

RECEIPT

1125837

Mary Dawn Marshall
Craighead County Clerk
P. O. Box 1167
Jonesboro, AR 72403
(870)933-4520

Date: 01/13/2023

Paid By: Gramlin Law Firm, PLC

Received: 30.00

| Qty | Description | Unit Price | Amount |
|-----|-------------------|------------|--------|
| 1 | County Court Case | 30.00 | 30.00 |

| Paid With | Amount | Reference |
|-----------|--------|-------------|
| Check | 30.00 | Check #1384 |

CO-2023-1

Katheenya Willis

Mary Dawn Marshall, County Clerk

FILED

JAN 13 2023

IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS COUNTY & PROBATE COURT CLERK

CO-2023-1

**PETITION FOR APPROVAL TO ANNEX CERTAIN LANDS
INTO THE CITY OF JONESBORO, ARKANSAS**

James Turner and Brandy Turner, by their attorney, Gramling Law Firm, PLC, petition this Court to approve the annexation of the lands described below in Craighead County, Arkansas, into the city limits of the City of Jonesboro, Arkansas, and states as follows:

1. James and Brandy Turner are the owners of the following described real property located in Craighead County, Arkansas (the "Real Property"):

Part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 15 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commence at the East Quarter Corner of said Section 33, thence South 00°17'20" East 1531.0 feet to the point of beginning; thence continue South 00°17'20" East 402.92 feet; thence North 88°39'37" West 113.78 feet to the East right-of-way of State Highway No. 351; thence North 01°18'37" East along said right-of-way 402.76 feet; thence South 88°39'37" East 102.52 feet to the point of beginning, containing 1.0 acre, more or less. Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

2. The Real Property is depicted in an Annexation Plat conducted and prepared by M² Surveying and a true and correct copy of that plat is attached hereto as Exhibit A.

3. The Turners petition this Court to annex the Real Estate into the City of Jonesboro to protect his family and home.

4. This annexation is unique, and corrects part of a cutout in the current City Limits.

5. Due to the great proximity to the city limits of Jonesboro, Arkansas, the highest and best use of the Real Property is realized within the city limits of Jonesboro, Arkansas.

6. The Turners request that this Court set a date for public hearing on this petition, to be conducted not less than thirty (30) days from the date of the filing of this petition pursuant to A.C.A. § 14-40-602.

7. Upon the date of the hearing being set, the Turners shall cause notice of the hearing to be published in the *Jonesboro Sun* one (1) time per week for three (3) consecutive weeks before the hearing.

8. The Turners respectfully request that the Craighead County Court approve the annexation of the Real Property into the City of Jonesboro and request an Order granting its petition.

9. Petitioner has coordinated this application with the Arkansas Geographic Information Systems office, and a duplicate of the coordination materials is attached to this petition as Exhibit B.

Respectfully submitted,

Gramling Law Firm, PLC
2500 Alexander Drive, Suite B
Jonesboro, AR 72401
870-938-0288

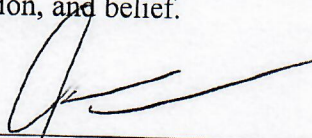
By: 

James F. Gramling, Jr. 97237
Attorney for Plaintiff

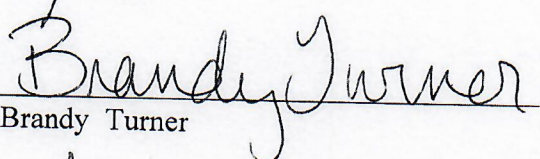
VERIFICATION

STATE OF ARKANSAS
COUNTY OF Craighead

The undersigned on oath states that the facts set forth in the foregoing are true and accurate to the best of his knowledge, information, and belief.

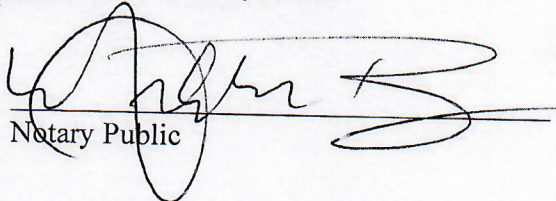


James Turner



Brandy Turner

Subscribed and sworn to before me this 3rd day of January, 2023.



Notary Public

My Commission Expires: 4-7-23

OFFICIAL SEAL - #12392695
HEATHER BELS
NOTARY PUBLIC-ARKANSAS
CRAIGHEAD COUNTY
MY COMMISSION EXPIRES: 04-07-23

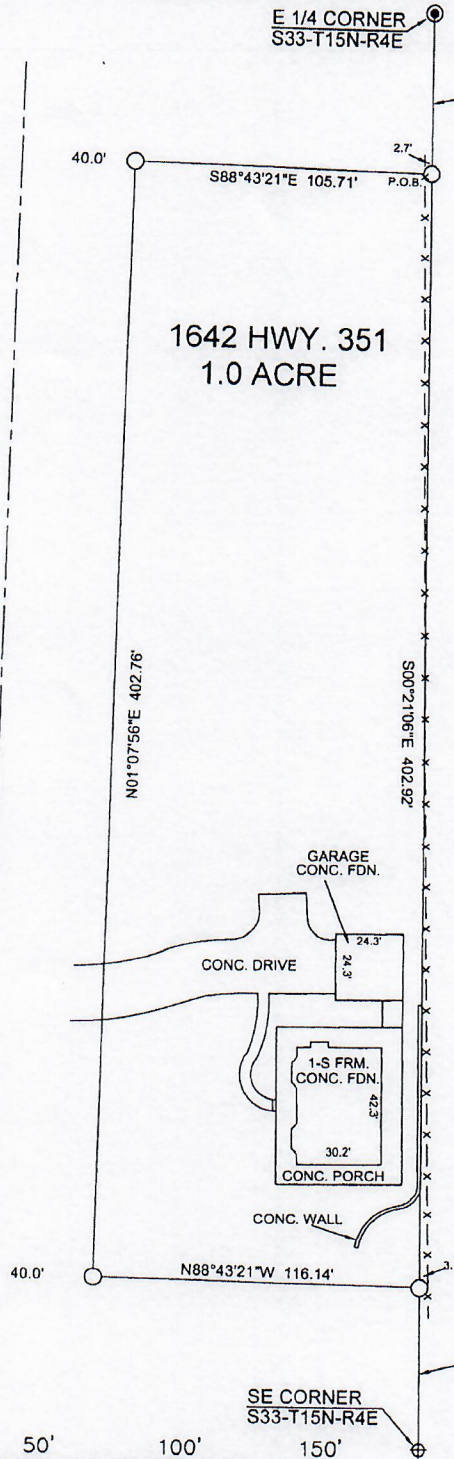
PLAT OF SURVEY

DESCRIPTION:

Part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 15 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the East Quarter Corner of said Section 33, thence S00°21'06"E, 1531.01 feet to the point of beginning; thence continue S00°21'06"E, 402.92 feet; thence N88°43'21"W, 116.14 feet to the East Right-of-Way Line of Arkansas Highway #351; thence N01°07'56"E along said right-of-way line, 402.76 feet; thence S88°43'21"E, 105.71 feet to the point of beginning, containing 1.0 acre, more or less. Subject to any easements that may affect said lands.

C/L ARK. HWY. #351

1642 HWY. 351
1.0 ACRE



BEARINGS ARE BASED ON SURVEY BY H & S HIME PROFESSIONAL SURVEYING SERVICE FOR: SPEARS ESTATES DATED: MAY 20, 2006.

Doug Moore



#200808270063



M² Surveying
 Doug Moore, Licensed Surveyor
 114 S. Rockingchair Road, Suite B
 Paragould, Ar. 72450
 Office: 870-236-7701 Cell: 870-240-3589 VAL Cell: 870-450-5053

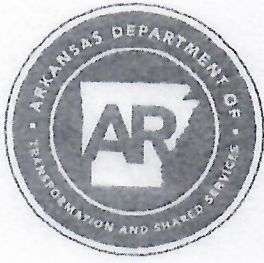
CLIENT
 CREY-LIEKE

| | | | |
|-----------------|-------------|--------------|--------------|
| SCALE: 1" = 50' | DRAWN TDM | CHECKED VMK | DATE 6-17-08 |
| JOB# 08070 | CRD#: 08070 | DWG# 08070-1 | REV# |

- LEGEND**
- ⊙ FOUND IRON PIPE
 - SET IRON PIN
 - ⊕ FOUND MAG NAIL
 - x - WIRE FENCE
 - P.O.B. POINT OF BEGINNING

| REV. | DATE | REVISION | BY |
|------|------|----------|----|
| | | | |

ARKANSAS SURVEYOR'S CODE
500-15N-4E-0-33-200-16-1293



Department of Transformation and Shared Services
Governor Asa Hutchinson
Secretary Mitch Rouse
Director Shelby Johnson

December 16, 2022

Mr. James F. Grambling, Jr.
Gramling Law Firm
2500 Alexander Drive, Suite B.
Jonesboro, AR 72401

RE: City of Jonesboro Annexation Coordination Requirement

Mr. Grambling,

Thank you for coordinating with our office as you seek to annex property into the City of Jonesboro, AR located in Section 33, Township 15 North, Range 4 East. 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 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,

A handwritten signature in black ink, appearing to read 'JW'.



Jennifer Wheeler, Sr. GIS Analyst

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

H:\City_Annexations\Cities\Jonesboro\20221216\Doc\20221216_Jonesboro_Annexation_Coordination_Letter.docx

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

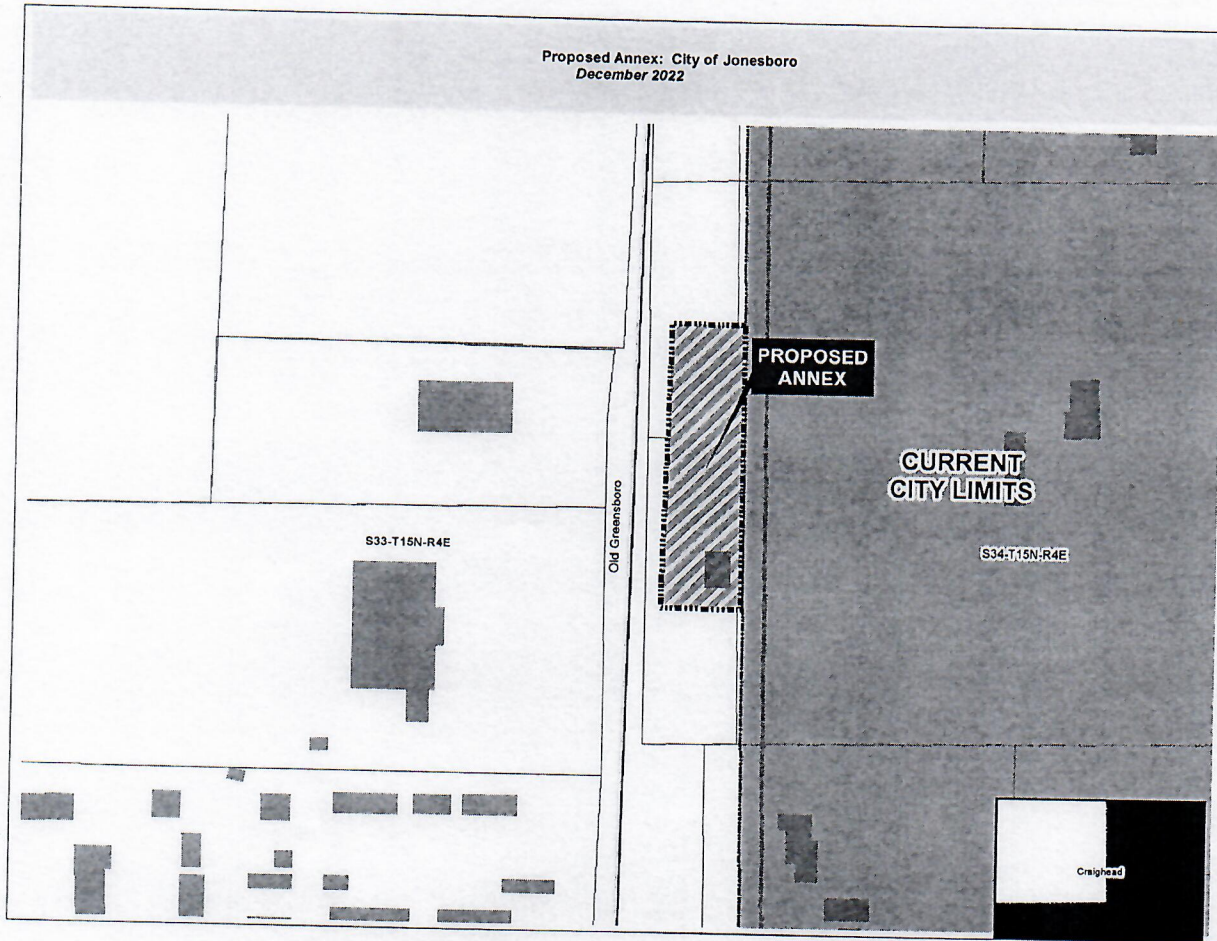
Proposed Annex: City of Jonesboro
December 2022

City: Jonesboro
Mayor: Harold Copenhaver

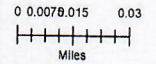
Arkansas Code 14-40-101.

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
- Building Footprint



ARKANSAS
GIS OFFICE

Nix



* JB 2016R - 018256 3 *

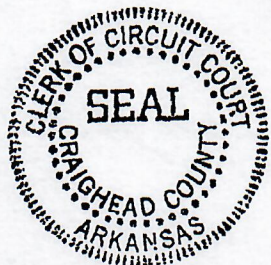
JB2016R-018256

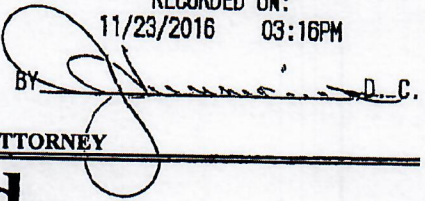
CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

11/23/2016 03:16PM



BY  D.C.

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Kyle Daniel Reeves and Veronica Mae Reeves, husband and wife**, for and in consideration of the sum of **\$209,000.00**, and other good and valuable considerations to us in hand paid by the **Grantees** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **James D. Turner and Brandy Turner, husband and wife, as tenants by the entirety**, and unto **their heirs** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

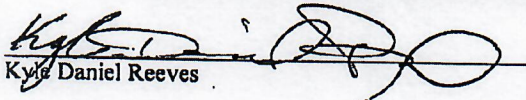
Part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 15 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commence at the East Quarter Corner of said Section 33, thence South 00°17'20" East 1531.01 feet to the point of beginning; thence continue South 00°17'20" East 402.92 feet; thence North 88°39'37" West 113.78 feet to the East right-of-way of State Highway No. 351; thence North 01°18'37" East along said right-of-way 402.76 feet; thence South 88°39'37" East 102.52 feet to the point of beginning, containing 1.0 acre, more or less. Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

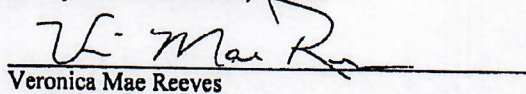
To have and to hold the same unto the said **Grantees** and unto **their heirs** and assigns forever, with all appurtenances hereunto belonging.

And we hereby covenant with said **Grantees** that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, **Kyle Daniel Reeves and Veronica Mae Reeves, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantees** our rights of dower, courtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this **21st** day of **November, 2016**.


Kyle Daniel Reeves


Veronica Mae Reeves

Warrenty Deed, 2 Sellers