

ORDINANCE NO. 2025-5

**AN ORDINANCE ANNEXING PROPERTY CONTIGUOUS THEREWITH
TO WATER & SEWER IMPROVEMENT DISTRICT NO. 3 OF THE CITY
OF MOUNTAIN HOME, ARKANSAS; ACCEPTING THE ANNEXATION OF
CERTAIN TERRITORY TO THE CITY OF MOUNTAIN HOME, ARKANSAS;
AND TO ANNEX PROPERTY TO THE CITY OF MOUNTAIN HOME,
ARKANSAS, AS COMMERCIAL C-2**

WHEREAS, a petition was filed with the County Clerk of Baxter County, Arkansas, by Cash Bloodline, LLP, praying that certain territory be annexed to and made a part of the City of Mountain Home, Arkansas; and

WHEREAS, on the 23rd day of January, 2025, the County Court of Baxter County, Arkansas, entered an order authorizing annexation pursuant to §14-40-609 of the Arkansas Code, finding that the petition met the requirements for annexation under that provision and directed the Clerk to forward the order to the Mayor of the City of Mountain Home.

**NOW, THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF THE CITY OF MOUNTAIN HOME, ARKANSAS:**

Section 1. That the land described on the attached Exhibit A is territory contiguous to and adjoining the City of Mountain Home, Arkansas, the petition to annex that property is hereby granted, and the property described in Exhibit A is hereby accepted as part of and annexed to and made a part of the City of Mountain Home, Arkansas.

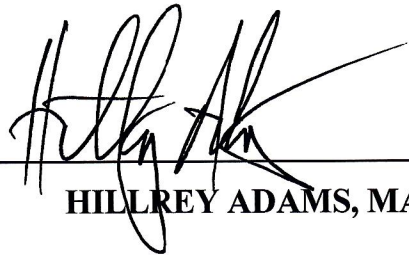
Section 2. That the above described territory shall be annexed to and made a part of Ward 2 of the City of Mountain Home, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

Section 3. That the above described territory shall be zoned Commercial C-2 to be used in accordance with city zoning laws and the laws of the State of Arkansas.

Section 4. That billboards are located on various parts of the properties being annexed. The existing billboards are grandfathered in. No additional billboards are permitted unless they comply with the Ordinance permitting signs. Should said existing billboards be destroyed or removed, then the sign ordinance of the City of Mountain Home shall apply.

Section 5. That this Ordinance shall become effective thirty (30) days from its passage and approval.

PASSED AND APPROVED THIS 6TH DAY OF MARCH, 2025.


HILLREY ADAMS, MAYOR

ATTEST:



SCOTT LILES, CITY CLERK



City of Mountain Home
File Marked this 12 day
of January, 2025
City Clerk, Scott Liles

JAN 16 2025

Candace R. Clark
by D.C. Schilling

NO. CO-2024-

5-1

IN THE MATTER OF ANNEXING TO THE CITY
OF MOUNTAIN HOME, ARKANSAS, CERTAIN
TERRITORY CONTIGUOUS TO SAID CITY

PETITION TO ANNEXATION – 100% OF OWNERS PETITIONING

DATE: January 16th, 2025

Come now the undersigned petitioners and state as follows:

1. Cash Bloodline, LLP, owning 100% of the property in the following described area, does hereby petition, pursuant to A.C.A. §14-40-609, the City Council of Mountain Home, Arkansas, to annex the following lands to the City of Mountain Home Arkansas.

SEE ATTACHED EXHIBIT "A"

2. I further state that this petition is signed by one hundred per cent (100%) of the real estate owners owning one hundred per cent (100%) of the acreage in said area and that the area to be annexed does not contain property whose owners do not wish to have their property annexed.

3. That said property description herein is contiguous to and adjoining the present City of Mountain Home city limits as shown on the map attached hereto as Exhibit "B".

4. That no enclaves will be created if this petition is accepted and the territory annexed into the City of Mountain Home.

5. That the following schedule of services shall be extended to the area by the City of Mountain Home within three (3) years after the date the annexation becomes final:

All properties annexed into the City of Mountain Home are provided with police, and fire services.

Such services are provided in accordance with existing ordinances and terms of service including, but not limited to, the payment of required fees, the necessary permits, inspections and approvals.

6. That 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 is attached hereto as Exhibit "C" and made a part of this petition as if set out word for word herein.

7. That a letter or verification from a certified surveyor or engineer verifying that the relevant property or properties are contiguous with the City of Mountain Home and that no enclaves will be created if the property or properties are accepted by the City of Mountain Home is attached hereto as Exhibit "D" and made a part of this petition as if set out word for word herein.

8. That each of the undersigned persons executing this petition has confirmed by their signature a desire that their property, which is included in the property described above, be annexed into the City of Mountain Home.

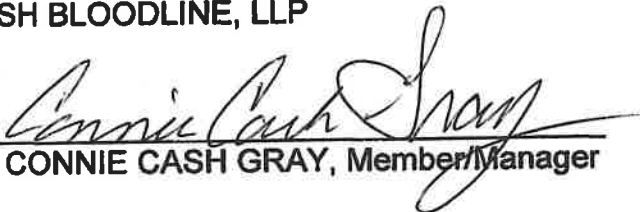
I confirm my desire that property owned by Cash Bloodline, LLP, which is to be included in a petition to annex property, be annexed into the City of Mountain Home.

If the property being annexed is owned jointly, I attest that all owners of the property are signing a copy of this confirmation.

If the property is owned by a trust, I attest either that I have the authority to sign this confirmation on behalf of the trust or that all persons required to do so by the trust are signing a copy of this confirmation.

If the property is owned by a corporation, limited liability company or other entity, I attest either that I have the authority to sign this confirmation on behalf of the entity or that all persons required to do so by the entity's governing documents are signing a copy of this confirmation.

CASH BLOODLINE, LLP

By: 
CONNIE CASH GRAY, Member/Manager


Parcel number of property to be annexed:

001-05076-001

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Boone) SS:

On this the 19th day of January, 2025, before me, the undersigned Notary Public, personally appeared Connie Cash Gray, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein contained.


Notary Public

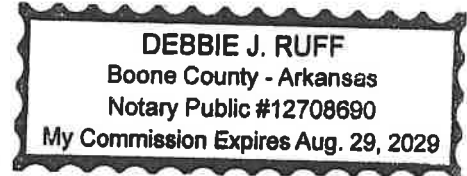
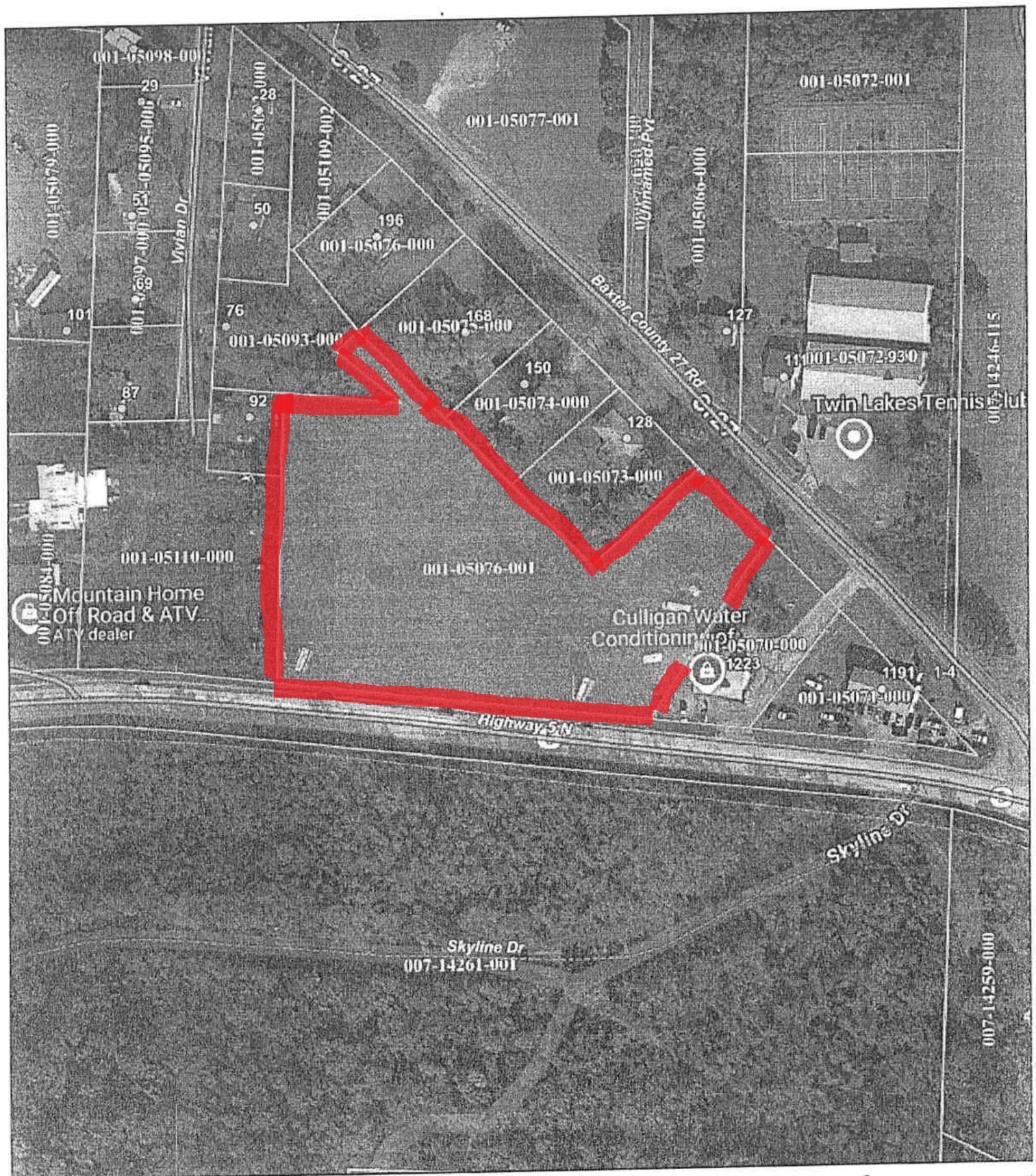


EXHIBIT "A"

Part of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 5, Twp. 19 North, Range 13 West, described as follows: Starting at the SE corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, run thence North 0 deg. 05 min. East 123.8 feet to the North R/W of State Highway No. 5 for the point of beginning for the tract herein described; run thence North 89 deg. 55 min. West 37.5 feet, run thence North 0 deg. 05 min. East 286.80 feet, run thence South 85 deg. 07 min. East 122.2 feet, run thence North 45 deg. 27 min. West 87.5 feet, run thence North 45 deg. 28 min. East 31.00 feet, run thence South 45 deg. 30 min. East 350.00 feet to the SE corner of the Mooney residence, run thence Northeast 150 feet to the NE corner of the Mooney residence and the South R/W of Walker Road, run thence Southeast with the R/W of Walker Road 121 feet to the NW corner of the Graham tract, (formerly Riley tract) run thence in a Southwesterly direction with the West side of the Graham tract 245 feet, more or less, to the North line of Highway No. 5, run thence West along the North R/W line of Highway No. 5, 384 feet, more or less, to the point of beginning.

All that part of Arkansas Highway North lying South of the above described real estate and North of the Mountain Home, Arkansas city limits.

EXHIBIT "B"



Date Created: 11/27/2024
Created By: Tracy Gilbert

1 inch = 133 feet

 via DataScout OneMap®

Created By: Tracy Gilbert

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EXHIBIT "C"

LEGACY TITLE COMPANY, LLC

701 South Street · Mountain Home, Arkansas 72653

Phone: 870.232.0444

January 15, 2025

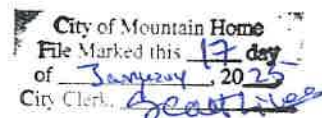
Greeting,

This letter is given in connection with what is understood to be an effort to voluntarily annex certain real property into the City of Mountain Home. Based upon our review, we verify that the persons on Petition for Annexation are all of the owners of record of the real property described on Petition.

LEGACY TITLE COMPANY, LLC

Helen M. Rodgers

Helen M. Rodgers, Manager
Title Insurance Department

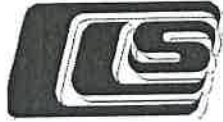


CONSOLIDATED LAND SERVICES

INCORPORATED

ENGINEERING, SURVEYING & MATERIALS TESTING

www.clsi-mtnhome.com

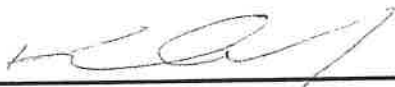
5667 HIGHWAY 62 EAST
MOUNTAIN HOME, AR 72653

TELEPHONE (870) 425-6161

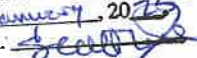
FAX: (870) 424-3884

To: Whom it Concerns
From: Kevin Gregory
Date: 1/13/2025
Re: Petition for Annexation of Parcel No. 001-05076-001
100% of Owners Petitioning
Mountain Home, Arkansas

I, Kevin Gregory, a Professional Surveyor licensed by the State of Arkansas, certify that I have reviewed "Exhibit A" of the above Petition, prepared by Sanders, Morgan & Clarke, PLLC. The Exhibit contains one (1) parcel. I verify that the within described properties, as a whole, are contiguous with the present City of Mountain Home corporate limits and that no enclaves will be created if the property, as a whole, are accepted by the City of Mountain Home, to the best of my knowledge and ability.

 01/13/2025
Kevin Gregory, PS AR 1578



City of Mountain Home
File Marked this 17 day
of January, 2025
City Clerk: 



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

CO-2025-1

January 8, 2025

FILED
8:54 A.M.
BAXTER COUNTY, ARKANSAS

JAN 16 2025

Candace Riney Clerk
by D.C. A. Schilling

Mr. Ted H. Sanders
Sanders, Morgan, Clarke & Floyd PLLC
P. O. Box 2308
Mountain Home, AR 72654

RE: City of Mountain Home Annexation Coordination Requirement

City of Mountain Home
File Marked this 17 day
of January 20 25
City Clerk, Scott Liles

Mr. Sanders,

Thank you for coordinating with our office as you seek to annex property into the City of Mountain Home, located in Section 5, Township 19 North, Range 13 West, Baxter 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. The status of your proposed annexation can be viewed at <https://gis.arkansas.gov/checkmynicity>.

Sincerely,

Niki Bittle

Niki Bittle, GIS Analyst

Attachments:

GIS Office Map of Proposed Annexation

Legal Description

Secretary of State Municipal Change Checklist.

H:\City_Annexations\Cities\Mountain_Home\20241223\Doc\20241223_Mountain_Home_Annexation_Coordination_Letter.doc
x

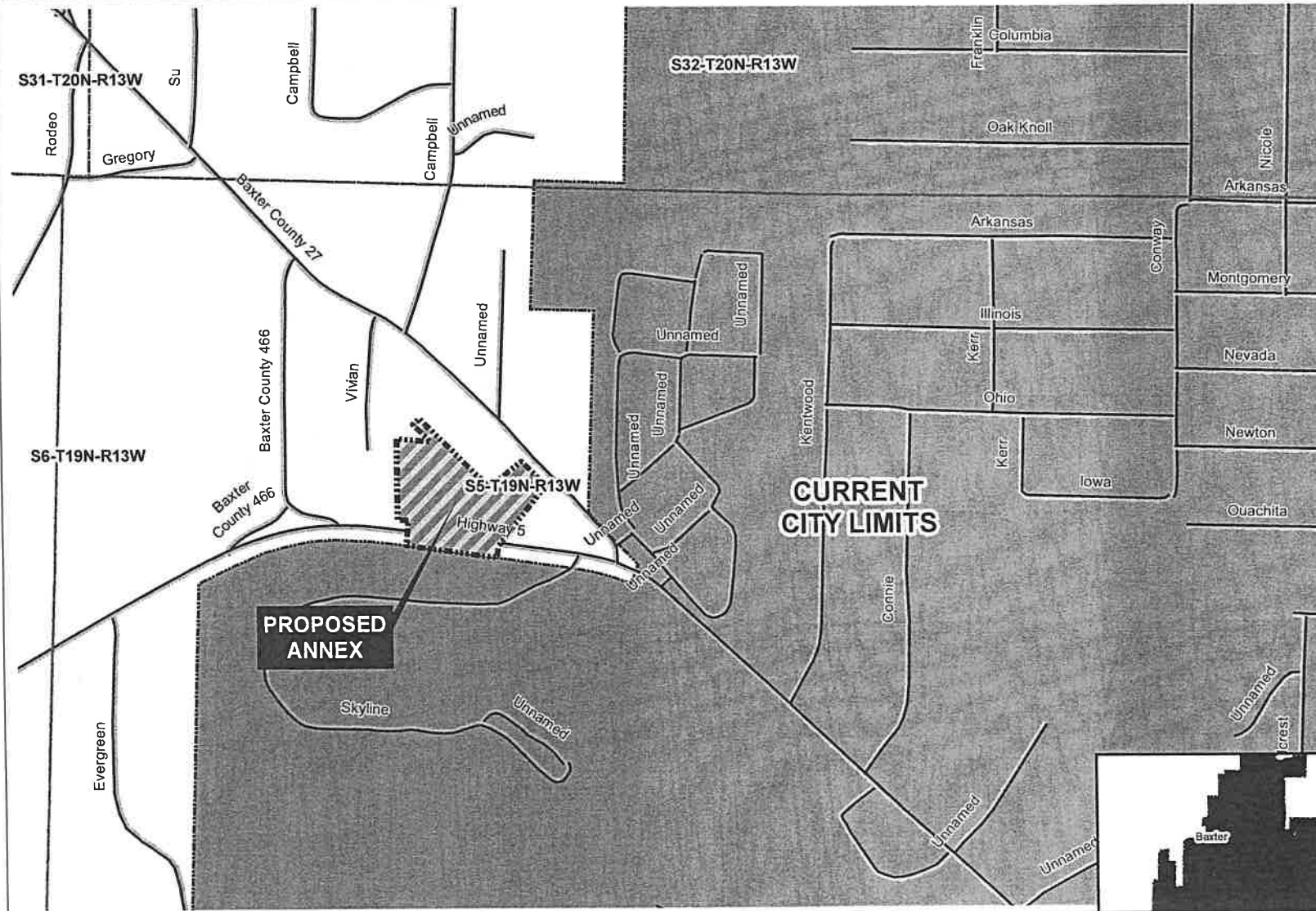
Proposed Annex: City of Mountain_Home
January 2025





City: Mountain_Home
Mayor: Hillrey Adams

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
-  Minor Road
-  Existing City

0 0.02 0.04 0.08
Miles



ARKANSAS
GIS OFFICE

FILED
8:54 A.M.
BAXTER COUNTY, ARKANSAS

JAN 16 2025

IN THE MATTER OF ANNEXING TO THE
CITY OF MOUNTAIN HOME, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO
SAID CITY OF MOUNTAIN HOME, ARKANSAS

Canda Reese, Clerk
by D.C. *J. Schilling*
NO. CO-2024-
5-1

**VERIFICATION OF PETITION FOR ANNEXATION
PURSUANT TO ACA § 14-40-609**

City of Mountain Home
File Marked this 12 day
of January, 2025
City Clerk, *J. Schilling*

We, Canda Reese, County Clerk of Baxter County, and Jayme Nicholson, County Assessor of Baxter 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 notaries by the property owners of the relevant properties confirming the desire to be annexed;
- (C) contains an accurate description of the relevant 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 properties;
- (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant properties are contiguous with the annexing city or town and that no enclaves will be created if the properties are 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.

Canda Reese
CANDA REESE, COUNTY CLERK

Jayme Nicholson
JAYME NICHOLSON, COUNTY ASSESSOR

**IN THE MATTER OF ANNEXING TO THE CITY
OF MOUNTAIN HOME, ARKANSAS, CERTAIN
TERRITORY CONTIGUOUS TO SAID CITY**

NO. CO-2024-

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DATE: January 16th, 2025

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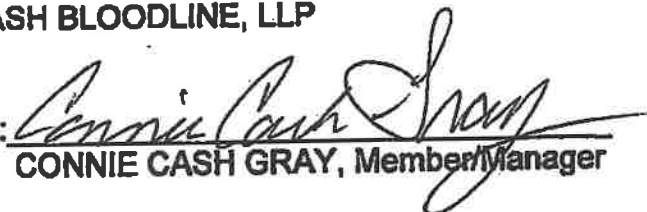
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CASH BLOODLINE, LLP

By: 
CONNIE CASH GRAY, Member/Manager

Parcel number of property to be annexed:

001-05076-001

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Boone) SS:

On this the 19th day of January, 2025, before me, the undersigned Notary Public, personally appeared Connie Cash Gray, known to me (or satisfactorily proven) to be the person whose name is subscribed above and acknowledged and attested that it was executed for the purposes therein contained.


Notary Public

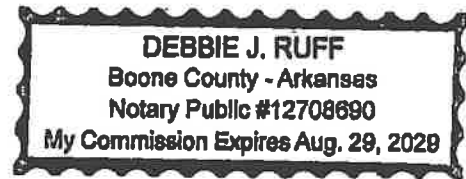
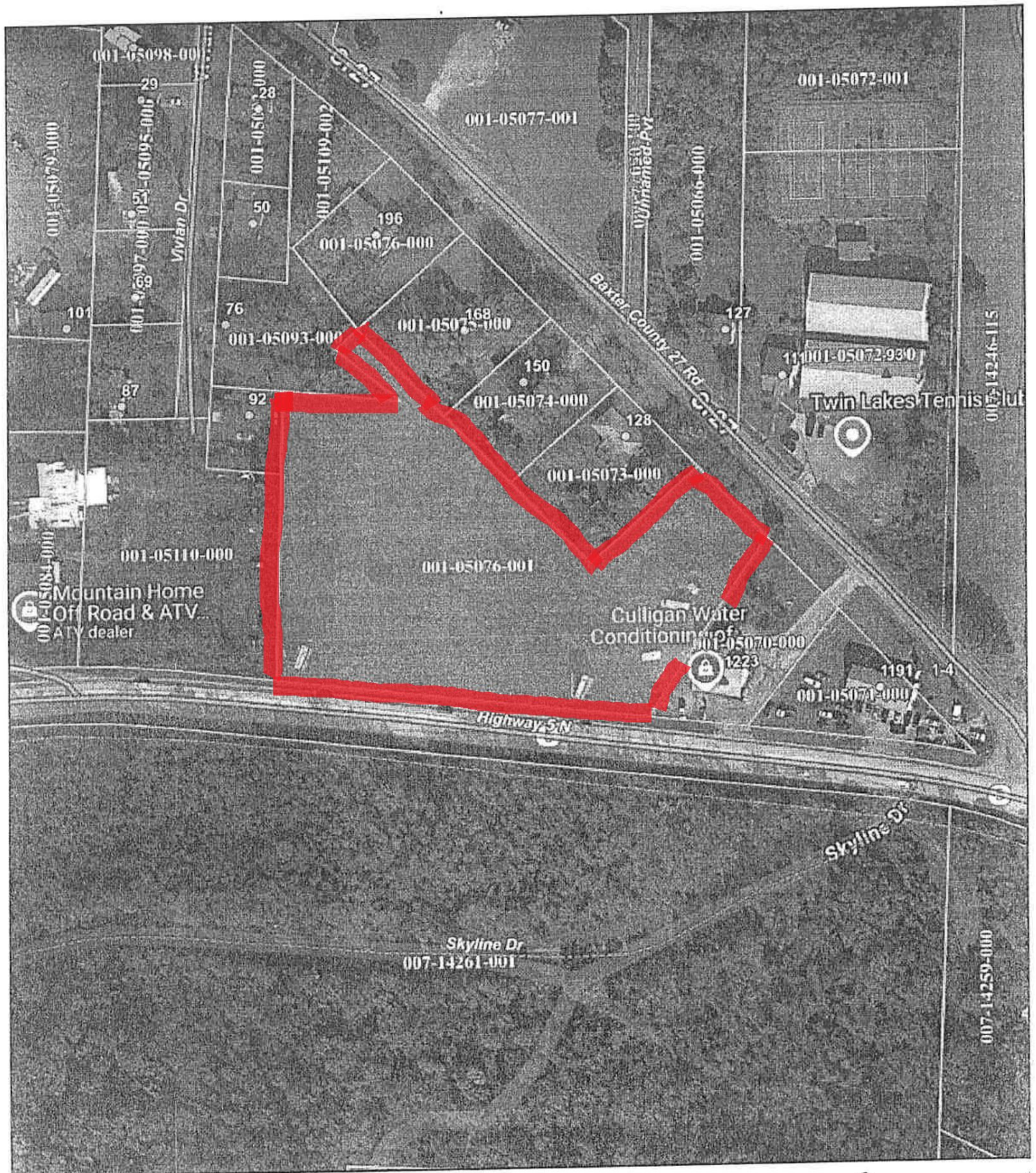


EXHIBIT "A"

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All that part of Arkansas Highway North lying South of the above described real estate and North of the Mountain Home, Arkansas city limits.

EXHIBIT "B"



Date Created: 11/27/2024
Created By: Tracy Gilbert

1 inch = 133 feet

via DataScout OneMap®

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EXHIBIT "C"

LEGACY TITLE COMPANY, LLC

701 South Street · Mountain Home, Arkansas 72653
Phone: 870.232.0444

January 15, 2025

Greeting,

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LEGACY TITLE COMPANY, LLC

Helen M. Rodgers

Helen M. Rodgers, Manager
Title Insurance Department

CONSOLIDATED LAND SERVICES**INCORPORATED**

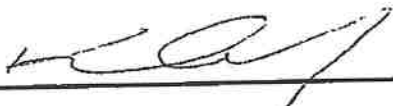
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5667 HIGHWAY 62 EAST
MOUNTAIN HOME, AR 72653TELEPHONE (870) 425-6161
FAX: (870) 424-3884

To: Whom it Concerns
From: Kevin Gregory
Date: 1/13/2025
Re: Petition for Annexation of Parcel No. 001-05076-001
100% of Owners Petitioning
Mountain Home, Arkansas

I, Kevin Gregory, a Professional Surveyor licensed by the State of Arkansas, certify that I have reviewed "Exhibit A" of the above Petition, prepared by Sanders, Morgan & Clarke, PLLC. The Exhibit contains one (1) parcel. I verify that the within described properties, as a whole, are contiguous with the present City of Mountain Home corporate limits and that no enclaves will be created if the property, as a whole, are accepted by the City of Mountain Home, to the best of my knowledge and ability.

 01/13/2025

Kevin Gregory, PS AR 1578

