

IN THE COUNTY COURT OF CRAIGHEAD COUNTY, ARKANSAS

No. CO-2015-1

FILED

JUL 30 2015

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

KADE HOLLIDAY
COUNTY & PROBATE COURT CLERK

Winters, LLC (“Winters”), by and through its attorneys, Womack, Phelps & McNeill, P.A., and petitions the Craighead County Court to approve the annexation of the lands described below, located in Craighead County, Arkansas, into the city limits of the City of Jonesboro, Arkansas. In support of its petition, Winters states:

1. Winters is the sole owner of the following described real property located in Craighead County, Arkansas:

East Half of the Northwest Quarter of the Northwest Quarter of
Section 35, Township 15 North, Range 4 East.

Hereafter, the “Real Estate.”

2. The Real Estate is depicted in an Annexation Plat conducted and prepared by H&S Hime Professional Services and a true and correct copy of said plat is attached hereto as Exhibit “A” and incorporated herein by reference.

3. Winters desires to annex the Real Estate into the City of Jonesboro, Arkansas, in order to develop the Real Estate as residential property, with all the services and utilities available to the citizens and inhabitants within the said City.

4. Annexation of the Real Estate is necessary in order for it to be platted and sold as residential property by Winters.

5. Annexation is supported by continued growth in the residential population in the Northern portions of the City of Jonesboro, Arkansas.

SCANNED

6. Due to the existing proximity to the city limits of Jonesboro, Arkansas, the highest and best use of the Real Estate is residential development within the city limits of Jonesboro, Arkansas.

7. Winters requests that the Court set a date for a 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 Ark. Code Ann. § 14-40-602.

8. Upon the date of hearing being set, Winters shall cause notice of the hearing to be published in the *Jonesboro Sun* one (1) time a week for three (3) consecutive weeks prior to the hearing.

9. Winters respectfully prays that the Craighead County Court will approve the annexation of the Real Estate into the City of Jonesboro, Arkansas, and that it will enter an order granting its petition.

10. Attached hereto as Exhibit "B" is a proposed Order Approving Annexation for the convenience and use of the Craighead County Court.

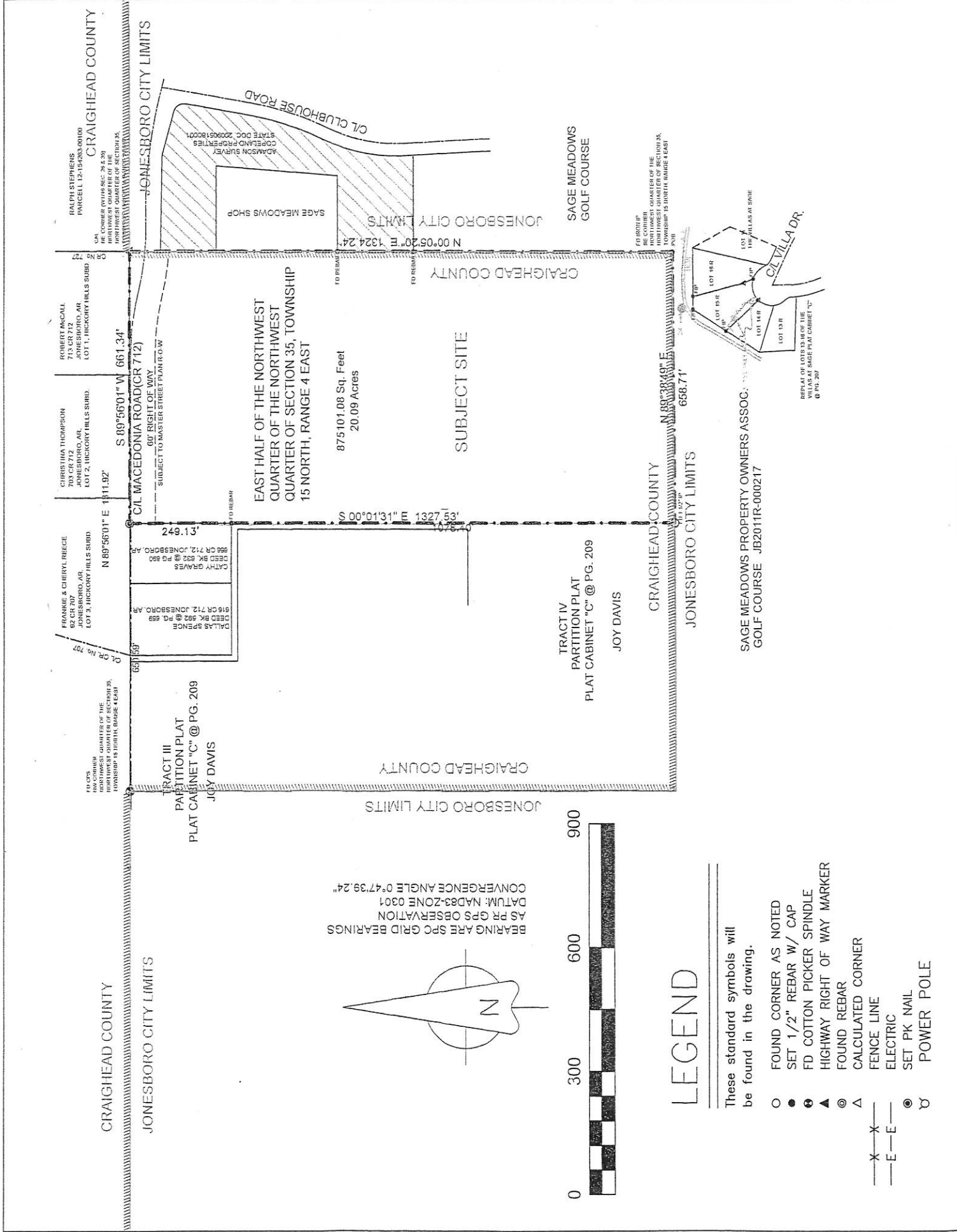
Respectfully submitted,

Winters, LLC

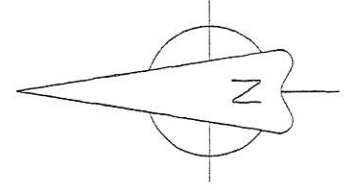
By 
Karen Winters

Roger McNeil (No. 93151)
WOMACK, PHELPS & McNEILL, P.A.
P.O. Box 3077
Jonesboro, AR 72403
(870) 932-0900

By 
Attorneys for Winters, LLC



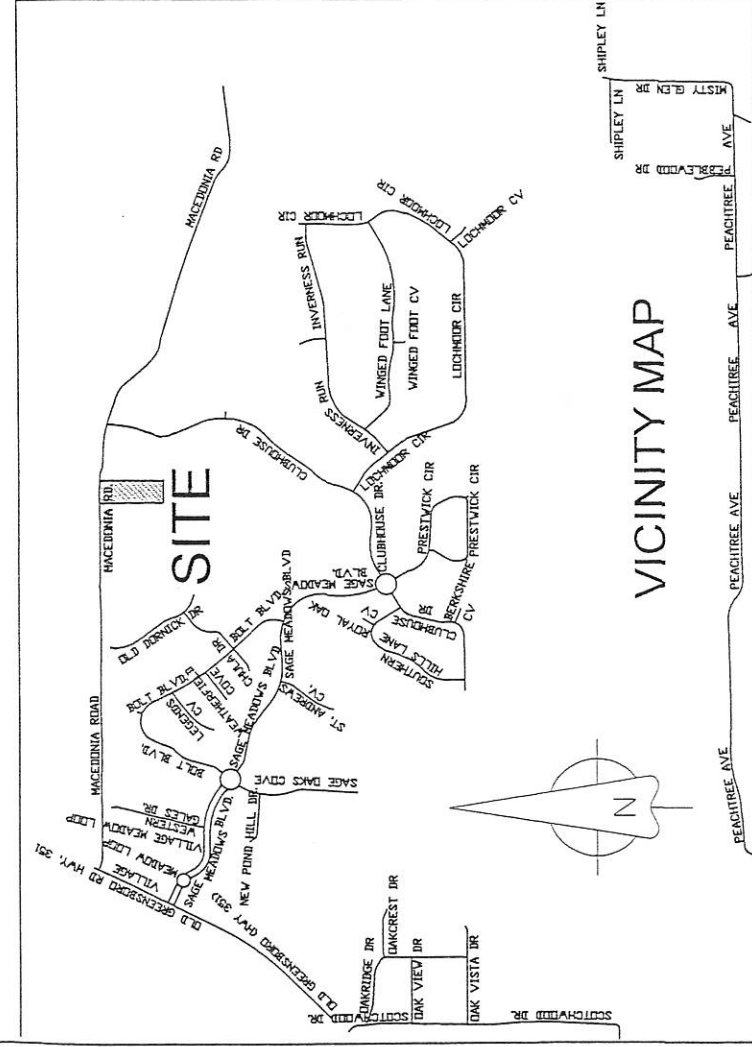
BEARINGS ARE SPC GRID BEARINGS
 AS PER GPS OBSERVATION
 DATUM: NAD83-ZONE 0301
 CONVERGENCE ANGLE 0°47'39.24"



LEGEND

These standard symbols will be found in the drawing.

- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/ CAP
- ▲ FD COTTON PICKER SPINDLE
- ▲ HIGHWAY RIGHT OF WAY MARKER
- ⊙ FOUND REBAR
- △ CALCULATED CORNER
- X—X— FENCE LINE
- E—E— ELECTRIC
- ⊙ SET PK NAIL
- ⊕ POWER POLE

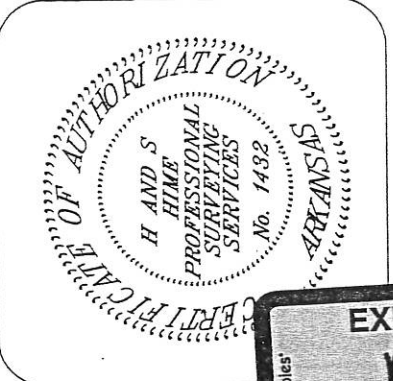


DESCRIPTION:
 THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 Beginning at the Southeast corner of the Northwest Quarter of said Section 35;
 thence North 00°05'20" East 1324.24 feet; thence South 89°56'01" West 661.34 feet; thence South 00°01'31" East 1327.53 feet; thence North 89°38'49" East 658.71 feet to the point of beginning proper, having an area of 875101.08 square feet, 20.09 acres more or less and being subject to all public and private roads and easements.

OWNER CERTIFICATION:
 WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
 2619 CARAWAY RD. STE. "D"
 JONESBORO, ARKANSAS 72401



H&S HIME PROFESSIONAL SURVEYING SERVICES
 2619 CARAWAY RD - STE. "D"
 JONESBORO, ARKANSAS 72401
 PHONE: 870-972-1288
 FAX: 870-972-1011
 E-MAIL: hshime_butch@yahoo.com

ANNEXATION PLAT	
drawn:	THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS
date:	client: WINTERS, LLC
scale:	1"= 200'