed to the City of Bryant, Saline County, Arkansas.


**WHEREAS**, more than thirty (30) days have expired since entry of said order and the City of Bryant desires to accept said property into the City.

**BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS;**

- Section 1. That the property description attached and labeled as “Exhibit A” and “Exhibit B” be annexed to and made a part of the City of Bryant, Saline County, Arkansas.
- Section 2. That the hereinabove described property shall be annexed to and made a part of Ward 2 of the City of Bryant with a zoning designation of R-1.S and the same shall henceforth be a part of said ward as fully as existing part of said ward.
- Section 3. Emergency Declared. This Ordinance is necessary to preserve the public peace, health, safety and welfare, an emergency is declared to exist and this Ordinance shall be in full force and effect from and after the date of its passage.

Passed and approved this November 15 2022.

Attest:

  
Mark Smith, City Clerk

Approved:

  
Mayor Allen E. Scott



**EXHIBIT A**  
**BENJAMIN GROVE SUBDIVISION PHASE 4**

**LOTS 129 - 133**

TRACT C OF THE BENJAMIN GROVE SUBDIVISION, PHASE 3, REPLAT; AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 164.87 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF TRACT C OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE POINT OF **BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 361.66 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF TRACT C AND ON THE WEST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 1°56'26" W, LEAVING THE SAID NORTH LINE AND ALONG THE SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 361.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 1°56'26" E, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY RECORD.

**LOT 128**

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE POINT OF **BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 115.02 FEET TO A FOUND T POST LOCATED AT THE SOUTHEAST CORNER OF LOT 127 OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 2°46'05" W, LEAVING THE SAID NORTH LINE, A DISTANCE OF 70.01 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W A DISTANCE OF 114.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO THE POINT OF

**BEGINNING, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY OF RECORD.**

**BUNDY DRIVE RIGHT OF WAY**

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE POINT OF **BEGINNING**; THENCE LEAVING SAID NORTH LINE, S 1°56'26" W, ALONG THE SAID EAST RIGHT OF WAY OF BUNDY DRIVE, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A FOUND 1/2" REBAR; THENCE S 88°02'37" E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF **BEGINNING**, CONTAINING 0.08 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.

## EXHIBIT B

### Legal Description

#### LOTS 129 - 133

TRACT C OF THE BENJAMIN GROVE SUBDIVISION, PHASE 3, REPLAT; AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 164.87 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF TRACT C OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 361.66 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF TRACT C AND ON THE WEST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 1°56'26" W, LEAVING THE SAID NORTH LINE AND ALONG THE SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 361.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 1°56'26" E, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY RECORD.

#### LOT 128

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 115.02 FEET TO A FOUND T POST LOCATED AT THE SOUTHEAST CORNER OF LOT 127 OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 2°46'05" W, LEAVING THE SAID NORTH LINE, A DISTANCE OF 70.01 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W A DISTANCE OF 114.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E,

ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY OF RECORD.

BUNDY DRIVE RIGHT OF WAY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH LINE, S 1°56'26" W, ALONG THE SAID EAST RIGHT OF WAY OF BUNDY DRIVE, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A FOUND 1/2" REBAR; THENCE S 88°02'37" E FOR A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.08 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.

# GNE

FILED  
SALINE COUNTY  
STATE & COUNTY CLERK

2022 SEP 22 AM 9:22

3825 Mt Carmel Rd.  
Bryant, AR 72022

**GarNat Engineering, LLC** BY 

P.O. Box 116  
Benton, AR 72018

August 24, 2022

William Gruber  
Saline County Civil Attorney  
200 N. Main St.  
Benton, Arkansas 72015

Re: Annexation – Benjamin Grove Subdivision Phase 4

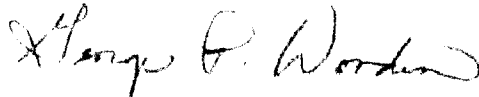
Dear Mr. Gruber:

I, George P. Wooden, am verifying that this property is contiguous with the annexing City of Bryant and also that no enclaves will be created if this property is accepted by the City of Bryant.

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,

GarNat Engineering, LLC



George P. Wooden, Professional Surveyor #1573 State of Arkansas

**ABSTRACTOR'S CERTIFICATE OF PROPERTY OWNERSHIP** 17 SEP 22 AM 9: 22

BY NR

The undersigned hereby certifies that the last deed of real estate records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas, reflect that Elizabeth Glover, Jacqueline Kenner, and Cody Parsons are the record title owner of all the real property described in Exhibit "A" to the Petition to Annex to the City of Bryant, Arkansas, a copy of which Exhibit "A" is attached hereto and made a part hereof.

DATED this \_\_\_\_ day of September 2022.

**LENDERS TITLE COMPANY**

By: T. P. Housdan  
Tamara Housdan, Abstractor  
Title Agent License No. 9895386  
Arkansas Abstractor's License No. 19501





2022 SEP 22 AM 9:22

Department of Transformation and Shared Services

Governor Asa Hutchinson

Secretary Mitch Rouse

Director Shelby Johnson

BY 

September 21, 2022

Mr. George Wooden  
Land Survey Manager PS# 1573 - GarNat Engineering  
3825 Mount Carmel Road  
Bryant, AR 72022

RE: City of Bryant Annexation Coordination Requirement

Mr. Wooden,

Thank you for coordinating with our office as you seek to annex property into the City of Bryant, AR located in Section 12, Township 1 South, Range 15 West. 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 90<sup>th</sup> General Assembly.

Our office will wait 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,



Jennifer Wheeler, Sr. GIS Analyst

Attachments:

GIS Office Map of Proposed Annexation

Legal Description

Secretary of State Municipal Change Checklist

H:\City\_Annexations\Cities\Bryant\20220921\Doc\20220921\_Bryant\_Annexation\_Coordination\_Letter.docx

Arkansas Geographic Information Systems  
501 Woodlane Street, Suite G-04 \* Little Rock, AR 72201 \* 501.682.2767  
TRANSFORM.AR.GOV

Proposed Annex: City of Bryant  
September 2022

City: Bryant  
Mayor: Allen Scott

Arkansas Code 14-40-101.

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

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

**CURRENT  
CITY LIMITS**

K.B. Barnes

Lots 129-133

62°41'00"R13W

Bundy Dr ROW

Lot 128

67°41'00"R14W

Private

Private

State

- Proposed
- Section
- Parcel
- Highway
- Minor Road
- Existing City

0 0.010 0.02 0.04  
Miles

F

ARKANSAS  
GIS OFFICE

H:\City\_Annexation\City\Bryant\20220921


# GNE

GarNat Engineering, LLC  
BENTON, ARKANSAS 72018

2022 SEP 22 AM 9:23

3825 Mt Carmel Rd.  
Bryant, AR 72022

**GarNat Engineering, LLC**

P.O. Box 116  
Benton, AR 72018  
BY 

September 6, 2022

Truett Smith  
Planning Director  
City of Bryant  
210 SW 3<sup>rd</sup> Street  
Bryant, AR 72022

Re: Annexation & Zoning – Benjamin Grove Subdivision Phase 4

Dear Mr. Smith:

Please allow this letter and the following list of enclosures to serve as my application for approval of annexation and proposed zoning for the referenced subdivision. It is my desire that this matter be included on the agenda for your September 2022 City of Bryant Planning Commission meeting.

The developer for the project is Elizabeth Glover, Jacqueline Kenner, and Cody Parsons, 9360 Gilbert Road, Benton, Arkansas 72019, pcody1292@gmail.com, Cody Parsons (501) 209-0559, Elizabeth Glover (501) 585-0659, Jacqueline Kenner (501) 249-6900.

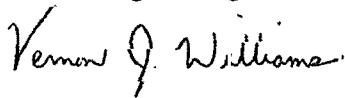
#### List of Enclosures

- Petition for Annexation
- Application for Change in Zoning District Boundaries
- Filing fee of \$125.00
- Exhibit A - Annexation Figure with legal descriptions
- Exhibit B – Legal Description of Property
- Letter of Verification from Certified Surveyor
- Abstractor's Certificate of Property Ownership

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,

GarNat Engineering, LLC



Vernon J. Williams, P.E., President

APPLICATION  
FOR CHANGE IN  
ZONING DISTRICT BOUNDARIES

Applicant Name: ELIZABETH GLOVER, JACQUELINE KENNER

~~Spouse~~ Name: CODY PARSONS

Property Address: \_\_\_\_\_

Legal Description: SEE ATTACHED EXHIBIT A  
AND EXHIBIT B

Existing Zoning Classification: N/A

Requested Change: R-1.5

Plat of Property is Attached YES

Vicinity Map of property is attached YES

The undersigned designates the following process agent or attorney to represent  
the applicant at all hearings:

VERNON WILLIAMS, GARNAT ENGINEERING

This 7<sup>TH</sup> day of SEPTEMBER, 2022

Elizabeth Glover  
Applicant

Cody Parsons

~~Spouse of Applicant~~

9360 GILBERT ROAD

Address

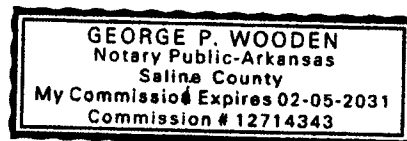
BENTON, AR 72019

(501) 209-0559 CODY  
Phone

(501) 585-0659 ELIZABETH

(501) 249-6900 JACQUELINE

Jacqueline Kenner  
APPLICANT



George P. Wooden  
9/7/22



APPLICATION  
FOR CHANGE IN  
ZONING DISTRICT BOUNDARIES

Applicant Name: ELIZABETH GLOVER, JACQUELINE KENNER

~~Spouse~~ Name: CODY PARSONS

Property Address: \_\_\_\_\_

Legal Description: SEE ATTACHED EXHIBIT A  
AND EXHIBIT B

Existing Zoning Classification: N/A

Requested Change: R-1.5

Plat of Property is Attached YES

Vicinity Map of property is attached YES

The undersigned designates the following process agent or attorney to represent  
the applicant at all hearings:

VERNON WILLIAMS, GARNAT ENGINEERING

This 7<sup>TH</sup> day of SEPTEMBER, 2022

Elizabeth Glover  
Applicant

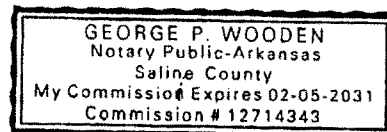
Cody Parsons  
~~Spouse~~ of Applicant

Jacqueline Kenner  
APPLICANT

9360 GILBERT ROAD  
Address

BENTON, AR 72019

(501) 209-0559 CODY  
Phone



George P. Wooden  
9/7/22

(501) 585-0659 ELIZABETH

(501) 249-6900 JACQUELINE

## EXHIBIT A

### Legal Description

#### LOTS 129 - 133

TRACT C OF THE BENJAMIN GROVE SUBDIVISION, PHASE 3, REPLAT; AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 164.87 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF TRACT C OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 361.66 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF TRACT C AND ON THE WEST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 1°56'26" W, LEAVING THE SAID NORTH LINE AND ALONG THE SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 361.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 1°56'26" E, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY RECORD.

#### LOT 128

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING AT** A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 115.02 FEET TO A FOUND T POST LOCATED AT THE SOUTHEAST CORNER OF LOT 127 OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 2°46'05" W, LEAVING THE SAID NORTH LINE, A DISTANCE OF 70.01 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W A DISTANCE OF 114.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E,

ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY OF RECORD.

BUNDY DRIVE RIGHT OF WAY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH LINE, S 1°56'26" W, ALONG THE SAID EAST RIGHT OF WAY OF BUNDY DRIVE, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A FOUND 1/2" REBAR; THENCE S 88°02'37" E FOR A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.08 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.

# GNE

2022 OCT 12 PM 4:17

3825 Mt Carmel Rd.  
Bryant, AR 72022

**GarNat Engineering, LLC**

P.O. Box 116  
Benton, AR 72018  
BY 

CC 2022-14

September 6, 2022

Truett Smith  
Planning Director  
City of Bryant  
210 SW 3<sup>rd</sup> Street  
Bryant, AR 72022

Re: Annexation & Zoning – Benjamin Grove Subdivision Phase 4

Dear Mr. Smith:

Please allow this letter and the following list of enclosures to serve as my application for approval of annexation and proposed zoning for the referenced subdivision. It is my desire that this matter be included on the agenda for your September 2022 City of Bryant Planning Commission meeting.

The developer for the project is Elizabeth Glover, Jacqueline Kenner, and Cody Parsons, 9360 Gilbert Road, Benton, Arkansas 72019, pcody1292@gmail.com, Cody Parsons (501) 209-0559, Elizabeth Glover (501) 585-0659, Jacqueline Kenner (501) 249-6900.

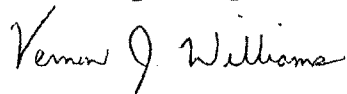
List of Enclosures

- Petition for Annexation
- Application for Change in Zoning District Boundaries
- Filing fee of \$125.00
- Exhibit A – Legal Description of property
- Exhibit B – Annexation Figure with legal descriptions
- Letter of Verification from Certified Surveyor
- Abstractor's Certificate of Property Ownership

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,

GarNat Engineering, LLC



Vernon J. Williams, P.E., President

# GNE

2022 OCT 12 PM 4:17

3825 Mt Carmel Rd.  
Bryant, AR 72022

**GarNat Engineering, LLC**

P.O. Box 116  
Benton, AR 72018

CC2022-14

August 24, 2022

William Gruber  
Saline County Civil Attorney  
200 N. Main St.  
Benton, Arkansas 72015

Re: Annexation – Benjamin Grove Subdivision Phase 4

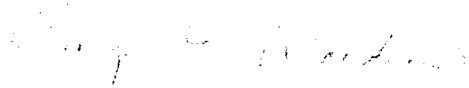
Dear Mr. Gruber:

I, George P. Wooden, am verifying that this property is contiguous with the annexing City of Bryant and also that no enclaves will be created if this property is accepted by the City of Bryant.

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,

GarNat Engineering, LLC



George P. Wooden, Professional Surveyor #1573 State of Arkansas

ABSTRACTOR'S CERTIFICATE OF PROPERTY OWNERSHIP

2022 OCT 12 PM 4:17

CC2022-14

BY WR

The undersigned hereby certifies that the last deed of real estate records in the office of the Circuit Clerk and Ex-Officio Recorder of Saline County, Arkansas, reflect that Elizabeth Glover, Jacqueline Kenner, and Cody Parsons are the record title owner of all the real property described in Exhibit "A" to the Petition to Annex to the City of Bryant, Arkansas, a copy of which Exhibit "A" is attached hereto and made a part hereof.

DATED this 29th day of September 2022.

LENDERS TITLE COMPANY

By:

Tamara Housdan

Tamara Housdan, Abstractor  
Title Agent License No. 9895386  
Abstractor's License No. 19501

## EXHIBIT A

### Legal Description

#### LOTS 129 - 133

TRACT C OF THE BENJAMIN GROVE SUBDIVISION, PHASE 3, REPLAT; AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 164.87 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF TRACT C OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 361.66 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF TRACT C AND ON THE WEST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 1°56'26" W, LEAVING THE SAID NORTH LINE AND ALONG THE SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 361.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 1°56'26" E, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY RECORD.

#### LOT 128

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 115.02 FEET TO A FOUND T POST LOCATED AT THE SOUTHEAST CORNER OF LOT 127 OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 2°46'05" W, LEAVING THE SAID NORTH LINE, A DISTANCE OF 70.01 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W A DISTANCE OF 114.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E,

ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY OF RECORD.

BUNDY DRIVE RIGHT OF WAY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH LINE,  
S 1°56'26" W, ALONG THE SAID EAST RIGHT OF WAY OF BUNDY DRIVE, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A FOUND 1/2" REBAR; THENCE S 88°02'37" E FOR A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.08 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.



*Doug Curtis*  
**Saline County Clerk**

SALINE COUNTY  
CLERK'S OFFICE  
SALINE COUNTY CLERK

2022 OCT 18 AM 9:21

BY *DC*

October 17, 2022

Re: In the Matter of Annexation of Certain Territory  
Contiguous to the Town of Bryant, Arkansas  
Saline County Court No. CC- 2022 - 14

Judge Arey,

In accordance with Arkansas Code Annotated § 14-40-609 (b)(3), I have verified that the Petition for Annexation in the above referenced manner:

- 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 petitioners are all owners 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 or town and that no enclaves will be created if the property is accepted by the city or town; and
- F) 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.

If you have any questions, or need anything further, please do not hesitate to contact me.

Sincerely,


*Doug Curtis*

# BOB RAMSEY

FILED  
SALINE COUNTY  
CLERK & COUNTY CLERK

2022 OCT 18 PM 1:13

*Saline County Assessor*

BY 

October 13, 2022

Re: In the Matter of Annexation of Certain Territory  
Contiguous to the Town of Bryant, Arkansas  
Saline County Court No. CC- 2022 - 14

Judge Arey,

In accordance with Arkansas Code Annotated § 14-40-609 (b)(3), I have verified that the Petition for Annexation in the above referenced manner:

- 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 petitioners are all owners 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 or town and that no enclaves will be created if the property is accepted by the city or town; and
- F) 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.

If you have any questions, or need anything further, please do not hesitate to contact me.

Sincerely,





**EXHIBIT A**  
**BENJAMIN GROVE SUBDIVISION PHASE 4**

**LOTS 129 - 133**

TRACT C OF THE BENJAMIN GROVE SUBDIVISION, PHASE 3, REPLAT; AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 164.87 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHWEST CORNER OF TRACT C OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE POINT OF BEGINNING; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 361.66 FEET TO A FOUND 1/2" REBAR LOCATED AT THE SOUTHEAST CORNER OF TRACT C AND ON THE WEST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 1°56'26" W, LEAVING THE SAID NORTH LINE AND ALONG THE SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W LEAVING SAID WEST RIGHT OF WAY, FOR A DISTANCE OF 361.66 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 1°56'26" E, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING A TOTAL OF 0.87 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY RECORD.

**LOT 128**

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE POINT OF BEGINNING; THENCE CONTINUING S 88°02'37" E, ALONG THE SAID NORTH LINE, A DISTANCE OF 115.02 FEET TO A FOUND T POST LOCATED AT THE SOUTHEAST CORNER OF LOT 127 OF BENJAMIN GROVE SUBDIVISION, PHASE 3; THENCE S 2°46'05" W, LEAVING THE SAID NORTH LINE, A DISTANCE OF 70.01 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W A DISTANCE OF 114.01 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO THE POINT OF

**BEGINNING, CONTAINING 0.18 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT OF WAY OF RECORD.**

**BUNDY DRIVE RIGHT OF WAY**

**PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF THE SAID NE1/4 SE1/4 OF SECTION 12; THENCE S 88°02'37" E, ALONG THE NORTH LINE OF THE SAID NE1/4 SE1/4, A DISTANCE OF 576.53 FEET TO A FOUND 1/2" REBAR WITH CAP #1573 LOCATED AT THE SOUTHWEST CORNER OF LOT 127 AND ON THE EAST RIGHT OF WAY OF BUNDY DRIVE OF BENJAMIN GROVE SUBDIVISION, PHASE 3 FOR THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, S 1°56'26" W, ALONG THE SAID EAST RIGHT OF WAY OF BUNDY DRIVE, A DISTANCE OF 70.00 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 88°02'37" W, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 50.00 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE WEST RIGHT OF WAY OF BUNDY DRIVE; THENCE N 1°56'26" E, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 70.00 FEET TO A FOUND 1/2" REBAR; THENCE S 88°02'37" E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.08 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.**

