

ORDINANCE NO. O-2024-16

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 23rd September 2023, with the County Clerk of Lonoke County, Arkansas, by the real estate owner 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 (Attached); and,

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

SECTION 1: The lands and territories described in Exhibit "A" to the attached Petition¹ and annexed to the City of Ward, by Order (Attached) 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 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.

¹ Otherwise known as the Moonlight Meadows

SECTION 3: The above described annexed lands and territories are hereby zoned as a R-1 Residential as described in the current City of Ward Zoning Regulations.

Said Ordinance was adopted on August 20, 2024

Brooke NO, Chapman Yes, Hall Yes, Hefner Yes, McMinn Yes, Ruble Yes

YEAS: 5 NAYS: 1

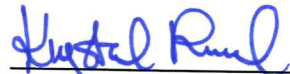
Mayor (if needed) _____

APPROVED:

ATTEST:



Charles Gastineau, Mayor



Krystal Rummel, City



IN THE COUNTY COURT OF LONOKE COUNTY, ARKANSAS

CASE NO.

IN THE MATTER OF ANNEXATION OF CERTAIN
TERRITORY CONTIGUOUS TO THE CITY OF WARD, ARKANSAS

**PETITION FOR ANNEXATION TO THE
CITY OF WARD, ARKANSAS**

Petitioner, Leruss Holdings, LLC, is the owner of the real property described in the attached Exhibit "A".


The undersigned further states that it is the one hundred percent (100%) owner of the property, that the property is contiguous to the City of Ward, Arkansas (the "City"), and that all of the property lies within Lonoke County, Arkansas. The undersigned petitions that the property be annexed to the City in accordance with Arkansas Code Annotated § 14-40-609 (Act 991 of 2015). The undersigned hereby authorizes Nathan Pruss to act on behalf of the Petitioner in connection with this petition and the request for annexation to the City.

The following services shall be extended to the annexed area within three (3) years after the date the annexation becomes final:

- (1) Sewer from City of Ward;
- (2) Water from City of Ward;
- (3) Gas from Summit Utilities;
- (4) Electric from First Electric;
- (5) Phone from AT&T.

PETITIONER:

Leruss Holdings, LLC

By: 
Managing Member

FILED
2023 SEP 28 PM 3:22
LONOKE COUNTY CLERK
DAWN PORTER-FIELD

FILED
2024 JUL -8 AM 1:57
LONOKE COUNTY CLERK
DAWN PORTER-FIELD
D.C.

EXHIBIT A

PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE NORTHEAST QUARTER, SECTION 3, TOWNSHIP 4 NORTH, RANGE 9 WEST, LONOKE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 00°21'44" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 69.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°21'44" EAST CONTINUING ALONG SAID WEST LINE A DISTANCE OF 2041.72 FEET; THENCE SOUTH 89°42'06" EAST LEAVING SAID WEST LINE A DISTANCE OF 2642.91 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00°20'23" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 2039.53 FEET; THENCE NORTH 89°44'56" WEST LEAVING SAID EAST LINE A DISTANCE OF 2643.71 FEET TO THE POINT OF BEGINNING. CONTAINING 123.83 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY OF MOON ROAD

FILED FILED
2023 SEP 28 PM 3:22
LONOKE COUNTY CLERK
DAWN PORTERFIELD
BY
D.C.

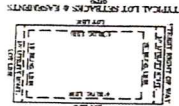
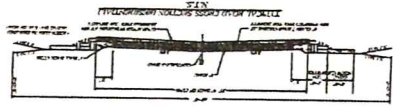
FILED

2023 SEP 28 PM 3:22

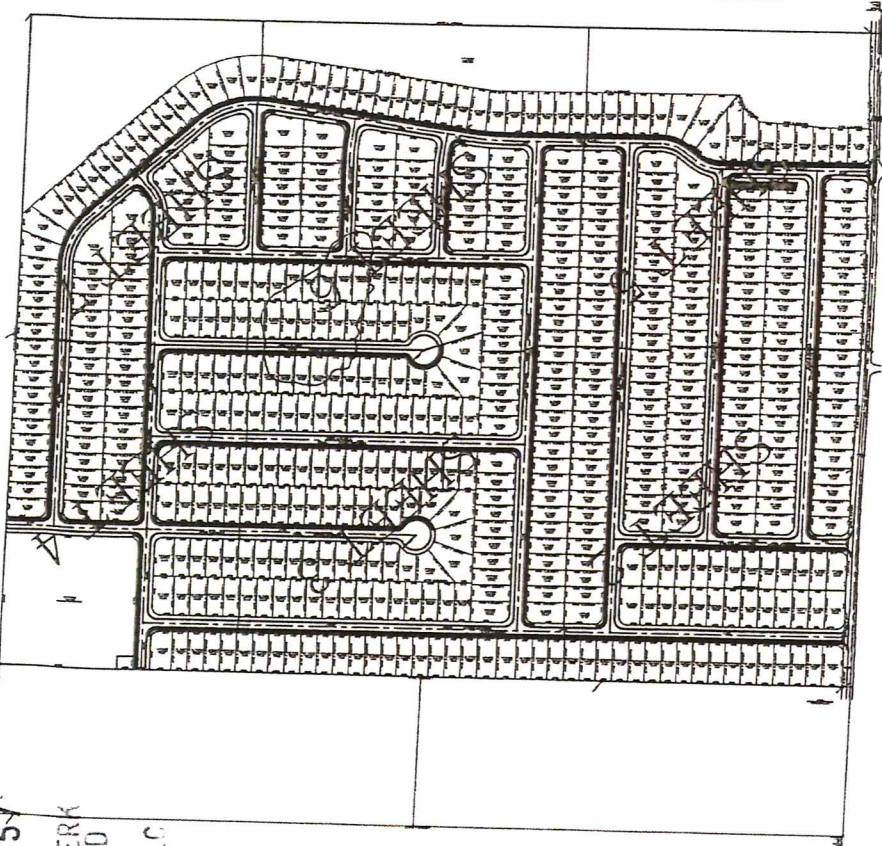
LONOKE COUNTY CLERK
DAWN PORTERFIELD



PLANNING DEPARTMENT
CITY OF FAYETTEVILLE
1000 WEST MAIN STREET
FAYETTEVILLE, AR 72701
937.243.3100



THE CITY OF FAYETTEVILLE, AR
PLANNING DEPARTMENT
CITY ENGINEER
DAVID L. HARRIS
1000 WEST MAIN STREET
FAYETTEVILLE, AR 72701
937.243.3100



PLANNING DEPARTMENT
CITY OF FAYETTEVILLE
1000 WEST MAIN STREET
FAYETTEVILLE, AR 72701
937.243.3100



FILED

2024 JUL -8 AM 11:54

LONOKE COUNTY CLERK
DAWN PORTERFIELD

BY D.C.

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-2024-263

ORDER

On this 10 day of July, 2024, in the County Court of Lonoke County, Arkansas, there is presented to the Court by Nathan Pruss, 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 Nathan Pruss 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 in 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 10th DAY OF July 2024.

FILED

JUL 16 2024

LONOKE CO. CLERK DAMIAN PORTERFIELD
BY [Signature]

[Signature]
LONOKE COUNTY JUDGE