

IN THE COUNTY COURT OF BAXTER COUNTY, ARKANSAS

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

COURT ORDER NO. 2025 - 79

ORDER AUTHORIZING ANNEXATION PURSUANT TO ACA § 14-40-609

Now on this day is presented to the Court the complete file for the annexation of certain land to the City of Lakeview, Baxter County, Arkansas, under this file number, including specifically a copy of the plat of the annexed property and a copy of the resolution or ordinance of the governing body of the city or town accepting the property for annexation; and having reviewed the file and all things considered, the Court finds that all the requirements of § 14-40-609 of the Arkansas Code have been complied with and, further, that the annexation is in all respects proper to including, if applicable, that the annexing city or town has included in the legal description included with its resolution or ordinance accepting the property for annexation, certain dedicated roads and rights of way abutting or traversing the property to be annexed if required by the Court's previous Order entered in this file.

IT IS, THEREFORE, CONSIDERED AND ORDERED that the annexation of the above described lands to the City of Lakeview, Baxter County, Arkansas, is confirmed and that the same is and shall henceforth comprise a part of the City of Lakeview, Baxter County, Arkansas.



KEVIN LITTY, COUNTY JUDGE

DATE: 9-30-25



C202500090 File Type
FILED FOR RECORD ORDER COUNTY
BY: LISA PEMBERTON
09-30-2025 03:54:32 PM

CANDA REESE
BAXTER CO, AR CIRCUIT CLERK

0-2024-5
(CO)
**CITY OF LAKEVIEW
BAXTER COUNTY, ARKANSAS
ORDINANCE 25-01**


L202504494
BAXTER CO, AR FEE \$30.00
PRESENTED: 05-22-2025 08:55:35 AM
RECORDED: 05-22-2025 08:55:35 AM
CANDA REESE
CIRCUIT CLERK
BY: LISA PEMBERTON
DEPUTY
MISC LAND DOCUMENT
4 Pages

**AN ORDINANCE ANNEXING PROPERTY CONTIGUOUS TO THE CITY
OF LAKEVIEW, BAXTER COUNTY, ARKANSAS; ACCEPTING THE
ANNEXATION OF SAID PROPERTY KNOWN AS SURREY MEADOWN
SUBDIVISION TO THE CITY OF LAKEVIEW, BAXTER COUNTY,
ARKANSAS**

WHEREAS, a petition was filed with the County Clerk of Baxter County, Arkansas by real estate owners of the land hereinafter described, praying that said land be annexed to and made part of the City of Lakeview, Baxter County, Arkansas as provided for under A.C.A. 14-40-601 et seq.; and

WHEREAS, Arkansas GIS Office has affirmed that property to be annexed is contiguous to the City of Lakeview, Baxter County, Arkansas as specified in A.C.A. 14-40-101; and

WHEREAS, a public hearing was held by the County Court of Baxter County, Arkansas with said public hearing having been duly advertised as required; and

WHEREAS, the order allowing the residents of Surrey Meadows Subdivision to seek annexation to the City of Lakeview, Baxter County, Arkansas was signed and recorded by the Baxter County Judge; and

WHEREAS, the time fixed by law for appealing said order of annexation made by the County Court has expired and no appeal has been taken from said order.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakeview, Baxter County, Arkansas.

SECTION 1 – ACCEPTANCE

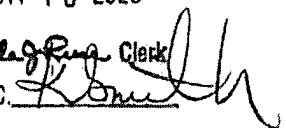
That the lands described as Surrey Meadows Subdivision, legal description as noted in Exhibit "A", attached hereto and made a part hereof, is hereby accepted and annexed to the City of Lakeview, Baxter County, Arkansas.

SECTION 2 – ZONING

That said lands as described shall be identified as R-1 Residential.

FILED
8:30 A M
BAXTER COUNTY, ARKANSAS

JUN 10 2025

Canda Reese Clerk
by D.C. 

SECITION 3 – SEVERABILITY

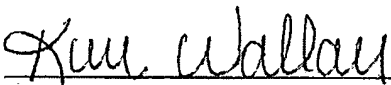
The invalidity or unconstitutionality of the provisions of this ordinance shall not affect any other section hereof, but shall remain in full force and effect.

SECTION 4 – EMERGENCY CLAUSE

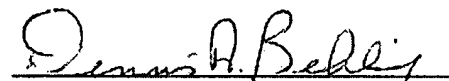
In that the residents of the property to be annexed desire to have their street repaved and the city has a street project currently in process such that the addition of this street would be favorable to all involved an emergency is declared to exist and this ordinance shall be in full force and effect from the date of its adoption.

PASSED, ADOPTED AND APPROVED this 20th day of May, 2025 by the Lakeview City Council comprised of Ralph Edge, Lindley Reubin, Carl Hill, Janet Castillo and Wade Robson on motion by Cncl. Castillo, 2nd by Cncl. Edge with a roll call vote of 5 Yeas and 0 Nays. Emergency Clause executed on motion by Cncl. Edge, 2nd by Cncl. Hill with a roll call vote of 5 Yeas and 0 Nays.

Attest:



Kim Wallace, Recorder/Treasurer



Dennis A. Behling, Mayor

EXHIBIT "A"

SURREY MEADOWS – PROPERTY DESCRIPTION

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 20 NORTH RANGE 15 WEST, BAXTER COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS;

BEGIN AT THE SE CORNER OF SAID SE 1/4 NE 1/4 AND RUN THENCE NORTH 88 DEGREES 18 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 502.51 FEET TO THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED:

THENCE NORTH 88 DEGREES 18 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 496.77 FEET: THENCE NORTH 01 DEGREES 41 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 1333.39 FEET TO THE NORTH LINE OF SAID SE 1/4 NE 1/4;

THENCE SOUTH 87 DEGREES 55 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 497.56 FEET ALONG THE NORTH LINE OF SAID SE 1/4 NE 1/4:

THENCE SOUTH 01 DEGREES 43 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1330.11 FEET TO THE POINT OF THE BEGINNING.

SAID PROPERTY CONTAINS 15.20 ACRES MORE OR LESS.

Instrument# C202500090 Page 5 of 16

IN THE COUNTY COURT OF BAXTER COUNTY, ARKANSAS
OF ANNEXING TO THE CITY OF LAKEVIEW,
ARKANSAS, CERTAIN TERRITORY CONTIGUOUS
TO THE SAID CITY OF LAKEVIEW, ARKANSAS

No. CO-24-5

ORDER

That on this 15th of April, 2025, is presented to this Court, the
Petition of Annexation of the property shown in attached Exhibit A, hereto and does find as
follows:

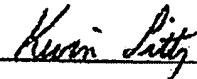
1. That proper notice was given and based upon said notice a hearing was held
before the Baxter County Court. That at said hearing, there was no objection presented to
object to said annexation.

2. That upon review of the petition, this court does find that it is in the best
interest of the residents of Surrey Meadows Subdivision to be allowed to seek annexation
into the City of Lakeview, Baxter County, Arkansas.

3. The Court finds that all information in the verified petition filed herein, are
true and correct and that said petition is proper to allow for this annexation to be granted.

Now therefore, this Court does hereby Order and direct the petition filed herein for
annexation granted.

IT IS SO ORDERED.


Kevin Litt, Baxter County Judge

 File Type
C202500034 ORDER COUNTY
FILED FOR RECORD
BY: KAYLA SMITH
04-15-2025 04:13:01 PM
CANDA REESE
BAXTER CO, AR CIRCUIT CLERK

IN THE BAXTER COUNTY COURT IN THE MATTER
OF ANNEXING TO THE CITY OF LAKEVIEW,
ARKANSAS, CERTAIN TERRITORY CONTIGUOUS
TO THE SAID CITY OF LAKEVIEW, ARKANSAS,

FILED
11:57 AM
BAXTER COUNTY, ARKANSAS

AUG 28 2024

CO-2024-5
PETITION

Clerk of Court
by D.C. [Signature]

We, as property owners of the following described area, do hereby petition the County Court of Baxter County, Arkansas, to annex the following lands to the City of Lakeview, Arkansas. We further state that the petition is signed by a majority of the real estate owners owning more than one-half of the acreage in said area, and do further by our petition appoint Cheryl S. McLean to act on behalf of the petitioners in presenting this matter to the court.

Description of the area to be annexed to the City of Lakeview, Arkansas: Surrey Meadows Subdivision, also known as Sanders Place.

32 Sanders Place (Lot 1)

Leonard E. Anderson

Muriel D. Anderson

52 Sanders Place (Lot 2)

Brandon D. Starkey

Amber Michele Starkey

82 Sanders Place (Lot 3)

Nicholas C. Lascaro

Shelley J. Rowen

116 Sander's Place (lot 4)

Danny W. DePriest

Cynthia A. DePriest

134 Sanders Place (Lot 5)

Eugene H. Norris
Eugene H. Norris

Monica H. Norris
Monica H. Norris

158 Sanders Place (Lot 6)

Mark O. Hopkins
Mark O. Hopkins

Carla R. Hopkins
Carla R. Hopkins

218 Sanders Place (Lots 7, 8 & 9)

Cheryl S. McLean
Cheryl S. McLean

235 Sanders Place (Lot 10, ½ Lot 11)

Michael K. Goar
Michael K. Goar

Tammy K. Goar
Tammy K. Goar

187 Sanders Place (½ Lot 11, Lot 12, ½ Lot 13)

Kandi J. Robb
Kandi J. Robb

Keri J. Robb
Keri J. Robb

147 Sander (½ Lot 13, Lot 14)

James L. Ethier
James L. Ethier

Wendy J. Ethier
Wendy J. Ethier

113 Sanders Place (Lot 15)

Brian L. Adam
Brian L. Adam

Carole J. Adam
Carole J. Adam

87 Sanders Place (Lot 16)

Dale E. Van Doren
Dale E. Van Doren

Sandra K. Van Doren
Sandra K. Van Doren

53 Sanders Place (Lot 17)

Clyde R. Gunderson

Vanlece A. Gunderson

31 Sanders Place (Lot 18)

Paula M. Smits

I, the undersigned, attest that I witnessed the signatures of the residents above.

Cheryl S. McLean

Cheryl S. McLean

15 AUG 24

Date

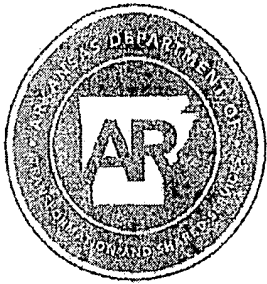
CHAR ROBINSON
NOTARY PUBLIC - STATE OF ARKANSAS
MARION COUNTY
MY COMMISSION EXPIRES 10/09/2033
COMMISSION # 12725157

State of ARKANSAS County of MARION
The foregoing instrument was acknowledged
before me this 15th day of August, 2024
by CHERYL McLEAN
Char Robinson Notary Public
My Commission Expires 10/9/2033

SURREY MEADOWS - PROPERTY DESCRIPTION

A PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 20 NORTH RANGE 15 WEST, BAXTER COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS;
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EX. "A"



Department of Transformation and Shared Services

Governor Asa Hutchinson

Secretary Amy Feeher

Director Shelby Johnson

April 20, 2021

Mayor Dennis Behling
City of Lakeview
14 Skyles Lane
Lakeview, AR 72642

RE: City of Lakeview Annexation Coordination Requirement

Honorable Mayor Behling,

Thank you for coordinating with our office as you seek to annex property into the City of Lakeview, AR located in Section 36, Township 20 North, Range 15 West. 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 any additional steps necessary for the proposed boundary change, which normally comes from the Arkansas Secretary of State Elections Division after any appropriate filing by your County Clerk.

Sincerely,

A handwritten signature in dark ink, appearing to be "JW", written in a cursive style.

Jennifer Wheeler, Sr. GIS Analyst

Attachments:

GIS Office Map of Proposed Annexation

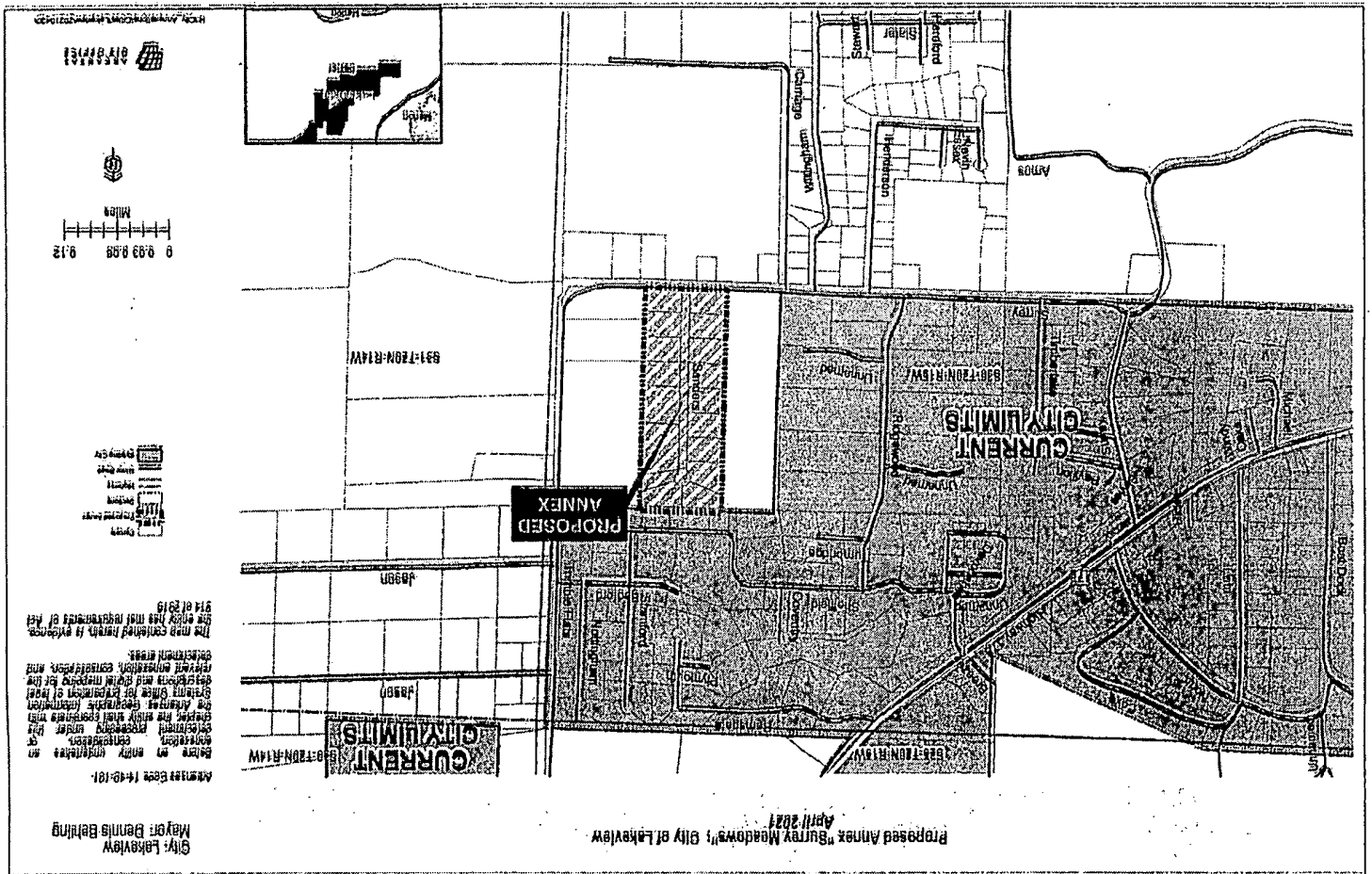
Legal Description

Secretary of State Municipal Change Checklist

H:\City_Annexations\Cities\Lakeview\20210420\Doc\20210420_Lakeview_Annexation_Coordination_Letter.docx

Arkansas Geographic Information Systems

501 Woodlane Street, Suite 004 * Little Rock, AR 72201 * 501.682.2767
TRANSFORM.AR.GOV



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Dennis Behling

From: "Dennis & Judy Behling" <allann@mtnhome.com>
Date: Saturday, January 4, 2025 4:44 PM
To: "Lakeview Mayor" <lakeviewmayor@suddenlinkmail.com>
Subject: Fwd: Petition Hearing

----- Forwarded Message -----

Subject: Petition Hearing
Date: Sat, 4 Jan 2025 15:44:27 -0600
From: Cheryll McLean <jimcleanu2@gmail.com>
To: Dennis & Judy Behling <allann@mtnhome.com>

Dennis..

FYI...the following will appear in the Legal Section of the Baxter Bulletin on Wednesday, the 8th, 15th, and 22nd of January 2025.

Cheryll

"NOTICE OF PUBLIC HEARING Notice is hereby given that there has been filed in the County Court of Baxter County, Arkansas, the petition of the homeowners within the Surrey Meadows Subdivision, asking for the annexation to the City of Lakeview of the following described lands situated in Baxter County, Arkansas, and contiguous to said city, to-wit: the residential street known as Sanders Place. A plat of said land proposed for annexation is on file with said petition in the office of the Clerk of said Court. This **Petition will be heard by the Judge of said County Quorum Court on the 28th day of January 2025 at 9:00 AM at the Baxter County Courthouse, 3rd Floor Conference Room, 9:00 AM** at which time all persons are hereby notified to present any and all objections, if they have any, to said annexation or be forever barred; said date being not less than thirty (30) days from the date of filing of said Petition, August 28th, 2024."



Virus-free www.avg.com

1/6/2025

S F

SUNDAY, JUNE 8, 2025

isas.com

Text and up to 8 photos.
in the newspaper.

nt.

ARKANSAS.COM FOR DETAILS

LEGAL NOTICES

CITY OF LAKEVIEW
BAXTER COUNTY, ARKANSAS
ORDINANCE 25-01

AN ORDINANCE ANNEXING
PROPERTY CONTIGUOUS TO THE
CITY OF LAKEVIEW, BAXTER
COUNTY, ARKANSAS, ACCEPTING
THE ANNEXATION OF SAID PROP-
ERTY KNOWN AS SURREY MEAD-
OWS SUBDIVISION TO THE CITY
OF LAKEVIEW, BAXTER COUNTY,
ARKANSAS.

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County, Arkansas by real estate
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scribed, praying that said land be
annexed to and made part of the
City of Lakeview, Baxter County,
Arkansas as provided for under
A.C.A. 14-40-601 et seq.; and

WHEREAS, Arkansas Gas Office
has affirmed that property to be
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advertised as required; and

WHEREAS, the order allowing
the residents of Surrey Meadows
Subdivision to seek annexation to
the City of Lakeview, Baxter
County, Arkansas was signed and
recorded by the Baxter County
Judge; and

WHEREAS, the time fixed by
law for appealing said order of an-

LEGAL NOTICES

IN THE CIRCUIT COURT OF
BENTON COUNTY, ARKANSAS
DISCOVER BANK, PLAINTIFF

vs.
CASE NO. 04CV-24-3848
PAMELA GREEN, DEFENDANT
WARNING ORDER

This Defendant, PAMELA
GREEN, is hereby warned to ap-
pear in this Court within thirty (30)
days from the date of first publi-
cation of this Order - or sixty (60)
days if you are incarcerated in any
jail, penitentiary, or other correc-
tional facility in Arkansas - and
answer the Complaint filed
against them by the Plaintiff.
Failure to file a written answer
within thirty (30) days - or sixty
(60) days if you are incarcerated
in any jail, penitentiary, or other
correctional facility in Arkansas -
may result in an entry of judgment
by default against you or other-
wise bar you from answering or
asserting any defense you have.

WITNESS my hand and seal as
Clerk of the Circuit Court of BEN-
TON County, State of Arkansas,
this 2 day of JUNE 2025.

/s/ DENNIS M WAGEMANN
CIRCUIT CLERK

/s/ Stephen L. Bruce
Stephen L. Bruce, Ark. Bar
#2009103

Loah K. Clark, Ark. Bar
#2021287

Brett M. Harris, Ark. Bar
#2022046

Gary J. Barlett, Ark. Bar
#2000071