

**CITY OF WARD, ARKANSAS
ORDINANCE NO. O-2025-14**

**AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY
TO THE CITY OF WARD, ARKANSAS, AND MAKING SAME A PART OF THE CITY OF WARD,
ARKANSAS, ASSIGNING SAME TO WARDS, AND ZONING
SAID ANNEXED TERRITORY**

WHEREAS, a Petition (attached) was filed on the 2nd day of May, 2025, with the County Clerk of Lonoke County, Arkansas, by the real estate owners of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Ward, Arkansas; and,

WHEREAS, the County Court of Lonoke County, Arkansas, found that the Petition was signed by a one-hundred percent (100%) of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Ward, Arkansas; that an accurate plat or map of said territory had been filed with and made a part of said Petition; and that all things pertaining thereto had been done in the manner prescribed by law, and that said lands and territory could be annexed to and made a part of the City of Ward, Arkansas, subject to the acceptance of same by the City Council of said City at the proper time, as provided by law; and,

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

SECTION 1: The following described lands and territories annexed to the City of Ward, by Order of the County Court of Lonoke County, Arkansas, by its Order be and are hereby accepted by the City of Ward, Arkansas, said territory hereinafter described shall be hereafter deemed and taken to be a part and parcel of the limits of the City of Ward, Arkansas, and the inhabitants residing therein shall have and enjoy all of the rights and privileges of the inhabitants within the original limits of the City of Ward, Arkansas.

SECTION 2: The lands and territories are hereby annexed to and accepted by the City of Ward, Arkansas, and particularly described as follows:

LEGAL DESCRIPTION: OAKLAND GROVE PHASE IV

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, T-4-N, R-9-W, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 21, LEANING PINE SUBDIVISION, AS RECORDED AS PLAT BOOK A, PAGE 55 IN THE RECORDS OF LONOKE COUNTY, COURTHOUSE; THENCE N88°49'41"W 155.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STAGECOACH ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: N20°49'46"E, 429.69 FEET; THENCE N01°04'33"E, 220.00 FEET; THENCE LEAVING SAID RIGHT OF WAY S88°35'11"E, 14.54 FEET TO THE WESTERLY LINE OF OAKLAND GROVE ESTATES PROPOSED PHASE 4; THENCE ALONG SAID WESTERLY LINE S01°30'24"W, 626.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.85 ACRES, MORE OR LESS.

SECTION 3: The above described annexed lands and territories are hereby assigned and attached to WARD 3 of the City of Ward, Arkansas, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

SECTION 4: The above described annexed lands and territories are hereby zoned R-1.

SAID ORDINANCE WAS ADOPTED ON 10-17-25.

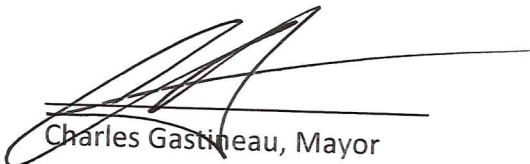
Brooke Yes, Chapman Absent, Hall Yes, Hefner Absent, McMinn Absent, Ruble Yes

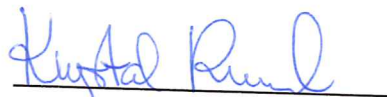
YEAS: 4 NAYS: 0

Mayor (if needed) Yes

APPROVED:

ATTEST:


Charles Gastineau, Mayor


Krystal Rummel, City Clerk



IN THE LONOKE COUNTY COURT IN THE MATTER OF ANNEXING TO
THE CITY OF WARD, ARKANSAS, CERTAIN TERRITORY CONTIGUOUS
TO THE SAID CITY OF WARD, ARKANSAS

NO. C-2025-128

ORDER

On this 2 day of MAY, 2025, in the County Court of Lonoke County, Arkansas, there is presented to the Court by Chris L. Lacy, agent of the petitioners, a petition for annexation of certain territory, hereinafter more particularly described, to the City of Ward, Arkansas, and the Court being fully advised of the facts and the law, doth hereby find, judge and decree as follows:

The Court finds that the petition was verified and filed within fifteen (15) days prior to this date and that in said petition the said Chris L. Lacy is identified by the petitioner to act on their behalf in filing and presenting the petition.

The Court doth find that one hundred percent (100%) of the total number of real estate owners in the area affected by this petition have signed said petition.

The Court further finds that the territory sought to be annexed was accurately and completely described in said petition, that said territory is contiguous to the boundaries of the City of Ward, Arkansas, and that no enclaves are created by the annexation.

The Court further finds that the petition contained a Schedule of Services of the City of Ward.

The Court further finds that attached to and made a part of said petition is an accurate map of the territory sought to be annexed to the City of Ward.

The Court further finds that the prayer of the petition is right and proper.

WHEREFORE, the Court doth hereby ORDER, JUDGE and DECREE that the following described territory be and the same may hereby be annexed to and made a part of the City of Ward, Arkansas, to-wit:

Legal description Attached as Exhibit A

DATED THIS 2 DAY OF MAY 2025.

FILED
2025 MAY 2 3:30pm
CLERK OF COURT
BY B.L.

Doug Evans
LONOKE COUNTY JUDGE

FILED
2 3:30pm
707/161-26
B.L.
NO

EXHIBIT A

LEGAL DESCRIPTION: OAKLAND GROVE PHASE IV

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, T-4-N, R-9-W, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 21, LEANING PINE SUBDIVISION, AS RECORDED AS PLAT BOOK A, PAGE 55 IN THE RECORDS OF LONOKE COUNTY, COURTHOUSE; THENCE N88°49'41"W 155.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STAGECOACH ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: N20°49'46"E, 429.69 FEET; THENCE N01°04'33"E, 220.00 FEET; THENCE LEAVING SAID RIGHT OF WAY S88°35'11"E, 14.54 FEET TO THE WESTERLY LINE OF OAKLAND GROVE ESTATES PROPOSED PHASE 4; THENCE ALONG SAID WESTERLY LINE S01°30'24"W, 626.60 FEET TO THE PONT OF BEGINNING, CONTAINING 0.85 ACRES, MORE OR LESS.

FILED
2025 MAY 2 3:30pm
B.L.

FILED
OCT 10 1995
10:05 AM
CLERK OF COURT
DANA PORTERFIELD
BY: _____ 1995

**IN THE CITY OF WARD, ARKANSAS AND
THE COUNTY COURT OF LONOKE COUNTY, ARKANSAS**

**IN THE MATTER OF ANNEXING
CERTAIN TERRITORY CONTIGUOUS TO
THE CITY OF WARD, LONOKE COUNTY,
ARKANSAS**

NO: _____

ANNEXATION PETITION

Comes the undersigned Petitioners and for their Annexation Petition, state:

1. That the undersigned represents a totality (100%) of the real estate owners of the within described real property as defined in Ark. Code. Ann. Section 14-40-609.
2. That they desire that the following real property be annexed to and made a part of the City of Ward, Lonoke County, Arkansas:

Legal Description is attached hereto as Exhibit "A".

3. That the above-described property is contiguous to and adjoining the present corporate limits of the City of Ward, Lonoke County, Arkansas.
4. That an accurate map thereof has been made and attached hereto as Exhibit "B" and made a part hereof.
5. That a letter or title opinion from a certified abstractor or title company verifying that the petitioners are all owners of record of the subject property is attached hereto as Exhibit "C" and made a part hereof.
6. That a letter or verification from a certified surveyor or engineer verifying that the subject property is contiguous with the City of Ward, Lonoke County, Arkansas, and that no enclaves will be created if the property is accepted by the City of Ward is attached hereto as Exhibit "D" and made a part hereof.

7. That a schedule of services of the City of Ward, Arkansas that will be extended to the real property within three (3) years after the date the annexation becomes final is attached hereto as Exhibit "E" and made a part hereof.

6. That Chris Lacy has been appointed and authorized to act on behalf of the Petitioners.


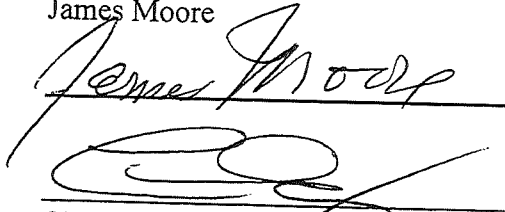
WHEREFORE, Petitioners pray that the Clerk file this Petition, and that the County Court and City Council for the City of Ward accept and confirm the annexing of the above-described property.

PETITIONER

ADDRESS

C & M Development, LLC
James Moore

P.O. Box 607 Cabot, AR 72023



Chris Lacy, Agent for Petitioners
P.O. Box 1549
Cabot, AR 72023
P: 501-941-3730
F: 501-941-3731

FILED
2025 APR 30 AM 2:05
CLERK OF COURT
DAVID PORTERFIELD
BY _____

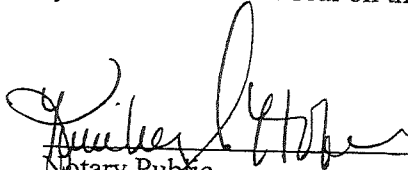
ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF LONOKE)

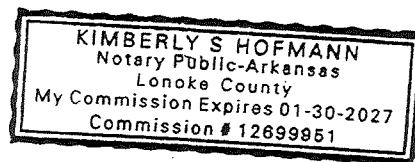
On this day, before me, the undersigned, a Notary Public, duly commissioned, qualified, and acting, within and for said County and State, appeared in person the within named Petitioners, to me personally well known, whose name is subscribed to the foregoing instrument and acknowledged that he had executed the same for the purposes set forth therein and that the facts so stated were true to the best of his knowledge and belief.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 8th day of April, 2025.

My commission expires:
1/30/2027



Notary Public



FILED
2025 APR 30 AM 2:05
CLERK OF COURT
DAVID PERKINS FIELD
CLERK

LEGAL DESCRIPTION: OAKLAND GROVE PHASE IV

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, T-4-N, R-9-W, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 21, LEANING PINE SUBDIVISION, AS RECORDED AS PLAT BOOK A, PAGE 55 IN THE RECORDS OF LONOKE COUNTY, COURTHOUSE; THENCE N88°49'41"W 155.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STAGECOACH ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: N20°49'46"E, 429.69 FEET; THENCE N01°04'33"E, 220.00 FEET; THENCE LEAVING SAID RIGHT OF WAY S88°35'11"E, 14.54 FEET TO THE WESTERLY LINE OF OAKLAND GROVE ESTATES PROPOSED PHASE 4; THENCE ALONG SAID WESTERLY LINE S01°30'24"W, 626.60 FEET TO THE PONT OF BEGINNING, CONTAINING 0.85 ACRES, MORE OR LESS.

FILED

2025 APR 30 AM 2:05

LONOKE COUNTY CLERK
DAVID PORTERFIELD

BY _____

EX-131
A



FILED

2025 APR 30 AM 9:05

LONOKE COUNTY
CLERK OF COURTHOUSE



LENDERS TITLE COMPANY

203 Westport Drive, Suite A
Cabot, Arkansas 72023
Phone: 501-843-2128
FAX: 501-843-1019

EXHIBIT
C

LIMITED TITLE SEARCH

Date: March 27, 2025
Prepared For: James Moore & Chris Lacy, Law Office of Chris Lacy, Oakland Grove Phase 4
File Number: 25-035480-140
Vested Owner: C & M Development LLC

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Lonoke County, Arkansas have been examined as to the following described property from April 26, 2024 at 08:00 am to March 17, 2025 at 08:00 am:

DEEDED LEGAL: (Instrument No 2024 03507)

Part of the North Half of the Northeast Quarter of Section 16, T-4-N, R-9-W, Lonoke County, Arkansas, being more particularly described as follows:

Beginning at the Northeast corner of Lot 20, Leaning Pine Subdivision, as recorded as Plat Book A, page 55 in the records of Lonoke County Courthouse; thence North 88 degrees 49 minutes 41 seconds West, 155.05 feet to the Easterly right of way line of Stagecoach Road; thence along said right of way the following calls: North 20 degrees 49 minutes 46 seconds East, 429.69 feet; thence North 01 degrees 04 minutes 33 seconds East, 220.00 feet; thence leaving said right of way South 88 degrees 35 minutes 11 seconds East, 14.54 feet to the Westerly line of Oakland Grove Estates proposed Phase 4; thence along said Westerly line South 01 degrees 30 minutes 24 seconds West, 626.60 feet to the point of beginning, containing 0.85 acres, more or less as shown on boundary survey description dated April 2, 2024 by Aaron K. Robinson, RPLS #: 1619.

SURVEY LEGAL DESCRIPTION: (Survey dated April 17, 2024 by Aaron K Robinson, PLS No 1619)

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, T-4-N, R-9-W, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 21, LEANING PINE SUBDIVISION, AS RECORDED AS PLAT BOOK A, PAGE 55 IN THE RECORDS OF LONOKE COUNTY, COURTHOUSE; THENCE N88°49'41" W, 155.05 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STAGECOACH ROAD; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS: N20°49'46" E, 429.69 FEET; THENCE N01°04'33" E, 220.00 FEET; THENCE LEAVING SAID RIGHT OF WAY S88°35'11" E,

14.54 FEET TO THE WESTERLY LINE OF OAKLAND GROVE ESTATES PROPOSED PHASE 4; THENCE ALONG SAID WESTERLY LINE S01°30'24" W, 626.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.85 ACRES, MORE OR LESS.

The following instruments were found of record during the aforementioned period which affect the above described property:

1. Administrator Deed by Henry Way, III, as Administrator of the Estate of Henry Louis Way, Jr., Grantor having been duly appointed as such Administrator by the Circuit Court of Pulaski County, Arkansas, Case No 60PR-23-2373 and pursuant to the power of sale vested in such by an order of the Probate Court dated April 12, 2024 to C & M Development LLC, filed to record April 26, 2024 as Instrument No 2024 03507, records of Lonoke County, Arkansas.

NOTE: A Certified Order of Sale from Probate needs to be recorded in Lonoke County.

2. Probate 60PR-23-2372 filed to record in Pulaski County, Arkansas.
3. Tax Parcel 260-00020-001 shows 2024 Taxes due and payable.

Judgments have been checked on Henry Way, III, Henry Louis Way, Jr. and C & M Development during the aforementioned period, and the following were found:

None

If tax information was requested, please see the attached tax certificate for the real property tax information as to the above described property.

This Limited Title Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property nor as to the validity of any encumbrances, both recorded and unrecorded, that pertain to the above described property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the above described property, addressee should obtain a title insurance policy.

Sincerely,

Lenders Title Company

Patricia Renee McCutcheon

By: Patricia Renee McCutcheon

JOHNSON COUNTY, ARKANSAS

RECORDED
INDEXED

2025 APR 30 PM 2:05

FILED



2601 T.P. White Drive
Jacksonville, AR 72076

TEL 501.982.1538
FAX 501.982.1530

www.bondce.com

January 9, 2025

Mayor Charles Gastineau
405 Hickory St
Ward, AR 72176

RE: Verification Letter for Annexation

Dear Mayor Gastineau:

I, Aaron Robinson, Professional Engineer and Professional Surveyor do hereby certify that the property owned by C&M Development LLC and known as part of the northern part of lot 20, Leaning Pine Subdivision does abut the current city limits of Ward, Arkansas at the subdivision known as Oakland Grove Estates.

Sincerely,

A handwritten signature in black ink, appearing to be "AR" or "Aaron Robinson", written over a horizontal line.

Aaron Robinson P.E.

cc: Mr. James Moore
BCE # 7810

FILED
2025 APR 20 AM 2:05
JAMES MOORE
BCE # 7810

EXHIBIT
D

WATER • WASTEWATER • LAND PLANNERS • STORM WATER • SURVEYORS
2601 T.P. White Dr. • Jacksonville, AR 72076
Business: 501-982-1538 • Fax: 501-982-1530
Website: www.bondce.com

Schedule of Services

The following services will be made available to the Oakland Grove
subdivision to be annexed into the City of Ward, Arkansas within three (3) years
of final Annexation of the same:

City Water

City Sewer

City trash pick-up (if any)

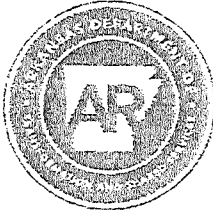
FILED

2005 APR 30 AM 2:05

CLERK OF COURT
JAMES P. HARRIS

07-000000000000000000

EMMA
E



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

April 22, 2025

Chris Lacy
Law Office of Chris Lacy
P.O. Box 1549
Cabot, AR 72023

RE: City of Ward Annexation Coordination Requirement

Mr. Lacy,

Thank you for coordinating with our office as you seek to annex property into the City of Ward, located in Section 16, Township 4 North, Range 9 West, Lonoke 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/checkmycity>.

Sincerely,

A handwritten signature in cursive script that reads "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\Ward\20250421\Doc\20250421_Ward_Annexation_Coordination_Letter.docx

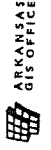
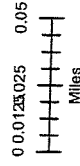
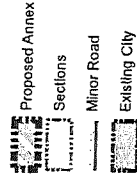
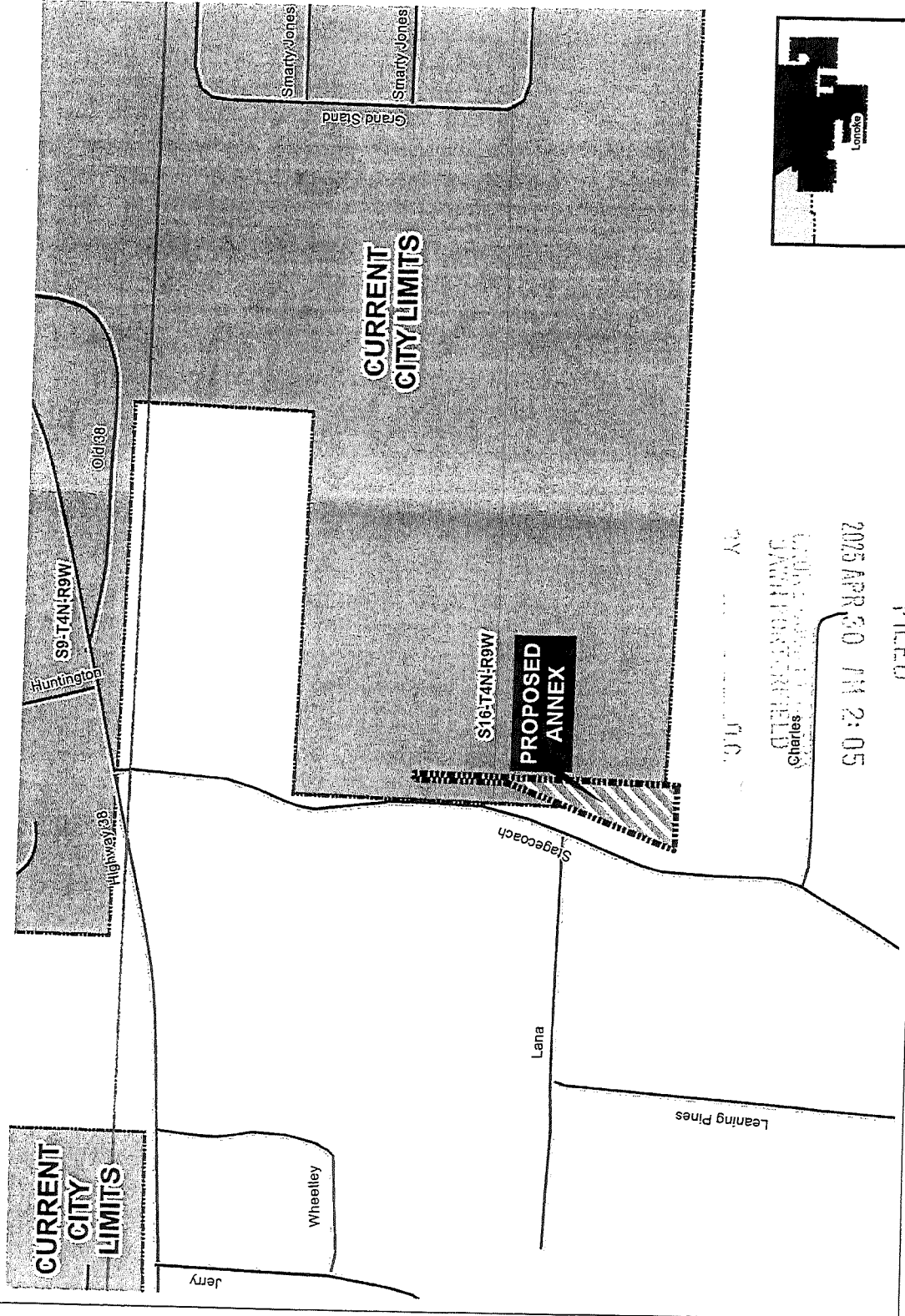
501 Woodlane St, Ste 201 - Little Rock, AR 72201 - 501-319-6565
transform.ar.gov

Proposed Annex: City of Ward
April 2025

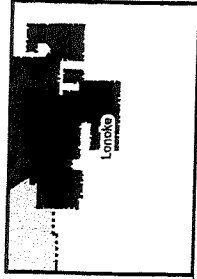
City: Ward
Mayor: Charles Gaslineau

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



H:\City_Annexations\City of Ward\20250421



FILED

2025 APR 30 PM 2:05

Charles Gaslineau
CITY OF WARD
JANUARY 2025

WARD

LEGAL DESCRIPTION: OAKLAND GROVE PHASE IV

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, T-4-N,
R-9-W, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 21, LEANING PINE
SUBDIVISION, AS RECORDED AS PLAT BOOK A, PAGE 55 IN THE RECORDS OF
LONOKE COUNTY, COURTHOUSE; THENCE N88°49'41"W 155.05 FEET TO THE EASTERLY
RIGHT OF WAY LINE OF STAGECOACH ROAD; THENCE ALONG SAID RIGHT OF WAY THE
FOLLOWING CALLS: N20°49'46"E, 429.69 FEET; THENCE N01°04'33"E, 220.00 FEET;
THENCE LEAVING SAID RIGHT OF WAY S88°35'11"E, 14.54 FEET TO THE WESTERLY LINE
OF OAKLAND GROVE ESTATES PROPOSED PHASE 4; THENCE ALONG SAID WESTERLY
LINE S01°30'24"W, 626.60 FEET TO THE POINT OF BEGINNING, CONTAINING 0.85 ACRES,
MORE OR LESS.

FILED
2005 APR 30 AM 2:06
LONOKE COUNTY, ARKANSAS
CLERK OF COURT
D.C.