



City of Farmington  
354 W. Main Street  
P.O. Box 150  
Farmington, AR 72730  
479-267-3865  
479-267-3805 (fax)

***PLANNING COMMISSION AGENDA***  
***April 26, 2021***

**A meeting of the Farmington Planning Commission will be held on  
Monday, April 26, 2021 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - February 22<sup>nd</sup>, March 1<sup>st</sup> special meeting and the March 22<sup>nd</sup> meeting.
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARINGS**
  - A. **Rezoning** –From R-2 and C-2 to MF-2  
**Property owned by:** Sycamore Investments LLC  
**Property Location:** 272 E. Old Farmington Rd.  
**Presented by:** Max Deitchler
  - B. **Rezoning** –From R-O to MF-2  
**Property owned by:** KSDA Inc.  
**Property Location:** 81 S. Hunter Parcel #760-01563-000  
**Presented by:** Keith Mars
  - C. **Preliminary Plat** – Hillcrest Subdivision  
**Property owned by:** EBL Investments  
**Property Location:** Hwy 170.  
**Presented by:** Blew & Associates, PA

**D. Preliminary Plat – The Grove at Engles Mills**

**Property owned by:** Riverwood Homes

**Property Location:** Property between Folsom & the High School & Twin Falls south of phase 1 and 2

**Presented by:** Bates and Associates, Inc.

**E. Re-Plat – Ecology Park**

**Property owned by:** PBS Properties

**Property Location:**

**Presented by:** James Koch

**F. Conditional Use for Sale of Fireworks: Meramec Specialty Company**

**Property owned by:** Farmington Commercial, LLC.

**Property Location:** 380 W. Main

**Presented by:** Kevin Bailey

5. Discuss Land Use Plan and set a Public Hearing date for Land Use Plan.

**Planning Commission Minutes**  
**February 22, 2021 at 6 PM**

1. **ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Chad Ball, via zoom  
Keith Macedo, via zoom  
Gerry Harris  
Judy Horne, via zoom  
Howard Carter  
Bobby Wilson  
Jay Moore, via zoom

**ABSENT**

**City Employees Present:** Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Rick Bramall, City Inspector; Mayor, Ernie Penn; Fire Chief, Bill Hellard

2. **Approval of Minutes:** January 25, 2021 Minutes were approved as written.

3. **Comments from Citizens:** none

**Public Hearings:**

**4A. Rezone from R-1 to R-2/MF-2 property located on the east side of Hwy 170 & north of 170/Wolfdale Intersection owned by Cox Development as presented by Jorgensen & Associates:**

Blake Jorgensen was present via zoom to discuss the request. Mr. Jorgensen addressed the Planning Commissioners with his memo dated February 22, 2021. It read as follows:

“We wanted to issue a short memo that attempts to address some concerns that we have been made aware of. While we do look forward to a productive discussion tonight for these properties, we also wanted to try and head some of these matters off prior to the meeting.

We have included an exhibit with an aerial that shows these different properties and the rezoning requests associated with them, as well as some sample elevations and floor plans. Hopefully these materials can better explain our request. As it has been noted, these projects have come before the Planning Commission a few times in the past; our records are not clear enough as to why they were presented and approved, and yet the zonings do not currently match up with past approvals, but we hope to clarify that now. Both projects were approved by the City and the State, and yet, due to market conditions, the projects were put on hold. Farmington is experiencing a very strong growth and we feel that these developments will complement this growth and provide much needed housing along an established (and soon to be improved) corridor in Hwy 170.”

(At this point, the Jorgensen memo discussed the **western** project - 4B. Rezoning from R-1 to R-2/MF-2 for property owned by Cox Development on west side of Highway 170 and North of 170/Wolfdale Intersection.) This portion is included in 4B. below.)

“The current request for the **eastern** project is to officially zone the outer lots as shown on the attached exhibit, as R-2 and the interior island as MF-2. Water and Sewer has previously been approved by the City of Fayetteville and the State and we are currently unaware of any issues with adding services to these utilities. The storm drainage along Hwy 170 is anticipated to be improved by the State and we have been coordinating with them and have altered our design to accommodate this

improvement. The main difference in this layout compared to the previously approved one is that we are now dedicating the northwest corner as a detention pond. While this does reduce the number of units, we feel that this is an improvement to the previous plan and will help offset the new impervious materials. Furthermore, this revised layout will add more points of connectivity to the north, east, and south. This will aid future growth and help establish a network of walkable, and transit conscious street patterns. The last change is the request to create an interior island of MF-2 lots that will allow these lots to have duplexes on them that will be built in the same fashion as the sample elevations and have a front to both the north and south streets. If the MF-2 isn't acceptable to the Commission, we would ask for the rest of the land to be R-2 and we would simply have the interior lots have a front on only one side. If the MF-2 is acceptable, these duplexes would be professionally managed by Cox Development.

While this isn't a fully comprehensive response to all the comments we received, we hope that this attempt to address them aids the Commissions' decision tonight." (End of Jorgensen memo.)

The concept of developer being willing to change the request to MF-1 instead of MF-2 was discussed. Melissa explained that MF-1 would allow both Single Family residences and duplexes on minimum 7,500 sq. ft. lots whereas MF-2 allows only duplexes on minimum 6,000 sq. ft lots.

Judy Horne referred to a zoning map which shows the area as R-1. Melissa explained that the City did a rezoning of the whole city and that some areas were pre-existing duplexes even though it is now zoned for R-1.

Chad Ball moved to change the original developer rezoning request of R-2/MF-2 to R-2/MF1. The lot setback requirements are the same for both zones. Jay Moore seconded Chad's motion to change the request to reflect MF-1. Motion to change the request to MF-1 passed unanimously 7-0.

Public Comment:

Juan Rodriguez- 96 Wolfdale submitted a memo to Planning Commission. It read as follows:

"I am writing to you regarding the public hearing scheduled for Monday, February 22, concerning the above referenced rezoning of the property owned by Cox Development, LLC and Kent and Carla Cox, north of the Hwy 170 and Wolfdale Road intersection. This letter is to express my opposition of the proposal to rezone.

I am the owner of parcel number 760-01532-001 at 96 Wolfdale Road. I have lived here for almost 7 years. My family members spent a considerable amount of time finding a place for me to relocate from Missouri that would be close enough for them to assist me through the challenges that come with growing older but also where I could have a little space to appreciate God's creation through the scenic views and ample wildlife. I have found both at my current home here in Farmington.

During my life I have lived in both small communities and large cities. I enjoy living at my current home because of the rural feeling it offers while being within the city. Allowing this property that directly borders mine to be rezoned for multi-family housing will change the nature of this segment of the city and be in direct contrast to lot sizes and homes of my neighborhood. Other items of concern include potential water drainage issues, increased traffic flow, and loss of habitat for wildlife. There is sufficient land in other portions of Farmington where high density residential neighborhoods would be a better fit.

My hope is that you can consider and respect the opinions of the surrounding neighbors and myself when deciding what is best for our hometown of Farmington and reject the application for rezoning. Thank you."

Sheila Andrews- 52 Wolfdale read from her memo dated February 18, 2021 explaining her opposition to the rezoning. She stated this property has been in question for development since 1999. Flooding occurs in this area now so there is concern for adding more buildings. She said that Peachtree Village was flooded in the 2008 flood. She said the coverage of land by so many residences, driveways, and streets and also--the elevation of this property were problematic. She felt a Drainage Analysis should be required. She noted that the NE corner elevation is 1248' and drops to 1210' on the west side. This will cause issues for storm water for the Hwy 170 expansion. She asked: Who will be responsible for any issues that arise? City or Developer?

Chairman Mann explained that these questions would be addressed later, when the Preliminary Plat is presented to the Planning Commission. The agenda item this evening is just a rezoning issue.

Keith Lipford-280 S. Hunter (northwest of proposed development): He said this area has a minimum one acre or larger lots plus large acreages of pasture land and duplexes would not fit the area. This will cause additional dangerous traffic congestion on Highway 170; and he wondered how residents would access the property? Finally, he said many people want Farmington's future growth to result in a pleasant, uncrowded environment and quality restaurants and other amenities. Having increasing numbers of duplexes will not support that vision.

Rachel Spahn- 60 Wolfdale was opposed to the rezoning, agreeing with other speakers. She noted multi-family developments often become run-down eyesores with some being just west of this area. She asked: Will there be a stoplight at the intersection to control traffic? Turning lanes? Can the schools support all these additional people? How will this affect the manpower of the Police and Fire crews? She has heard this developer doesn't have a very good reputation for keeping the properties maintained and cleaned up.

Calvin Andrews- 52 Wolfdale: He wants to stop it before it gets to the point of construction. The flooding is an issue. The other duplexes are eye sores.

Chris Bryson- 324 S. Hunter: This development doesn't fit the area which now has large lots and homes. He has flooding/drainage issues; his yard is like a sponge and holds water. His shop is practically under water with each big rain. Packing these all in one area is an eye sore. This will change the dynamic of the neighborhood.

Jerry Beard- 29 Post Oak Ln: He said that the property values will decrease. He also submitted written comments which are stated below:

“On the notice of public hearing under RZN #2 it states the change from R-1 to R-2 on the perimeter lots results in the size of each tract going from a minimum of 10,000 SF to 7,500 SF. These lots are being proposed to be built with homes in the 1,500 SF range. The central section of this land would change from R-1 to MF-2.

Oakridge Subdivision houses are generally larger houses than those proposed and on larger lots (10,000 SF+). There are no multifamily lots in Oakridge as there would be in the rezoned property. The property owners actually adjoining the property for RZN #2 are all large, nicer homes on large lots. Most lots are several acres in size giving the feel of a rural environment.

To stay consistent with this feel of a rural environment, it would probably be more accurate to rezone it RE-1. (to accommodate single- family residential development on low density, large estate type lots to provide and preserve a rural environment) To rezone from R-1 to R-2 and MF-2 would be going in the wrong direction.

The difference in size of houses and properties between RZN #2 and connecting properties would be so great that it would lower those adjoining property values. We relied on the current R-1 zoning when we bought our properties and built our homes. Why should these owners suffer so that the developer can make more money?"

Melissa McCarville explained the process developer would have to go through to get to the point of building on the land. If rezoning is approved here, it goes to the next City Council meeting (March 8 at 6 PM). Zoom information will be on the City website and Facebook page. If Council approves, they have to present the actual Large Scale Development to the Planning Commission. They will have to re-notify all adjacent property owners. The drainage, landscaping, etc. will all be reviewed at that time. The Engineer will have to approve the drainage plan. No construction could be begun until LSD is approved.

Mayor Penn noted this land is currently zoned R-1 so they can built R-1 homes which require a 10,000 square foot minimum lot size.

Having no further discussion, Robert Mann called the question to approve the rezoning request. Motion failed 5-2. Chad Ball and Jay Moore voted Yes. Developer can appeal this denial to City Council at the March 8, 6 PM Zoom meeting. Adjacent property owners will have to watch for this to appear on the Council's Agenda because developer is not required to notify them.

**4B. Rezone from R-1 to R-2/MF-2 property located on the west side of Hwy 170 & North of 170/Wolfdale Intersection owned by Cox Development as presented by Jorgensen & Associates:**

Blake Jorgensen was present via zoom to discuss the request.

"The following was included in a memo from Jorgensen regarding this **Western** project: The current request for the western project is to officially zone this to MF-2 and townhomes will be installed along with a private drive. Water and Sewer has previously been approved by the City of Fayetteville and the State and we are currently unaware of any issues with adding services to these utilities. The storm drainage along Hwy 170 is anticipated to be improved by the State and we have been coordinating with them and have altered our design to accommodate this improvement. The main difference in this layout compared to the previously approved one is that we are now dedicating the southwest corner for storm water management. While this does reduce the number of units, we feel that this is an improvement to the previous plan and will help offset the new impervious materials. These units will be reflective of the attached sample elevations and will be professionally managed by Cox Development."

Melissa stated that this land is just across the Highway 170 from land discussed in 4A. There are already numerous pre-existing duplexes in the area.

Chad Ball noted the Land Use Plan labels the area medium-high density and this request appears to fit with the Plan.

**Public Comment:**

Keith Lipford - 280 S. Hunter felt the R-1 zone should be kept for this property and he was opposed to this rezoning request that would result in higher density.

Bobby Morgan - 66 Briar Meadow was curious as to how residents would access the property. Chairman Mann said these types of things would be addressed in the development stage.

Having no further discussion, Robert Mann called the question to approve the rezone request. Upon roll call, the motion passed unanimously 7 - 0. This will be forwarded to City Council.

Keith Macedo suggested that it would be helpful to the Planning Commission if a Zoning map for each item was included that shows current zoning and all surrounding zoning, with the proposed item/parcel highlighted. Melissa agreed to include this information in the future.

**5. Adjournment:** Having no further business, the on-line Planning Commission meeting was adjourned.

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Judy Horne - Secretary

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Robert Mann - Chair

**Special Planning Commission Minutes**  
**March 1, 2021 at 6 PM**

1. **ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Chad Ball, via zoom  
Keith Macedo, via zoom  
Gerry Harris  
Judy Horne, via zoom  
Howard Carter  
Bobby Wilson  
Jay Moore, via zoom

**ABSENT**

**City Employees Present:** Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Rick Bramall, City Inspector; Mayor, Ernie Penn; Fire Chief, Bill Hellard

2. **Comments from Citizens:**

Diane Bryant- 11761 East Creek Ln: She feels that the Farmington Heights Subdivision centralized mail boxes are to far away for everyone to readily access them. Some of houses are 3-4 blocks away from the boxes. Can we get this addressed during Farmington Heights Phase II? This is a Post Office requirement for the subdivision. It is not our jurisdiction and we have no influence over it. This is a federally regulated requirement.

**Public Hearings:**

3. **Large Scale Development for Vault Storage, property owned by Holland House Holdings, LLC located at 277 E. Main Street as presented by Blew & Associates, PA:**

Jorge Ducane with Blew & Associates was present via zoom to discuss the request. This had come before the Planning Commission before. This is a new owner and new site plan. This will include RV parking and mini storage.

Chris Brackett's memo with conditions for approval by Planning Commission:

“The Large Scale Development Plan for the Vault Storage has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire flow and fire hydrant and fire lane locations must be reviewed and approved by the Fire Department prior to construction plan approval.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities.
3. Submit two (2) copies of the filed easement plat before final approval of the plans. A copy of the proposed easement plat should be submitted to Olsson for review prior to signatures.
4. A sign permit will be required for the construction of the freestanding sign shown.
5. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.



6. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) more copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

The following comments can be addressed in the construction plan submittal.

1. A Final Drainage Report with a completed check list will have to be submitted with Construction Plans. Further review of the changes made to the detention calculations will be included in the construction plans review.
2. A curb will need to be added to the western parking lot to ensure the runoff is directed into the southwest detention pond.
3. Show the fire lane stripe around the exterior of the parking lot where signs are posted.”

The fire lane striping/ signs will be subject to Fire Marshall approval. Bobby asked how trucks will be able to make turns in between buildings E & F. Jorge stated they ran it through the templates to make sure that a fire truck and RV could make it around those turns. The south side can be widened to accommodate. Chris Brackett asked how will those units be accessed and it was stated that they will be down the middle with the doors to the interior. It will all go through one access point. Chad asked how they will reduce light pollution for the units touching/surrounding the residential areas. Do we have any ordinances that address this? No we do not have any Ordinances in place to address this but we can make it a condition of approval. They can add shielded and night sky fixtures as a condition for approval. These lights will be no trespass so that it will not exceed the property boundary. The site lines for the Highway 62 frontage are a concern. There is a tree line that they would like to replace with shrubs instead. This will help the site lines for the Hwy 62 frontage of the property. Keith asked what the width of the sidewalk is on the Hwy 62 side. It is 5 feet with 5 feet of greenspace.

Public Comment:

Diane Bryant-11761: Will there be an entrance on the Old Farmington Rd side? No that will not be an option due to the property doesn't not extend to Old Farmington Rd. The parcel adjoining doesn't not belong to this development.

Having no further discussion, Robert Mann called the question to approve the Large Scale development for Vault Storage subject to Chris Brackett's memo and the lighting being night sky compliant and shielded. Upon roll call, the motion passed unanimously.

**4. Adjournment:** Having no further business, the on-line Planning Commission meeting was adjourned.

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Judy Horne - Secretary

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Robert Mann - Chair

**Planning Commission Minutes**  
**March 22, 2021 at 6 PM**

1. **ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Chad Ball  
Keith Macedo, 5 minutes late  
Gerry Harris  
Judy Horne  
Howard Carter  
Bobby Wilson  
Jay Moore

**ABSENT**

**City Employees Present:** Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Rick Bramall, City Inspector; Mayor Ernie Penn

2. **Approval of Minutes:** February 22, 2021 meeting and the March 1, 2021 special meeting minutes were not voted for approval due to not being included in the packets.

3. **Comments from Citizens:** none

**Public Hearings:**

**4A. Variance- Street Improvements - Property located at 12291 Little Elm and 12293 Little Elm property owned by Melissa Sims as presented by Blew & Associates:**

Cody Sexton was present via zoom to discuss the request regarding City’s required street improvements. Since property is outside Farmington city limits, they do not want to put in curb, gutter, or sidewalk. The land is in the city’s planning area but Washington County Planning Commission does not have to follow the City’s requirements.

After lengthy discussion, Commissioners determined that it was important to at least request they install sidewalks because this is a fast growing area and might be annexed by the City in the future. With regard to street lighting, the City can’t enforce lighting since it is outside of city limits.

Judy Horne moved that the variance be granted for no street and curb improvements but that sidewalk would be required. Motion was seconded by Gerry Harris.

Upon roll call the vote Motion passed 4-3. Yes: Harris, Horne, Macedo, Wilson. No: Ball, Carter, Moore.

**4B. Preliminary Plat- MRS Jack McClure Subdivision for property located at 12291 Little Elm and 12293 Little Elm property owned by Melissa Sims as presented by Blew & Associates:**

Cody Sexton was present via zoom to discuss the request. Chris Brackett read his recommended conditions:

“The Preliminary Plat for the Mrs. Jack McClure Subdivision has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The fire hydrant locations shown on the plat and utility plans must be reviewed and approved by the Fire Department.
2. The water and improvements must be reviewed and approved by the Washington Water Authority and the Arkansas Department of Health prior to any construction activities.
3. If the variance fails, Little Elm and Jack McClure must be improved along the frontage of the subdivision to Minor Arterial and Local Street Standards.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to final grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

Blew & Associates agreed to the conditions in the memo.

**Public comment:**

Diane Bryant- 11761 E. Creek Ln.: What is the width of the lots? They will be 160 ft.

Having no further discussion, Robert Mann called the question to approve the Preliminary Plat subject to Chris Brackett’s memo. Upon roll call, the motion passed unanimously.

**4C. Large Scale Development- Farmington Hills Subdivision located on 16.59 acres at the end of E. Wilson St. Owned by Lots 102 Holdings, Inc. Presented by Blew & Associates**

Cody Sexton was present via zoom to discuss the request. Chris Brackett read his recommended conditions:

“The Large Scale Development Plan for the Farmington Hills Community has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. All connections to the water and sewer systems must be approved by the City of Fayetteville.
2. Approval from the Power Company to have the detention ponds within their easement must be provided prior to construction approval. If this approval is denied, this project will be required to go back to the Planning Commission for approval of revised plan.
3. Approval from the adjacent property owner to the north will be required for the street connection to the Farmington Heights Subdivision Phase II prior to construction plan approval. If this approval is denied, this project will be required to go back to the Planning Commission for approval of the revised plan.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of half size plans, and two

(2) copies to the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

The plat is in the process of being revised to provide a public street connection to Farmington Heights Phase II. Motorists will drive through private street through a portion of this multi-family subdivision and then onto a public street northwest of the subdivision. This allows an additional route in and out of the area which is going to become traffic congested due to all the new development in the area. The new street will not directly join 54<sup>th</sup> Street, but rather one of the streets within Farmington Heights that feeds to 54<sup>th</sup> Street. Cody Sexton said that they have had conversations with Farmington Heights but no final documentation is available yet.

Also, the detention pond will need to be reconfigured due to encroachment on utilities easement. The representative for developer said maintenance of pond and park land will be maintained by the development owner.

Changes to the drainage have been discussed as well. This will be reviewed by Chris Brackett.

Also, developer will have to provide fire access for vehicles to get in and out in case of emergencies. The width of the streets and access points will need to be able to accommodate the trucks. Fire Chief Hellard included a memo concerning the Fire code and regulations. It was asked if there was any recourse if they shut off the access. They can block it for public access but have to provide access to the Fire Department or any emergency personnel. Fire Code is Federal jurisdiction and not City.

Commissioners expressed some concern about the private streets. It was explained that this is not a subdivision. It is just a large-scale development as if it was an apartment complex with private roadways.

It is not known at this time if the development will install sidewalks. Since it is not a subdivision, the City's standards can't be enforced there. Judy Horne said things such as this need to be added to the Planning Commission's list of changes to consider at a work session.

**Public Comment:**

Ed Guess- 10 East Wilson, owner of J&E Automotive. He asked how much of the right-of-way would be on the east side next to his property. There is no right-of-way to this property. Wilson is going to be rebuilt in that area. Hunter Street will be widened on the west side.

Gerry Harris said that the Hunter – Main Street intersection near Briar Rose needs to be redone to improve access and safety.

Judy Horne said adding a stoplight at intersection of Broyles and Wilson was a necessity so all the new residents west of Broyles would be able to get out onto Broyles during busy times.

Keith Macedo said on some parts of North Hunter, the new sidewalk will be too close to the road and had concerns for pedestrians.

Having no further discussion, Robert Mann called the question to approve the Large Scale development, contingent upon Chris Brackett's conditions set forth in his memo. Upon roll call, the motion passed unanimously.

#### **4D. Conceptual Subdivision Layout Plan:**

Geoff Bates was present via Zoom to discuss the request for a previously considered subdivision that would be east of Highway 170 and south of Appleby Road. However, he said developer has decided not to go forward with the project due to the money it would take to do the street improvements to Appleby Road. Chris Brackett stated that it would need to be brought up to fire code standards (20' minimum width). The drainage is also a concern in that area, although that might be improved with improved drainage on Highway 170. It was mentioned that perhaps a connection to Highway 170 from this proposed subdivision could be made through the property owners' land.

Mayor Penn was asked if city would consider participating in the cost of widening and improving Appleby. He said that would have to be studied by City staff and City Council would review that option.

**5. Adjournment:** Having no further business, the on-line Planning Commission meeting was adjourned.

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Judy Horne - Secretary

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Robert Mann - Chair

## City of Farmington Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: Brad Smith Day Phone: 479-601-1757

Address: 13996 Cove Creek North, Prairie Grove, AR 72753 Fax: \_\_\_\_\_

Representative: Max Deitchler Day Phone: 479-973-1951

Address: 234 E. Millsap Rd, Ste 200, Fayetteville, AR 72703 Fax: 479-973-0007

Property Owner: Sycamore Investments LLC Day Phone: 479-601-1757

Address: 13996 Cove Creek North, Prairie Grove, AR 72753 Fax: \_\_\_\_\_

Indicate where correspondence should be sent (circle one): Applicant  Representative  Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

**Property Description**

Site Address -- 272 E. Old Farmington Rd., Farmington, AR 72730

Current Zoning -- R-2 and C-2 Proposed Zoning -- MF-2

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Attached as Exhibit A is the legal description of the property. Attached as Exhibit B is the site plan.

**Type of zoning requested and reason for request:**

Applicant seeks to rezone the property from R-2 and C-2 to a MF-2 zoning classification for the purpose of constructing townhomes on the property as illustrated in the site plan.

**Responsibilities of the Applicant:**

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.

Part of the SW 1/4 of the SW 1/4 of Section 24, T-16-N, R-31-W in the City of Farmington, Washington County, Arkansas, and being more particularly described as follows: Commencing at the NE corner of said SW 1/4, SW 1/4; Thence South 02°27'18" West, a distance of 187.36 feet to a point; Thence North 87°32'42" West, a distance of 502.11 feet to a Found 5/8" Rebar PLS1337; Thence South 02°35'27" West, a distance of 291.35 feet to Found 5/8" Rebar PLS1337; Thence South 87°32'42" East, a distance of 251.73 feet to a Found 1/2" Rebar; Thence South 02°21'02" West, a distance of 407.83 feet to a Set 5/8" Rebar AR1002 also being the POINT OF BEGINNING; Thence South 02°21'02" West, a distance of 261.58 feet to a Found 1/2" Rebar; Thence North 87°31'15" West, a distance of 234.40 feet to a Found 1/2" Pinched Pipe; Thence South 02°18'55" West, a distance of 142.64 feet to a Set 5/8" Rebar AR1002 at the North Right-Of-Way of Old Farmington Rd; Thence along said Right-Of-Way, North 87°38'09" West, a distance of 286.79 feet to a Set 5/8" Rebar AR1002; Thence leaving said Right-Of-Way, North 19°17'23" East, a distance of 148.51 feet to a Found 5/8" Rebar; Thence North 87°42'07" West, a distance of 64.88 feet to a Found 5/8" Rebar; Thence North 01°30'42" East, a distance of 253.65 feet to a Set 5/8" Rebar AR1002; Thence South 88°29'18" East, a distance of 546.49 feet to the POINT OF BEGINNING; Containing 177,887 square feet or 4.08 acres, more or less. Parcel No. 760-01423-007

A public hearing to consider this request to rezone the above described property from R-2 and C-2 to MF-2 will be held on the 26th day of April, 2021, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

*Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

Thomas B Smith Date 2-26-21  
Applicant Signature

*Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

Max Hinton Date 02/26/21  
Owner/Agent Signature

## AFFIDAVIT

I hereby certify that I \_\_\_\_\_  
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION TO REZONE PROPERTY**

**To All Owners** of land lying adjacent to the property at:

272 E. Old Farmington Rd., Farmington, AR 72730

---

Location

Sycamore Investments LLC

---

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-2 and C-2 to MF-2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on April 26, 2021 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

## AGENT AUTHORIZATION

I (We), Sycamore Investments LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Max Deitchler with Kutak Rock LLP, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

*Thomas B Smith*

\_\_\_\_\_  
Property Owner – Signature

Managing Member Brad Smith on Behalf of  
Property Owner Sycamore Investments LLC

\_\_\_\_\_  
Property Owner - Print

\_\_\_\_\_  
Property Owner – Signature

\_\_\_\_\_  
Property Owner - Print

## EXHIBIT A

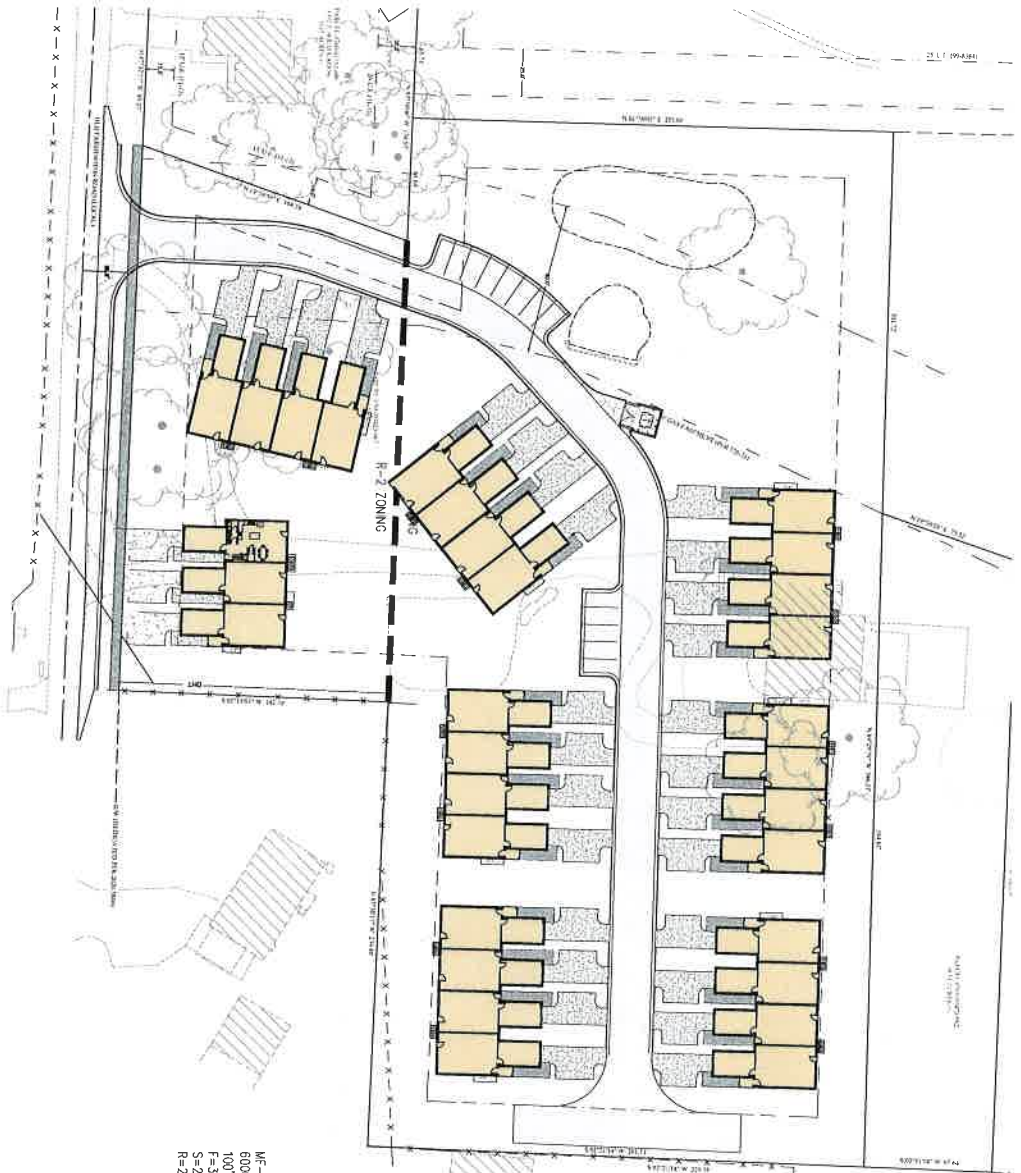
### EXHIBIT "A"

Part of the SW 1/4 of the SW 1/4 of Section 24, T-16-N, R-31-W in the City of Farmington, Washington County, Arkansas, and being more particularly described as follows: Commencing at the NE corner of said SW 1/4, SW 1/4; Thence South 02°27'18" West, a distance of 187.36 feet to a point; Thence North 87°32'42" West, a distance of 502.11 feet to a Found 5/8" Rebar PLS1337; Thence South 02°35'27" West, a distance of 291.35 feet to Found 5/8" Rebar PLS1337; Thence South 87°32'42" East, a distance of 251.73 feet to a Found 1/2" Rebar; Thence South 02°21'02" West, a distance of 407.83 feet to a Set 5/8" Rebar AR1002 also being the POINT OF BEGINNING; Thence South 02°21'02" West, a distance of 261.58 feet to a Found 1/2" Rebar; Thence North 87°31'15" West, a distance of 234.40 feet to a Found 1/2" Pinched Pipe; Thence South 02°18'55" West, a distance of 142.64 feet to a Set 5/8" Rebar AR1002 at the North Right-Of-Way of Old Farmington Rd; Thence along said Right-Of-Way, North 87°38'09" West, a distance of 286.79 feet to a Set 5/8" Rebar AR1002; Thence leaving said Right-Of-Way, North 19°17'23" East, a distance of 148.51 feet to a Found 5/8" Rebar; Thence North 87°42'07" West, a distance of 64.88 feet to a Found 5/8" Rebar; Thence North 01°30'42" East, a distance of 253.65 feet to a Set 5/8" Rebar AR1002; Thence South 88°29'18" East, a distance of 546.49 feet to the POINT OF BEGINNING; Containing 177,887 square feet or 4.08 acres, more or less.

Subject to easements, rights-of-way, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases.

THIS PLAN IS THE PROPERTY OF BATES & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BATES & ASSOCIATES, INC.

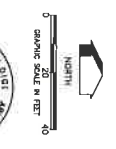
# EXHIBIT B



- NOTES:**
1. THERE ARE NO KNOWN OBSTACLES OR RECORDS ON SITE OR IN THE VICINITY OF THE SITE.
  2. THERE ARE NO KNOWN EROSION PROBLEMS ON SITE OR WITHIN THE VICINITY OF THE PROPERTY.
  3. THERE ARE NO KNOWN HAZARDOUS WASTE WELLS, SINKS, CESSPOOLS, SPRINGS, WATER IMPROVEMENTS, OR OTHER CONTAMINATED AREAS ON SITE OR WITHIN THE VICINITY OF THE PROPERTY.
  4. THERE ARE NO KNOWN EXISTING OR PROPOSED ADJACENT LOTS OR ACCESS ADJACENT TO THIS SITE.
  5. THERE ARE NO KNOWN PROHIBITORY DIMENSIONS, HEIGHTS, OR ACCESS ADJACENT TO THIS SITE.
  6. THERE ARE NO KNOWN PROHIBITORY DIMENSIONS, HEIGHTS, OR ACCESS ADJACENT TO THIS SITE.
  7. THERE ARE NO KNOWN PROHIBITORY DIMENSIONS, HEIGHTS, OR ACCESS ADJACENT TO THIS SITE.
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  11. THERE ARE NO KNOWN PROHIBITORY DIMENSIONS, HEIGHTS, OR ACCESS ADJACENT TO THIS SITE.
  12. THERE ARE NO KNOWN PROHIBITORY DIMENSIONS, HEIGHTS, OR ACCESS ADJACENT TO THIS SITE.

MF-2  
 6000 SF PER UNIT -  
 100' WIDE FRONTAGE  
 F=30  
 S=25  
 R=25

- UTILITY NOTES:**
1. ALL UTILITIES LOCATIONS AND DEPT. SHALL BE AT THE DEVELOPER'S RISK.
  2. ALL UTILITIES LOCATIONS AND DEPT. SHALL BE AT THE DEVELOPER'S RISK.
  3. ALL UTILITIES LOCATIONS AND DEPT. SHALL BE AT THE DEVELOPER'S RISK.
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  8. ALL UTILITIES LOCATIONS AND DEPT. SHALL BE AT THE DEVELOPER'S RISK.
  9. ALL UTILITIES LOCATIONS AND DEPT. SHALL BE AT THE DEVELOPER'S RISK.
  10. ALL UTILITIES LOCATIONS AND DEPT. SHALL BE AT THE DEVELOPER'S RISK.
  11. ALL UTILITIES LOCATIONS AND DEPT. SHALL BE AT THE DEVELOPER'S RISK.
  12. ALL UTILITIES LOCATIONS AND DEPT. SHALL BE AT THE DEVELOPER'S RISK.



PROJECT NO. 20-1553  
 02

**Bates & Associates, Inc.**  
 Civil Engineering & Surveying  
 7230 S Pleasant Ridge Drive Phone • 479.442.9350 • Fax 479.521.9391  
 Fayetteville, Arkansas 72704

OLD FARMINGTON RD TOWNHOMES 2  
 CIVIL CONSTRUCTION PLANS  
 SITE PLAN  
 FARMINGTON, ARKANSAS

REVISIONS	DATE
1. SUBMITTAL	04/15/17

ENGINEER: G. Bates  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 CERTIFICATE NO. 1710017111  
 Copyright © 2011 Bates & Associates, Inc.



1450 E. Zion Road – Suite 7  
Fayetteville, AR 72703

**OWNERSHIP REPORT**

File No. 21-1814

For the use and benefit of: **Kutak Rock LLP**

The undersigned, having made a diligent search of the records of Washington County, Arkansas, through at 7:00 a.m. of the following described property:

Part of the SW 1/4 of the SW 1/4 of Section 24, T-16-N, R-31-W, in the City of Farmington, Washington County, Arkansas, and being more particularly described as follows: commencing at the NE corner of said SW 1/4, SW 1/4; thence South 02°27'18" West, a distance of 187.36 feet to a point; thence North 87°32'42" West, a distance of 502.11 feet to a found 5/8" rebar PLS 1337; thence South 02°35'27" West, a distance of 291.35 feet to a found 5/8" rebar PLS 1337; thence South 87°32'42" East, a distance of 251.73 feet to a found 1/2" rebar; thence South 02°21'02" West, a distance of 407.83 feet to a set 5/8" rebar AR 1002 also being the Point of Beginning; thence South 02°21'02" West, a distance of 261.58 feet to a found 1/2" rebar; thence North 87°31'15" West, a distance of 234.40 feet to a found 1/2" pinched pipe; thence South 02°18'55" West, a distance of 142.64 feet to a set 5/8" rebar AR 1002 at the north right of way of Old Farmington Road; thence along said right of way, North 87°38'09" West, a distance of 286.79 feet to a set 5/8" rebar AR 1002; thence leaving said right of way, North 19°17'23" East, a distance of 148.51 feet to a found 5/8" rebar; thence North 87°42'07" West, a distance of 64.88 feet to a found 5/8" rebar; thence North 01°30'42" East, a distance of 253.65 feet to a set 5/8" rebar AR 1002; thence South 88°29'18" East, a distance of 546.49 feet to the Point of Beginning, containing 4.08 acres, more or less.

Parcel No. 760-01423-007

Find the adjoining owners, and their respective mailing addresses, of the above described property as set forth in Exhibit "A" attached hereto.

City Title & Closing LLC  
3790 N. Bellafont Blvd., Suite 3  
Fayetteville, AR 72703  
479-935-4177

A handwritten signature in black ink, appearing to read "Joshua Barnett Hite".

By:  
Joshua Barnett Hite, Authorized Signatory  
Agency License No. 382820  
NPN Agent No. 18217917

**\*\*DISCLAIMER\*\***

This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

**Exhibit "A"**

Parcel No. 760-01423-006 Goldstein Farmington, LLC 1173 Pittsford Victory Road, Ste. 250 Pittsford, NY 14534	Parcel No. 760-01752-000 Cedar Mountain Properties, LLC PO Box 1194 Fayetteville, AR 72702
Parcel No. 760-01421-000 Denver Dean Lacy and Tanya Jean Lacy PO Box 198 Farmington, AR 72730-0198	Parcel No. 760-01422-000 Denver Dean Lacy and Tanya Jean Lacy PO Box 198 Farmington, AR 72730-0198
Parcel No. 760-01174-000 Eldora McCarty 288 E. Old Farmington Road Farmington, AR 72230	Parcel No. 760-01173-001 Eldora McCarty 288 E. Old Farmington Road Farmington, AR 72230
Parcel No. 760-01172-000 Nathan Wells and Darien Wells PO Box 1436 Farmington, AR 72230	Parcel No. 760-01171-001 Paschal Family Trust c/o Bobby Don and Rhonda M. Paschal 37 Holland Drive Farmington, AR 72730
Parcel No. 760-01423-002 Holland House Holdings, LLC PO Box 845 Fayetteville, AR 72701	Parcel No. 760-01423-005 Holland House Holdings, LLC PO Box 845 Fayetteville, AR 72701

**\*\*DISCLAIMER\*\***

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April 9, 2021

**VIA U.S. MAIL & EMAIL**

City of Farmington  
Attn: Melissa McCarville  
PO Box 150  
Farmington, AR 72730

**Re: *Rezoning Application for 272 E. Old Farmington Road***

Dear Ms. McCarville:

Please find enclosed for filing in support of the above-referenced rezoning application: (A) Proof of the publication of the required notice of rezoning in the *Arkansas Democrat Gazette*, and (B) Proof of notice via certified mail provided to all adjacent landowners regarding the rezoning application for 272 E. Old Farmington Road, which includes the following:

- (1) Affidavit of notice
- (2) Ownership report with list of adjacent property owners
- (3) Copy of the notice sent to adjacent property owners
- (4) Mailing receipts for certified mail sent to all adjacent property owners
- (5) Return cards for certified mail or status update.

If you have any questions or concerns, please do not hesitate to contact me by phone or email.

Regards,

*/s/ Max Deitchler*

Max R. Deitchler

MRD/emh

cc: Brad Smith

# NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR. 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

## AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

Kutak Rock LLP  
PH City of Farmington

Was inserted in the Regular Edition on:  
March 14, 2021

Publication Charges: \$123.12

Brittany Smith  
Brittany Smith

Subscribed and sworn to before me  
This 15 day of Mar, 2021.

Cathy Wiles  
Notary Public  
My Commission Expires: 2/20/24

Cathy Wiles  
Benton COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires 02-20-2024  
Commission No. 12397118

**\*\*NOTE\*\***

Please do not pay from Affidavit.  
Invoice will be sent.

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 8th day of March 2021.

Part of the SW 1/4 of the SW 1/4 of Section 24, T-16-N, R-31-W, in the City of Farmington, Washington County, Arkansas, and being more particularly described as follows: commencing at the NE corner of said SW 1/4, SW 1/4; thence South 02°27'18" West, a distance of 187.36 feet to a point; thence North 87°32'42" West, a distance of 502.11 feet to a found 5/8" rebar PLS 1337; thence South 02°35'27" West, a distance of 291.35 feet to a found 5/8" rebar PLS 1337; thence South 87°32'42" East, a distance of 251.73 feet to a found 1/2" rebar; thence South 02°21'02" West, a distance of 407.83 feet to a set 5/8" rebar AR 1002 also being the Point of Beginning; thence South 02°21'02" West, a distance of 261.58 feet to a found 1/2" rebar; thence North 87°31'15" West, a distance of 234.40 feet to a found 1/2" pinched pipe; thence South 02°18'55" West, a distance of 142.64 feet to a set 5/8" rebar AR 1002 at the north right of way of Old Farmington Road; thence along said right of way, North 87°38'09" West, a distance of 286.79 feet to a set 5/8" rebar AR 1002; thence leaving said right of way, North 19°17'23" East, a distance of 148.51 feet to a found 5/8" rebar; thence North 87°42'07" West, a distance of 64.88 feet to a found 5/8" rebar; thence North 01°30'42" East, a distance of 253.65 feet to a set 5/8" rebar AR 1002; thence South 88°29'18" East, a distance of 546.49 feet to the Point of Beginning, containing 4.08 acres, more or less. Parcel No. 760-01423-007

A public hearing to consider this request to rezone the above described property from R-2 and C-2 to MF-2 will be held on the 26th day of April 2021 at 6:00pm at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. 75391453 March 14, 2021



## NOTICE OF PUBLIC HEARING

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## AFFIDAVIT

I hereby certify that I Max Deitchler  
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: /s/ Max Deitchler

Date: April 9, 2021

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION TO REZONE PROPERTY**

**To All Owners** of land lying adjacent to the property at:

272 E. Old Farmington Rd., Farmington, AR 72730

Location

---

Sycamore Investments LLC

Owned by

---

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-2 and C-2 to MF-2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on April 26, 2021 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.



1450 E. Zion Road – Suite 7  
Fayetteville, AR 72703

**OWNERSHIP REPORT**

File No. 21-1814

For the use and benefit of: **Kutak Rock LLP**

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Parcel No. 760-01423-007

Find the adjoining owners, and their respective mailing addresses, of the above described property as set forth in Exhibit "A" attached hereto.

City Title & Closing LLC  
3790 N. Bellafont Blvd., Suite 3  
Fayetteville, AR 72703  
479-935-4177

A handwritten signature in blue ink, appearing to read "Josh Hite", is written over the printed name of the signatory.

By:  
Joshua Barnett Hite, Authorized Signatory  
Agency License No. 382820  
NPN Agent No. 18217917

**\*\*DISCLAIMER\*\***

This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

**Exhibit "A"**

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Parcel No. 760-01423-002 Holland House Holdings, LLC PO Box 845 Fayetteville, AR 72701	Parcel No. 760-01423-005 Holland House Holdings, LLC PO Box 845 Fayetteville, AR 72701

**\*\*DISCLAIMER\*\***

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7018 1830 0000 8795 1651

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.10
Total Postage and Fees	\$ 6.96

Postmark Here: MAR 19 2021

Sent To: Parcel No. 760-01423-005  
Street and Apt.: Holland House Holdings, LLC  
City, State, ZIP+: PO Box 845, Fayetteville, AR 72701

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.10
Total Postage and Fees	\$ 6.96

Postmark Here: MAR 19 2021

Parcel No. 760-01423-002  
Holland House Holdings, LLC  
PO Box 845  
Fayetteville, AR 72701

Parcel No. 760-01423-002  
Holland House Holdings, LLC  
PO Box 845  
Fayetteville, AR 72701

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.10
Total Postage and Fees	\$ 6.96

Postmark Here: MAR 19 2021

Parcel No. 760-01174-000  
Eldora McCarty  
288 E. Old Farmington Road  
Farmington, AR 72230

Parcel No. 760-01174-000  
Eldora McCarty  
288 E. Old Farmington Road  
Farmington, AR 72230

7020 0640 0001 1535 6769

7020 0640 0001 1535 6745

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.10
Total Postage and Fees	\$ 6.96

Postmark Here: MAR 19 2021

Parcel No. 760-01423-006  
Goldstein Farmington, LLC  
1173 Pittsford Victory Road, Ste. 250  
Pittsford, NY 14534

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.10
Total Postage and Fees	\$ 6.96

Postmark Here: MAR 19 2021

Parcel No. 760-01421-000  
Denver Dean Lacy and Tanya Jean Lacy  
PO Box 198  
Farmington, AR 72730-0198

Parcel No. 760-01421-000  
Denver Dean Lacy and Tanya Jean Lacy  
PO Box 198  
Farmington, AR 72730-0198

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

OFFICIAL USE

Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fees as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.10
Total Postage and Fees	\$ 6.96

Postmark Here: MAR 19 2021

Parcel No. 760-01172-000  
Nathan Wells and Darien Wells  
PO Box 1436  
Farmington, AR 72230

Parcel No. 760-01172-000  
Nathan Wells and Darien Wells  
PO Box 1436  
Farmington, AR 72230

7020 0640 0001 1535 6721

7020 0640 0001 1535 6738

7020 0640 0001 1535 6752

7020 0640 0001 1535 6776

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee	\$	360
Extra Services & Fees (check box, add fees as appropriate)		141808.13/5281
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	285
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	51
Total Postage and Fees	\$	6.96

MAR 19 2021 Postmark Here

Parcel No. 760-01752-000  
Cedar Mountain Properties, LLC  
PO Box 1194  
Fayetteville, AR 72702

7020 0640 0001 1535 6783

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee	\$	360
Extra Services & Fees (check box, add fees as appropriate)		141808.13/5281
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	285
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	51
Total Postage and Fees	\$	6.96

Postmark Here

Parcel No. 760-01422-000  
Denver Dean Lacy and Tanya Jean Lacy  
PO Box 198  
Farmington, AR 72730-0198

7016 1630 0000 8795 1644

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee	\$	360
Extra Services & Fees (check box, add fees as appropriate)		141808.13/5281
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	285
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	51
Total Postage and Fees	\$	6.96

MAR 18 2021 Postmark Here

Parcel No. 760-01171-001  
Paschal Family Trust  
c/o Bobby Don and Rhonda M. Paschal  
37 Holland Drive  
Farmington, AR 72730

7016 1630 0000 8795 1637

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee	\$	360
Extra Services & Fees (check box, add fees as appropriate)		141808.13/5281
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	285
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	51
Total Postage and Fees	\$	6.96

MAR 19 2021 Postmark Here

Parcel No. 760-01173-001  
Eldora McCarty  
288 E. Old Farmington Road  
Farmington, AR 72230

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

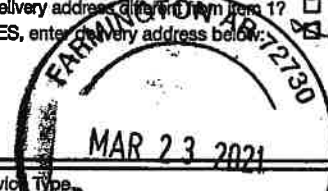
Parcel No. 760-01172-000  
Nathan Wells and Darien Wells  
PO Box 1436  
Farmington, AR 72230

**COMPLETE THIS SECTION ON DELIVERY:**

A. Signature   Agent  
 Addressee

B. Received by (Printed Name) NATHAN WELLS C. Date of Delivery 3-23-21

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No



Service Type:  
 Certified Mail®  Priority Mail Express  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery (Extra Fee)  Yes

**2. Article Number**  
(Transfer from service) 7020 0640 0001 1535 6752

PS Form 3811, July 2013

Domestic Return Receipt



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Parcel No. 760-01421-000  
Denver Dean Lacy and Tanya Jean Lacy  
PO Box 198  
Farmington, AR 72730-0198

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Tanya Lacy*

Agent

Addressee

B. Received by (Printed Name)

*Tanya Lacy*

C. Date of Delivery

*3/24/21*

D. Is delivery address different from item 1?  
If YES, enter delivery address below

Yes

No

3. Service Type

Certified Mail®

Priority Mail Express™

Registered

Return Receipt for Merchandise

Insured Mail

Collect on Delivery

4. Restricted Delivery (Extra Fee)

Yes

2. Article Number

(Transfer from service)

7020 0640 0001 1535 6738

PS Form 3811, July 2013

Domestic Return Receipt



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

**1. Article Addressed to:**

Parcel No. 760-01422-000  
 Denver Dean Lacy and Tanya Jean Lacy  
 PO Box 198  
 Farmington, AR 72730-0198



9590 9402 5913 0049 0193 13

**2. Article Number (Transfer from service label)**

7020 0640 0001 1535 6783

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X *Tanya Lacy*  Agent  Addressee

B. Received by (Printed Name) *Tanya Lacy* C. Date of Delivery *3/24/21*

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below.



**3. Service Type**

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail®
- Insured Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail®
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Parcel No. 760-01752-000  
Cedar Mountain Properties, LLC  
PO Box 1194  
Fayetteville, AR 72702



9590 9402 5913 0049 0193 06

2. Article Number (Transfer from service label)

7020 0640 0001 1535 6776

PS Form 3811, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *Madison Beaver*  Agent  
 Addressee

B. Received by (Printed Name) *Madison Beaver* C. Date of Delivery *3-23-21*

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Mail Restricted Delivery (0)	

Domestic Return Receipt



[FAQs >](#)

### Track Another Package +

**Tracking Number:** 70181830000087951644

[Remove X](#)

Your item could not be delivered on April 6, 2021 at 10:12 am in FARMINGTON, AR 72730. It was held for the required number of days and is being returned to the sender.

## Unclaimed/Being Returned to Sender

April 6, 2021 at 10:12 am  
FARMINGTON, AR 72730

Feedback

**Get Updates** v

---

**Text & Email Updates**



---

**Tracking History**



**April 6, 2021, 10:12 am**

Unclaimed/Being Returned to Sender  
FARMINGTON, AR 72730

Your item could not be delivered on April 6, 2021 at 10:12 am in FARMINGTON, AR 72730. It was held for the required number of days and is being returned to the sender.

**March 27, 2021, 8:56 am**

Available for Pickup  
FARMINGTON, AR 72730

Reminder to Schedule Redelivery of your item

**March 22, 2021, 2:52 pm**

Notice Left (No Authorized Recipient Available)

FARMINGTON, AR 72730

---

**Product Information**



---

**See Less** ^

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

**FAQs**

Feedback



[FAQs >](#)

### Track Another Package +

**Tracking Number:** 70181830000087951637

[Remove X](#)

Your item could not be delivered on April 7, 2021 at 10:36 am in FARMINGTON, AR 72730. It was held for the required number of days and is being returned to the sender.

## Unclaimed/Being Returned to Sender

April 7, 2021 at 10:36 am  
FARMINGTON, AR 72730

Feedback

**Get Updates**

---

**Text & Email Updates**

---

**Tracking History**

**April 7, 2021, 10:36 am**

Unclaimed/Being Returned to Sender  
FARMINGTON, AR 72730

Your item could not be delivered on April 7, 2021 at 10:36 am in FARMINGTON, AR 72730. It was held for the required number of days and is being returned to the sender.

**March 29, 2021, 8:43 am**

Available for Pickup  
FARMINGTON, AR 72730

Reminder to Schedule Redelivery of your item

**March 22, 2021, 2:56 pm**

Notice Left (No Authorized Recipient Available)

FARMINGTON, AR 72730

---

**Product Information**



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**See Less** ^

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

**FAQs**

Feedback



[FAQs >](#)

### Track Another Package +

**Tracking Number:** 70200640000115356745

[Remove X](#)

Your item could not be delivered on April 7, 2021 at 10:36 am in FARMINGTON, AR 72730. It was held for the required number of days and is being returned to the sender.

## Unclaimed/Being Returned to Sender

April 7, 2021 at 10:36 am  
FARMINGTON, AR 72730

Feedback

**Get Updates** v

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**Text & Email Updates**



---

**Tracking History**



**April 7, 2021, 10:36 am**

Unclaimed/Being Returned to Sender  
FARMINGTON, AR 72730

Your item could not be delivered on April 7, 2021 at 10:36 am in FARMINGTON, AR 72730. It was held for the required number of days and is being returned to the sender.

**March 29, 2021, 8:43 am**

Available for Pickup  
FARMINGTON, AR 72730



Reminder to Schedule Redelivery of your item

**March 22, 2021, 2:56 pm**

Notice Left (No Authorized Recipient Available)

FARMINGTON, AR 72730

---

**Product Information**



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**See Less** ^

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

**FAQs**

Feedback



[FAQs >](#)

### Track Another Package +

**Tracking Number:** 70200640000115356769

[Remove X](#)

Your item arrived at the FAYETTEVILLE, AR 72702 post office at 11:09 am on April 6, 2021 and is ready for pickup.

### Available for Pickup

April 6, 2021 at 11:09 am  
FAYETTEVILLE, AR 72702

Feedback

**Get Updates** v

---

**Text & Email Updates**



---

**Tracking History**



**April 6, 2021, 11:09 am**

Available for Pickup  
FAYETTEVILLE, AR 72702

Your item arrived at the FAYETTEVILLE, AR 72702 post office at 11:09 am on April 6, 2021 and is ready for pickup.

Reminder to Schedule Redelivery of your item

**March 22, 2021, 11:33 am**

Available for Pickup

FAYETTEVILLE, AR 72701

**March 22, 2021, 11:32 am**

Arrived at Post Office

FAYETTEVILLE, AR 72701

---

**Product Information**



---

**See Less** ^

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

**FAQs**

Feedback



[FAQs >](#)

### Track Another Package +

**Tracking Number:** 70181830000087951651

[Remove X](#)

Your item arrived at the FAYETTEVILLE, AR 72702 post office at 11:09 am on April 6, 2021 and is ready for pickup.

### Available for Pickup

April 6, 2021 at 11:09 am  
FAYETTEVILLE, AR 72702

Feedback

**Get Updates** ✓

---

**Text & Email Updates**



---

**Tracking History**



**April 6, 2021, 11:09 am**

Available for Pickup

FAYETTEVILLE, AR 72702

Your item arrived at the FAYETTEVILLE, AR 72702 post office at 11:09 am on April 6, 2021 and is ready for pickup.

Reminder to Schedule Redelivery of your item

**March 22, 2021, 11:33 am**

Available for Pickup

FAYETTEVILLE, AR 72701

**March 22, 2021, 11:32 am**

Arrived at Post Office

FAYETTEVILLE, AR 72701

---

**Product Information**



---

**See Less** ^

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

**FAQs**

Feedback



FAQs >

### Track Another Package +

**Tracking Number:** 70200640000115356721

Remove X

The delivery status of your item has not been updated as of March 23, 2021, 1:59 am. We apologize that it may arrive later than expected.

## Awaiting Delivery Scan

March 23, 2021 at 1:59 am

Get Updates v

Feedback

---

**Text & Email Updates**



---

**Tracking History**



**March 23, 2021, 1:59 am**

Awaiting Delivery Scan

The delivery status of your item has not been updated as of March 23, 2021, 1:59 am. We apologize that it may arrive later than expected.

**March 22, 2021, 7:59 am**

Out for Delivery

PITTSFORD, NY 14534

**March 22, 2021, 7:48 am**

Arrived at Post Office

PITTSFORD, NY 14534

**March 22, 2021, 12:28 am**

Departed USPS Regional Facility  
ROCHESTER NY DISTRIBUTION CENTER

**March 21, 2021, 11:49 am**

Arrived at USPS Regional Facility  
ROCHESTER NY DISTRIBUTION CENTER

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**Product Information**



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See Less

## Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

**FAQs**

Feedback

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 2/28/2020 12:38:41 PM  
Fee Amt: \$30.00 Page 1 of 4  
Washington County, AR  
Kyle Sylvester Circuit Clerk

**File# 2020-00006408**

After recording please return to:  
Waco Title Company  
2592 S. 48th St.  
Springdale, AR 72762

**WARRANTY DEED  
(LLC)**

File #: 2000422-131

**KNOW ALL MEN BY THESE PRESENTS:**

That, **Holland House Holdings, LLC**, an Arkansas limited liability company, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by **Sycamore Investments, LLC**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Sycamore Investments, LLC**, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following described lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor(s) hereby covenants with said Grantee(s) that it will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of  
Brian Blackman, Attorney  
2592 S. 48<sup>th</sup> St.  
Springdale, AR. 72762

2000422-131



**EXHIBIT "A"**

Part of the SW 1/4 of the SW 1/4 of Section 24, T-16-N, R-31-W in the City of Farmington, Washington County, Arkansas, and being more particularly described as follows: Commencing at the NE corner of said SW 1/4, SW 1/4; Thence South 02°27'18" West, a distance of 187.36 feet to a point; Thence North 87°32'42" West, a distance of 502.11 feet to a Found 5/8" Rebar PLS1337; Thence South 02°35'27" West, a distance of 291.35 feet to Found 5/8" Rebar PLS1337; Thence South 87°32'42" East, a distance of 251.73 feet to a Found 1/2" Rebar; Thence South 02°21'02" West, a distance of 407.83 feet to a Set 5/8" Rebar AR1002 also being the POINT OF BEGINNING; Thence South 02°21'02" West, a distance of 261.58 feet to a Found 1/2" Rebar; Thence North 87°31'15" West, a distance of 234.40 feet to a Found 1/2" Pinched Pipe; Thence South 02°18'55" West, a distance of 142.64 feet to a Set 5/8" Rebar AR1002 at the North Right-Of-Way of Old Farmington Rd; Thence along said Right-Of-Way, North 87°38'09" West, a distance of 286.79 feet to a Set 5/8" Rebar AR1002; Thence leaving said Right-Of-Way, North 19°17'23" East, a distance of 148.51 feet to a Found 5/8" Rebar; Thence North 87°42'07" West, a distance of 64.88 feet to a Found 5/8" Rebar; Thence North 01°30'42" East, a distance of 253.65 feet to a Set 5/8" Rebar AR1002; Thence South 88°29'18" East, a distance of 546.49 feet to the POINT OF BEGINNING; Containing 177,887 square feet or 4.08 acres, more or less.

Subject to easements, rights-of-way, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases.

IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Member(s)/Manager(s), this 24 day of Feb, 2020.

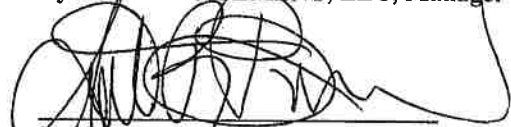
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE OR AGENT: WAIVED AS agent

GRANTEE'S ADDRESS: PO BOX 1194

Fayetteville, AR 72702

HOLLAND HOUSE HOLDINGS, LLC  
By RSB MANAGEMENT, LLC, Manager

  
By: Scott R. Busch, Manager

  
By: Rachel E. Busch, Manager

ACKNOWLEDGMENT

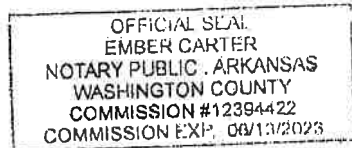
STATE OF AR )  
COUNTY OF Washington ) SS.

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Scott R. Busch and Rachel E. Busch, as managers of RSB Management, LLC** to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he/she is the authorized /Manager(s) of **Holland House Holdings, LLC**, an Arkansas limited liability company, and is duly authorized in his/her capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he/she had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 24 day of Feb, 2020.

  
Notary Public

My commission expires:  
11/13/23





STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 2000422-131

**Grantee:** SYCAMORE INVESTMENTS, LLC  
**Mailing Address:** PO BOX 1194  
FAYETTEVILLE AR 727020000

**Grantor:** HOLLAND HOUSE HOLDINGS, LLC  
**Mailing Address:** PO BOX 845  
FAYETTEVILLE AR 727020000

**Property Purchase Price:** \$350,000.00  
**Tax Amount:** \$1,155.00  
**County:** WASHINGTON  
**Date Issued:** 02/28/2020  
**Stamp ID:** 1682239488

Washington County, AR  
I certify this instrument was filed on  
2/28/2020 12:38:41 PM  
and recorded in REAL ESTATE

File# 2020-00006408  
Kvle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Sycamore Investments, LLC

Grantee or Agent Name (signature): By waov title as agent Date: 2-28-2020

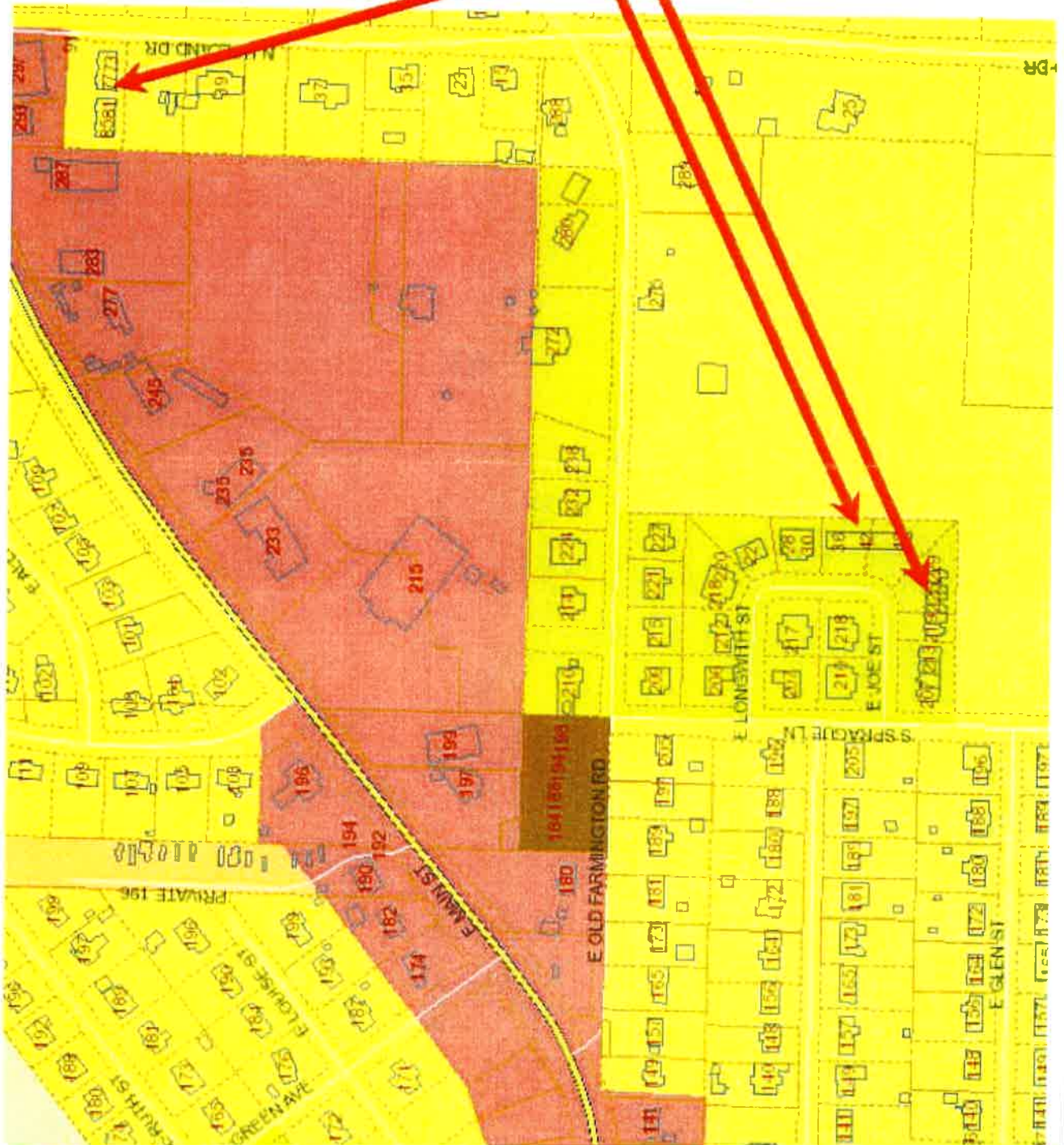
Address: \_\_\_\_\_

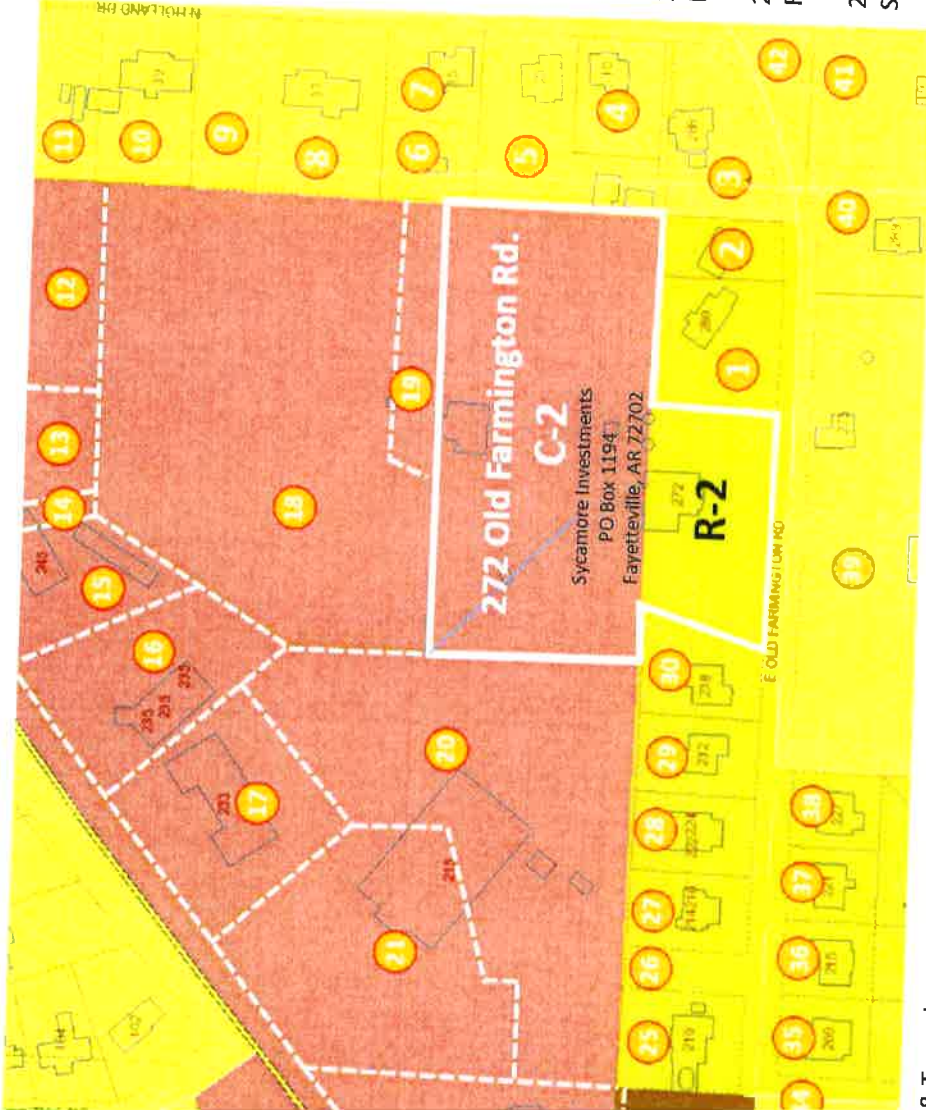
City/State/Zip: \_\_\_\_\_

### Zoning in Project Area

- Zoning R-1
- Zoning R-2
- Zoning C-2
- Zoning MF-2
- Zoning R-O

Note these property currently  
Have multifamily units that are  
not MF zoning.

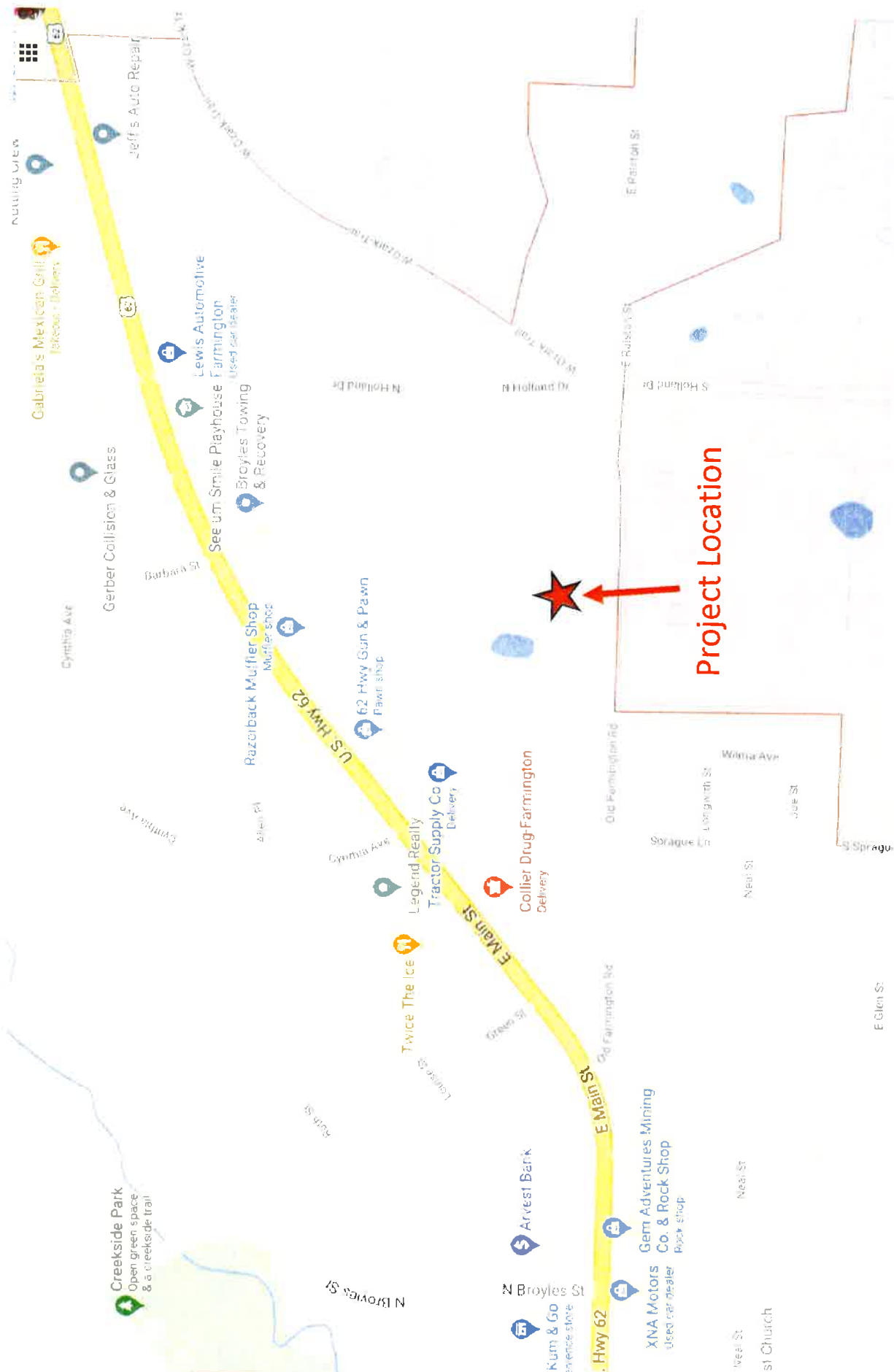




- 15. Budgie Lee Harris Revocable, 2169 N Aspen Dr, Fayetteville, AR 72703
- 16. Marcus J Nall, PO Box 28, Goshen AR, 72735
- 17. Two Daughters Properties, LLC 10793 N Garland McKee Rd, Prairie Grove, AR 72753
- 18. Holland House Holdings, PO Box 845 Fayetteville, AR 72701
- 19. Holland House Holdings, PO Box 845 Fayetteville, AR 72701
- 20. Goldstein Farmington LLC, 150 Metro Park, Rochester, NY 14600
- 21. Goldstein Farmington LLC, 150 Metro Park, Rochester, NY 14600
- 22. FFM Real Property LLC, PO Box 1628 Farmington, AR 72730
- 23. Collier Diversification, 100 W Dickson ST, Fayetteville, AR 72701
- 24. Cedar Mountain Properties, PO Box 1194, Fayetteville, AR 72702
- 25. Shane Hall & Jessica, 210 E Old Farmington Rd, Farmington, AR 72730
- 26. City of Farmington
- 27. Allan R Shannon, PO Box 2 Farmington, AR 72730
- 28. Agripina V Bustamante, 1975 Maxwell Ave, APT 105, Woodland, CA 95776

- 29. Adam Travis Smith & Amy Gail, 232 E Old Farmington Rd, Farmington, AR 72730
- 30. Cedar Mountain Properties, PO Box 1194, Fayetteville, AR 72702
- 31. Billy Joe Kilpatrick & Jane A, 189 E Old Farmington Rd, Farmington, AR 72730
- 32. Warren Dennis & Ama Mary, 501 Selle Dr Fayetteville, AR 72701
- 33. Clifford D Sams, 205 E Old Farmington Rd Farmington, AR 72730
- 34. City of Farmington
- 35. Silas Guthrie & Linda L, 209 E Old Farmington Rd, Farmington, AR 72730
- 36. Mary I Cooper, 215 E Old Farmington Rd Farmington, AR 72730
- 37. Michael Wayne Chastain, 221 E Old Farmington Rd, Farmington, AR 72730
- 38. Aaron M Robinson, 227 Old Farmington Rd, Farmington, AR 2730
- 39. Jene Rae Dunn Trust-1, 25 S Holland Dr Farmington, AR 72730
- 40. Wesley Kyle Davis, 12544 Rose Cemetery Prairie Grove, AR 72753
- 41. Jene Rae Dunn Trust-1, 25 S Holland Dr Farmington, AR 72730
- 42. Jene Rae Dunn Trust-1, 25 S Holland Dr Farmington, AR 72730

- 5. Nathan Wells & Darien, PO Box 1436, Farmington, AR 72730
- 6. Bobby Don Paschal & Rhonda M 37 Holland Dr, Farmington, AR 72730
- 7. Legacy Properties LLC, PO BOX 605, Farmington, AR 72730
- 8. Bobby Don Paschal & Rhonda M 37 Holland Dr, Farmington, AR 72730
- 9. Donald R Paschal & Caroline S, 39 Holland Dr, Farmington, AR 72730
- 10. Donald R Paschal & Caroline S, 39 Holland Dr, Farmington, AR 72730
- 11. Donald R Paschal & Caroline S, 39 Holland Dr, Farmington, AR 72730
- 12. Larry Broyles & Terri Trust, PO Box 275, Farmington, AR 72730
- 13. Holland House Holdings, PO Box 845 Fayetteville, AR 72701
- 14. Budgie Lee Harris Revocable, 2169 N Aspen Dr, Fayetteville, AR 72703



**Project Location**

Map labels include:

- Arvest Bank
- Broyles Towing & Recovery
- Collier Drug Farmington Delivery
- Creekside Park
- Gem Adventures Mining Co. & Rock Shop
- Jeff's Auto Repair
- Project Location (indicated by a red star and arrow)
- US Hwy 62
- E Main St
- Various other streets and businesses like 'Razorback Muffler Shop' and '62 Hwy Gun & Pawn'.

# RECEIPT

DATE 3/8/2021

No. 269844

RECEIVED FROM KUTAK ROCK LLP

\$ 25.00

Twenty five and 00/100

DOLLARS

FOR RENT  
 FOR Application for recording fee

ACCOUNT	
PAYMENT	<u>25 00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY William J. ...

April 19, 2021

**VIA U.S. MAIL & EMAIL**

City of Farmington  
Attn: Melissa McCarville  
PO Box 150  
Farmington, AR 72730

***Re: Rezoning Application for 272 E. Old Farmington Road***

Dear Ms. McCarville:

Please find enclosed for filing in support of the above-referenced rezoning application additional return cards we have received for certified mail sent to adjacent property owners.

If you have any questions or concerns, please do not hesitate to contact me by phone or email.

Regards,

*/s/ Max Deitchler*

Max R. Deitchler

MRD/emh

cc: Brad Smith



**CERTIFIED MAIL**

**KUTAKROCK**

234 East Millsap Road, Suite 200, Fayetteville, AR 72703-4099



7018 1830 0000 8795 1644

Stamp: \$6.96 0  
US POSTAGE  
FIRST-CLASS  
062S0009565004  
72703

*Handwritten:* 322

1st NOTICE  
2nd NOTICE 3/27/83  
RETURNED 4/16/83

Parcel No. 760-01171-001  
Paschal Family Trust  
c/o Bobby Don and Rhonda M. Paschal  
37 Holland Drive  
Farmineton, AR

*Handwritten:* 1.2C

NIXIE 722 DE 1 0004/10/21

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC  
72703>4099

BC: 72703409934 \*1255-00805-10-44



**KUTAKROCK**

234 East Missap Road, Suite 200 Fayetteville, AR 72703-4099

**CERTIFIED MAIL**



7018 1830 0000 8795 1637

**\$6.96**  
US POSTAGE  
FIRST-CLASS  
06250009564998  
72703

3-28  
1st NOTICE 3/29  
2nd NOTICE 4/7  
RETURNED

Parcel No. 760-01173-001  
Eldora McCarty  
288 E. Old Farmington Road  
Farmington, AR

NIXIE 722 DC 1 0004/17/21  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
UNC 8C: 72703409934 \*1255-01576-17-41

72703-4099

# KUTAKROCK

234 East Millsap Road, Suite 200, Fayetteville, AR 72703-4099

**CERTIFIED MAIL**



7020 0640 0001 1535 6745

**\$6.960**  
US POSTAGE  
FIRST-CLASS  
062S0009564996  
72703

*Handwritten:* 2/25  
**1st NOTICE 3/25**  
**2nd NOTICE 4/7**  
**RETURNED**

Parcel No. 760-01174-000  
Eldora McCarty  
288 E. Old Farmington Road  
Farmington AR 72730

*Handwritten:* (unc)

NIXIE 722 DE 1 0004/17/21

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC  
72703>4099

BC: 72703409934 \*1255-01577-17-41

## City of Farmington Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: KSDA INC Day Phone: 479-841-3586  
 Address: PO BOX 605 FARMINGTON Fax: 479-267-5912  
 Representative: KEITH MAARS Day Phone: 479-841-3586  
 Address: PO BOX 605 FARMINGTON Fax: 479-267-5912  
 Property Owner: KSDA INC Day Phone: 479-841-3586  
 Address: PO BOX 605 FARMINGTON Fax: 479-267-5912

Indicate where correspondence should be sent (circle one): Applicant -- Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description  
 Site Address -- 81 S. Hunter Parcel # 760-01563-000  
 Current Zoning -- R-0 Proposed Zoning -- MF-2

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:  
MF-2 TO BE ABLE TO BUILD Multiple Townhomes

Responsibilities of the Applicant:  
 1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

- 2. Pay a \$25.00 application fee
- 3. Provide a copy of the deed of the property.
- 4. Written authorization from the property owner if someone other than the owner will be representing the request.
- 5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

**NOTICE OF PUBLIC HEARING**

A petition to rezone the property as described below has been filed with the City of Farmington on the 9 day of MARCH, 2021.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from R-0 to MF-2 will be held on the 26 day of APRIL, 2021, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

*Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

[Signature] Date 2/15/21  
Applicant Signature

*Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

[Signature] Date 2/15/21  
Owner/Agent Signature

9. Parcel: 760-01547-000  
CHURCH OF CHRIST  
ZONED: R-O

10. Parcel: 760-01584-000  
CHICK PROPERTIES LLC  
P O BOX 258  
FARMINGTON, AR 72730  
ZONED R-O

11. Parcel: 760-01574-000  
BRYANT, DIANE MARTIN LIVING TRUST  
11761 E CREEK LN  
FARMINGTON, AR 72730  
ZONED R-O

12. Parcel: 760-01574-001  
ARKANSAS STATE HIGHWAY COMMISSION  
PO BOX 2261  
LITTLE ROCK, AR 72203-2261  
ZONED R-O

### Miscellaneous Notes

STATE RECORDING NUMBER:  
500-16N-31W-0-26-410-72-1826  
COMPLETED FIELD WORK:  
JUNE 4, 2020

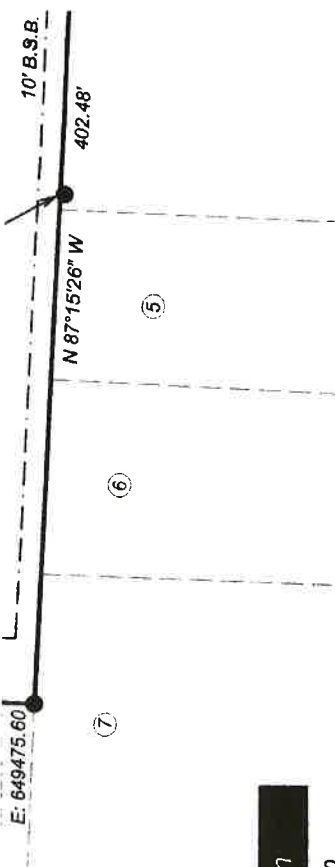
### REFERENCE DOCUMENTS:

1. QUIT CLAIM DEED FILED IN DEED BOOK 2010 AT PAGE 15863.
  2. SURVEY PLAT FILED IN PLAT BOOK K AT PAGE 383.
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0215F, WHICH BEARS AN EFFECTIVE DATE OF 05/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.



### Survey Description

ADJUSTED PARCEL #760-01562-000

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°07'49"W 752.77'. THENCE LEAVING SAID EAST LINE N87°17'42"W PASSING THROUGH A FOUND 1/2" REBAR LOCATED ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 170 AT A DISTANCE OF 36.39' FOR A TOTAL DISTANCE OF 52.05' TO A FOUND HUB BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE S02°11'23"W 27.62' TO A SET 1/2" REBAR, THENCE N87°17'42"W 256.68' TO A SET 1/2" REBAR, THENCE N02°44'15"E PASSING THROUGH A FOUND 1/2" REBAR AT A DISTANCE OF 27.62', ALSO PASSING THROUGH A SET 1/2" REBAR AT A DISTANCE OF 121.62' FOR A TOTAL DISTANCE OF 142.08' TO A SET 1/2" REBAR, THENCE S87°18'08"E 255.53' TO A SET 1/2" REBAR, THENCE S02°17'32"W 114.50' TO THE POINT OF BEGINNING. CONTAINING 0.836 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS PARCEL #760-01562-000

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°07'49"W 752.77'. THENCE LEAVING SAID EAST LINE N87°17'42"W PASSING THROUGH A FOUND 1/2" REBAR LOCATED ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 170 AT A DISTANCE OF 36.39' FOR A TOTAL DISTANCE OF 52.05' TO A FOUND HUB BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE N87°17'42"W 256.42' TO A FOUND 1/2" REBAR, THENCE N02°44'15"E PASSING THROUGH A SET 1/2" REBAR AT A DISTANCE OF 94.00' FOR A TOTAL DISTANCE OF 114.47' TO A SET 1/2" REBAR, THENCE S87°18'08"E 255.53' TO A SET 1/2" REBAR, THENCE S02°17'32"W 114.50' TO THE POINT OF BEGINNING. CONTAINING 0.673 ACRES MORE OR LESS.

ADJUSTED PARCEL #760-01563-000

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°07'49"W 752.77'. THENCE LEAVING SAID EAST LINE N87°17'42"W PASSING THROUGH A FOUND 1/2" REBAR LOCATED ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 170 AT A DISTANCE OF 36.39' FOR A TOTAL DISTANCE OF 52.05' TO A FOUND HUB, THENCE S02°11'23"W 27.62' TO A SET 1/2" REBAR BEING THE TRUE POINT OF BEGINNING AND RUNNING S02°11'23"W 170.35' TO A FOUND HUB, THENCE N87°15'26"W 402.48' TO A FOUND 1/2" REBAR, THENCE ALONG AN EXISTING FENCE LINE N02°24'41"E 292.01' TO A FOUND 1/2" REBAR, THENCE LEAVING SAID FENCE LINE S87°10'26"E 145.83' TO A SET 1/2" REBAR, THENCE S02°44'15"W PASSING THROUGH A FOUND 1/2" REBAR AT A DISTANCE OF 94.00' FOR A TOTAL DISTANCE OF 142.08' TO A SET 1/2" REBAR, THENCE S87°17'42"E 256.68' TO THE POINT OF BEGINNING. CONTAINING 1.978 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS PARCEL #760-01563-000

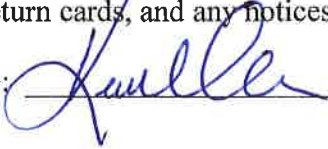
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°07'49"W 752.77'. THENCE LEAVING SAID EAST LINE N87°17'42"W PASSING THROUGH A FOUND 1/2" REBAR LOCATED ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 170 AT A DISTANCE OF 36.39' FOR A TOTAL DISTANCE OF 52.05' TO A FOUND HUB BEING THE TRUE POINT OF BEGINNING AND RUNNING THENCE S02°11'23"W 197.97' TO A FOUND HUB, THENCE N87°15'26"W 402.48' TO A FOUND 1/2" REBAR, THENCE N02°24'41"E 292.01' TO A FOUND 1/2" REBAR, THENCE S87°10'26"E 145.83' TO A SET 1/2" REBAR, THENCE S02°44'15"W 94.00' TO A FOUND 1/2" REBAR, THENCE S87°17'42"E 256.42' TO THE POINT OF BEGINNING. CONTAINING 2.141 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



**AFFIDAVIT**

I hereby certify that I KSDA INC KEITH MARRS  
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature:  Date: 3/9/21



**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION TO REZONE PROPERTY**

To All Owners of land lying adjacent to the property at:

81 S. Hunter Farmington  
Location

KSOA INC  
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-0 to MF-2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on April 26th at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.



# Washington County

Assessor's Office

Russell Hill, Assessor



Date Created: 2/12/2021  
Created By: actDataScout

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 3/2/2021 9:40:32 AM  
Fee Amt: \$25.00 Page 1 of 3  
Washington County, AR  
Kyle Sylvester Circuit Clerk

**File# 2021-00007589**

After recording please return to:  
Waco Title Company  
2592 S. 48th St.  
Springdale, AR 72762

**WARRANTY DEED  
(TRUSTEE)**

File #: 2103125-131

**KNOW ALL MEN BY THESE PRESENTS:**

That, **Terry Swift, Trustee of the Jean Swift Trust u/d/t March 11, 1997**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Candlewick Properties, LLC, and KSDA, Inc.**, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **Candlewick Properties, LLC, and KSDA, Inc.**, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND ALUMINUM MONUMENT BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°07'49"W 752.77', THENCE LEAVING SAID EAST LINE N87°17'42" W PASSING THROUGH A FOUND ½" REBAR LOCATED ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 170 AT A DISTANCE OF 36.39 FOR A TOTAL DISTANCE OF 52.05 TO A FOUND HUB, THENCE S02°11'23"W 27.62' TO A SET ½" REBAR BEING THE TRUE POINT OF BEGINNING AND RUNNING S02°11'23"W 170.35' TO A FOUND HUB, THENCE N87°15'26"W 402.48' TO A FOUND ½" REBAR, THENCE ALONG AN EXISTING FENCE LINE N02°24'41" E 292.01' TO A FOUND ½" REBAR, THENCE LEAVING SAID FENCE LINE S87°10'26"E 145.83 TO A SET ½" REBAR, THENCE 02°44'15"W PASSING THROUGH A FOUND ½" REBAR AT A DISTANCE OF 94.00' FOR A TOTAL DISTANCE OF 121.62' TO A SET 1/2" REBAR, THENCE S87°17'42"E 256.68' TO THE POINT OF BEGINNING. CONTAINING 1.978 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.**

**Subject to easements, rights-of-way, and protective covenants of record, if any.**

**Subject to all prior mineral reservations and oil and gas leases.**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor hereby covenant with said Grantee(s) that the Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of  
Brian Blackman, Attorney  
2592 S. 48<sup>th</sup> St.  
Springdale, AR. 72762





STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 2103125-131

**Grantee:** CANDLEWICK PROPERTIES, LLC AND KSDA, INC  
**Mailing Address:** PO BOX 1287  
FARMINGTON AR 727300000

**Grantor:** TERRY SWIFT, TRUSTEE OF THE JEAN SWIFT TRUST  
**Mailing Address:** PO BOX 1737  
FARMINGTON AR 727300000

**Property Purchase Price:** \$135,000.00  
**Tax Amount:** \$445.50  
**County:** WASHINGTON  
**Date Issued:** 03/02/2021  
**Stamp ID:** 295053312

Washington County, AR  
I certify this instrument was filed on  
3/2/2021 9:40:32 AM  
and recorded in REAL ESTATE

File# 2021-00007589  
Kvle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Candlewick Properties, LLC

Grantee or Agent Name (signature): By Waco Title as agent Date: 3-2-2021

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Ad Name: 75396901A  
Name: LEGEND REALTY  
Address: 196 E MAIN ST

Col: 1 X Depth: 4.35 Ad Due in DB: 00/00/00  
Copyline: Rezoning 81 S. Hunter  
City: FARMINGTON  
State: AR  
Zip: 72730

Colors:

Acct: 3886496  
Receipt # 75396901

Phone: 479-267-5911  
Fax:

Caller: email  
E-Mail:

Category: -	Reply Request:	Split Billed: N
Date Entered: March 23, 2021	Standby Type:	Rate: WCL
Class: 1230	Lines: 61	Paytype: BL
Rep: Legal Desk	Tear Sheets: 1	Client:
Start: April 7, 2021	Stop: April 14, 2021	Issues: 2

Editions: WCEL/

DATE	DAY	EDITION	SECTION
04/07/21	WED	WCEL	1230
04/14/21	WED	WCEL	1230

Price: 115.00  
Other Charges: 0.00  
Discounts: 0.00  

---

Total: 115.00

Instructions:

Rezoning 81 S. Hunter, Farmington from RS to MF2.  
Planning Commission meeting is 4:00 PM on 3/23/2021. Meeting only. Do not expect rezoning until after the 3/23/2021 meeting. (acres, 0.00)

**ADJUDICATED PARCEL #70-11503-001**

A part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 18 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Commencing at a bound monument being the Northeast corner of said forty acre tract and running along the East line of said forty acre tract S02°07'49"W 156.77', thence bearing S41°11'23"W 27.62' to a nail being the rear post of a dwelling, and running S02°11'23"W 170.25' to a bound nail, thence S87°15'24"W 402.40' to a bound 1/2" rebar, thence along an existing fence line N02°24'41"E 202.01' to a bound 1/2" rebar, thence bearing and being a line S47°12'45"E 145.00' to a nail 1/2" rebar, thence S07°44'15"W passing through a bound 1/2" rebar at a distance of 24.00' to a bound corner of 142.00' to a nail 1/2" rebar, thence S87°17'42"E 256.00' to the point of beginning. Containing 1.078 acres (more or less). Subject to encumbrances and rights of way of record.

7/23/2021 4:37:41 AM

Ad shown is not actual print size

# RECEIPT

DATE 2/9/2021

No. 269845

RECEIVED FROM Chris Mares

\$ 2000

Twenty thousand 00/100 DOLLARS

FOR RENT  
 FOR RENTAL UNIT # 101

ACCOUNT	
PAYMENT	<u>35 00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY William Brown



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Street and Apt. No., or PO Box No. \_\_\_\_\_

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Total Postage and Fees \$7.00

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Adult Signature Required \$0.00

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Postage \$0.55

Total Postage and Fees \$7.00

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To Chick

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- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage

\$0.55

Total Postage and Fees \$7.00

03/15/2021

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14

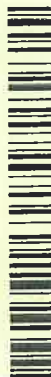
7020 0640 0001 8568 3000

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Church of Christ  
Box 358  
Farmington, AR 72730-2358



9590 9402 6537 1028 0536 57

Number Transfer from service label

0640 0001 8568 3031

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X Wayne Carter  
B. Received by (Printed Name): Wayne Carter  
C. Date of Delivery: 3/22/21  
D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type:  Priority Mail Express®,  Registered Mail™,  Adult Signature Restricted Delivery,  Certified Mail®,  Certified Mail Restricted Delivery,  Signature Confirmation™,  Signature Confirmation Restricted Delivery,  Collect on Delivery,  Insured Mail (over \$500)

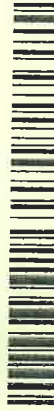
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Billy Pittman  
10123 N. Hwy 16  
Elkins, AR 72727



9590 9402 6537 1028 0536 71

7020 0640 0001 8568 3017

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [Signature]  
B. Received by (Printed Name): [Name]  
C. Date of Delivery: 3/19/21  
D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type:  Priority Mail Express®,  Registered Mail™,  Adult Signature Restricted Delivery,  Certified Mail®,  Certified Mail Restricted Delivery,  Signature Confirmation™,  Signature Confirmation Restricted Delivery,  Collect on Delivery,  Insured Mail (over \$500)

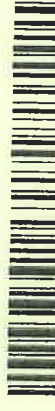
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Patricia Mounce  
32 W. Old Depot Rd  
Farmington, AR 72730



9590 9402 6537 1028 0537 18

7020 0640 0001 8568 3048

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [Signature]  
B. Received by (Printed Name): [Name]  
C. Date of Delivery: [Date]  
D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type:  Priority Mail Express®,  Registered Mail™,  Adult Signature Restricted Delivery,  Certified Mail®,  Certified Mail Restricted Delivery,  Signature Confirmation™,  Signature Confirmation Restricted Delivery,  Collect on Delivery,  Insured Mail (over \$500)

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature: X [Signature]  
B. Received by (Printed Name): Patricia Mounce  
C. Date of Delivery: 3/18/21  
D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type:  Priority Mail Express®,  Registered Mail™,  Adult Signature Restricted Delivery,  Certified Mail®,  Certified Mail Restricted Delivery,  Signature Confirmation™,  Signature Confirmation Restricted Delivery,  Collect on Delivery,  Insured Mail (over \$500)

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cody Traywick  
 26 W. Old Depot Rd  
 Farmington, AR 72730



9590 9402 6537 1028 0536 64

2. Article Number (Transfer from *canine label*)

7020 0640 0001 8568 3024

3 Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

Adult Signature  
 Certified Mail®  
 Collect on Delivery  
 Insured Mail (over \$500)

Agent

Addressee

B. Received by (Printed Name) C. Date of Delivery

CODY TRAYWICK 3/19/2021

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Certified Mail®
- Collect on Delivery
- Insured Mail (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

City of Farmington  
Application and Checklist  
Preliminary Plat

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Applicant: Bart Bauer Jay Phone: 479-283-0153  
 Address: 3804 Copper Ridge Road Little Rock, AR 72756  
 Representative: Blew & Associates, PA Day Phone: 479-443-4506  
 Address: 5104 S. Pinnacle Hills Pkwy, Suite 1C Fax: \_\_\_\_\_  
 Property Owner: Nick Limbird, EBL Investments Day Phone: 855-755-7653  
 Address: 3509 Copper Ridge Road Little Rock, AR 72756

Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

**Fee:** A non-refundable review fee of **\$2,000** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$2,000, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$	Date	Receipt #

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- Arkansas Hwy 170, Farmington, AR

Current Zoning -- R-1

Attach legal description

Financial Interests

The following entities or people have a financial interest in this project:

Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

Bart Bauer Date 3/22/21  
Applicant Signature

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

[Signature] Date 3/22/21  
Owner/Agent Signature

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			In Progress, Before Meeting
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			In Progress, Before Meeting
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.		X	
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.		X	No Flood Plain
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Too Early
b. 404 Permit		X	
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.	X		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			X
5. Regarding all proposed water systems on or near the site:	X		
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.		X	
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		

approximate change in the grade for the proposed street.	X		
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of –way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	X		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	X		
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			X
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			X
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			X
14. Indicate location and type of garbage service (Large Scale			X



Developments only.) Dimension turnaround area at dumpster location.			X
15. A description of commonly held areas, if applicable.	X		
16. Draft of covenants, conditions and restrictions, if any.		X	
17. Draft POA agreements, if any.		X	
18. A written description of requested variances and waivers from any city requirements.		X	
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			X
20. Preliminary drainage plan as required by the consulting engineer.	X		

*\*All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

## NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 23rd day of March, 2021

### TRACT 2

A PART OF THE SW1/4 OF THE NE1/4 AND A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN FOR THE NORTHEAST CORNER OF SAID SW1/4 OF THE NE1/4, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SW1/4 OF THE NE1/4 S02°30'18"W 429.13' TO A SET IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 893.70', AN ARC LENGTH OF 69.82', AND A CHORD BEARING AND DISTANCE OF S59°54'17"W 69.81', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING 5 COURSES AND DISTANCES: S62°08'34"W 162.16', S62°38'52"W 505.73', S62°29'34"W 182.29', S61°51'27"W 60.58', AND S60°24'46"W 109.54', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 347.80', AN ARC LENGTH OF 127.89', AND A CHORD BEARING AND DISTANCE OF S50°31'15"W 127.17', THENCE S37°01'37"W 49.03' TO A SET IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY N87°13'14"W 296.62' TO A FOUND IRON PIN, THENCE N87°26'10"W 523.44' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 6430.66', AN ARC LENGTH OF 1221.21', AND A CHORD BEARING AND DISTANCE OF N27°17'08"E 1219.38' TO A SET IRON PIN ON THE NORTH LINE OF SAID SE1/4 OF THE NW1/4, THENCE WITH THE NORTH LINE OF SAID SE1/4 OF THE NW1/4 S87°19'21"E 45.25' TO A SET IRON PIN FOR THE NORTHWEST CORNER OF SAID SW1/4 OF THE NE1/4, THENCE WITH THE NORTH LINE OF SAID SW1/4 OF THE NE1/4 S87°22'39"E 1326.14' TO THE POINT OF BEGINNING. CONTAINING 31.95 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

### TOGETHER WITH

A PART OF THE SE1/4 OF THE NW1/4 AND A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF LOT 1, SHANNONDOAH V ALLEY, PHASE I, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 11, PAGE 39, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND RUNNING THENCE S01°01'22"W 186.56' TO A FOUND IRON PIN, THENCE N87°40'20"W 75.59' TO A FOUND IRON PIN, THENCE N02°58'26"W 54.98' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 177.82', AN ARC LENGTH OF 128.18', AND A CHORD BEARING AND DISTANCE OF N19°29'17"W 125.42' TO A FOUND IRON PIN, THENCE N23°36'29"W 64.82' TO A FOUND IRON PIN, THENCE N16°12'30"E 30.94' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 55.93', AN ARC LENGTH OF 48.80', AND A CHORD BEARING AND DISTANCE OF N01°44'28"W 47.27' TO A FOUND IRON PIN, THENCE N36°26'47"W 27.37' TO A SET IRON PIN, THENCE N72°27'40"W 27.59' TO A SET IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 343.27', AN ARC LENGTH OF 270.61', AND A CHORD BEARING AND DISTANCE OF S79°08'25"W 263.65' TO A FOUND IRON PIN, THENCE N88°48'26"W 153.60' TO A FOUND IRON PIN, THENCE N33°30'48"E 150.88' TO A FOUND IRON PIN, THENCE S87°26'10"E 523.45' TO A FOUND IRON PIN, THENCE S02°23'17"W 212.45' TO THE POINT OF BEGINNING. CONTAINING 1.96 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Preliminary Plat will be held on the 26th day of April, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR PRELIMINARY PLAT**

**To All Owners** of land lying adjacent to the property at:

11294 N. Highway 170, Farmington, AR 72730

Location

---

EBL Investments

Owned by

---

NOTICE IS HEREBY GIVEN THAT an application has been filed for PRELIMINARY PLAT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on April 26, 2021 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.



11294 AR-170

170

EffeWay

Key Ct

ANDY

© 2021 Google

Owner Name	Mailing Address	City	State	Zip	PID	Property Address
Irvin, Richard & Beverly	11133 Spring Mountain Dr	Farmington	AR	72730	760-02931-000	11136 N Hwy 170
Harper, David & Donna	11152 N Hwy 170	Farmington	AR	72730	760-02926-000	11152 N Hwy 170
Harper, David & Donna	11152 N Hwy 170	Farmington	AR	72730	760-02921-001	11152 N Hwy 170
Ratchford, Travis & Trevak	PO Box 326	Farmington	AR	72730	760-03630-000	11193 N Hwy 170
Ratchford, Travis & Trevak	PO Box 326	Farmington	AR	72730	760-02925-000	Effie Way
Ratchford, Travis & Trevak	PO Box 326	Farmington	AR	72730	760-02921-000	11209 N Hwy 170
Black, Jimmy and Joni	11209 N Hwy 170	Farmington	AR	72730	760-02897-000	11209 N Hwy 170
Thompson, Jeffery and Shelly	11247 N Hwy 170	Farmington	AR	72730	760-02898-000	11247 N Hwy, Farmington, AR
Davis, Saundra	3601 SW Deerfield BULD Unit 2	Bentonville	AR	72713	760-02906-000	11212 N Hwy 170, Farmington, AR
Boyd, Loretta	11816 Stratford Rd #3210	Farmington	AR	72730	760-02904-000	11816 Stratford Rd
Wilhite, Don & Linda	11858 Stratford Rd.	Farmington	AR	72730	760-02901-000	
Blakemore, Larry & Gloria	11918 N Hwy 170	Farmington	AR	72730	760-02900-000	11918 N Hwy 170
Boyd, Tyler and Mekesha	11272 N Hwy	Farmington	AR	72730	760-02905-000	11272 N Hwy 170
Wilhite, Don and Linda	11858 Stratford Rd.	Farmington	AR	72730	760-02899-000	11858 Stratford Rd
Grubbs, Richard Lee	11858 Stratford Rd.	Farmington	AR	72730	760-02907-000	11800 Stratford Rd
Carnes, Billie L. Revocable Trust	1215 NE Waverly Way	Bentonville	AR	72712	760-02908-000	Hwy 170
Valley View Golf, LLC	11423 N Hwy 170	Farmington	AR	72730	760-02892-000	11423 N Hwy 170, Farmington, AR
EBL Investments	507 Fairway Circle	Springdale	AR	72764	760-02911-000	
James Duffy Revocable Trust	5247 E. Metro Park Xing	Rogers	AR	72758	760-02909-000	11294 N Hwy 170, Farmington, AR
Cramer Properties, LLC	11324 Frisco Dr	Farmington	AR	72730	760-03285-000	11324 Frisco Dr, Farmington, AR
Allen, George & Hart, Darlene	11308 Frisco Dr	Farmington	AR	72730	760-03286-000	11308 Frisco Dr, Farmington, AR
Albright, Brandon & Tracy Danielle	PO Box 1588	Farmington	AR	72730	760-03287-000	11292 Frisco Dr, Farmington, AR 72730
Schmitt, Robert and Amanda	11245 Bear Dr	Farmington	AR	72730	760-03556-000	11245 Bear Dr, Farmington, AR 72730
Runnels, Benjamin & Kimberly	11263 Kendal Court	Farmington	AR	72730	760-03557-000	11263 Kendal Court, Farmington, AR 72730
Gilbert, Paul and Anita	11287 Kendal CR	Farmington	AR	72730	760-03558-000	11287 Kendal Court, Farmington, AR 72730
Reed, Cole and Jamie	1931 S. Brower Ave	Fayetteville	AR	72701	760-03559-000	11299 Kendal Court, Farmington, AR 72730
Hamrick, Phillip & Ginger Revocable Trust	11292 Kendal Court	Farmington	AR	72730	760-03560-000	11292 Kendal Court, Farmington, AR 72730
	11270 Kendal Court	Farmington	AR	72730	760-03561-000	11270 Kendal Court, Farmington, AR 72730

**BLEW & ASSOCIATES, PA**  
**CIVIL ENGINEERS & LAND SURVEYORS**

---

W. Cody Sexton, P.E.  
Blew & Associates, PA  
3825 N. Shiloh Drive  
Fayetteville, Arkansas 72703

City of Farmington  
354 W. Main Street  
Farmington, AR 72730  
c/o Ms. Melissa McCarville

SUBJECT:

March 22, 2021

To Whom It May Concern:

Attached, Please Find the Following Items:

Item	Quantity
• Completed application form	1
• Application Fee (\$2,000.00)	1
• Letter of Intent	1
• Folded Plans	15 copies

Sincerely,



W. Cody Sexton, P.E.  
Blew & Associates, PA

**BLEW & ASSOCIATES, PA**  
**CIVIL ENGINEERS & LAND SURVEYORS**

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March 22, 2021

City of Farmington  
354 W. Main Street  
Farmington, AR 72730  
c/o Ms. Melissa McCarville

SUBJECT: Hillside Estates S/D

To Whom It May Concern:

EBL Investments, LLC c/o Mr. Nick Limbird proposes an 83 Lot Single Family Subdivision, which includes 1 Lot for a Private Park.

Stormwater requirements will be met by using and updating the existing large pond to the southwest. The pond will be dedicated into a stormwater detention easement by the property owner.

The property is currently zoned R-1. All the Buildable Lots meet the requirements of the R-1 Zoning. Water is to be provided by Washington Water Authority and Sewer is to be provided by the Valley View Sewer System which, from our understanding, will be pumped to the Prairie Grove Sewer System.

Sincerely,



W. Cody Sexton  
Blew & Associates, PA

## STORM WATER DETENTION AND DRAINAGE EASEMENT AGREEMENT

**THIS STORM WATER DETENTION AND DRAINAGE EASEMENT AGREEMENT ("Agreement")** is entered into by and between **Valley View Golf, LLC, an Arkansas limited liability company, ("Grantor")** and **EBL Investments, LLC, an Arkansas limited liability company, ("Grantees")**.

### WITNESSETH

**WHEREAS**, Grantor wish to grant an easement over and across a certain parcel of real property described on Exhibit A, attached hereto and incorporated herein ("**Servient Property**") said easement dimensions having a legal description as described on Exhibit B, attached hereto and incorporated herein ("**Easement Area**") for the benefit of the real property described on Exhibit C, attached hereto and incorporated herein (the "**Benefitted Property**") and for the benefit of Grantee.

**NOW THEREFORE**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Easement. Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Grantees and unto their heirs, successors' and assigns forever, an easement over and across the Easement Area, for purposes of drainage and stormwater runoff and retention (the "**Easement**") **TO HAVE AND TO HOLD** with all appurtenances thereunto belonging; provided, nothing herein shall be interpreted as creating any rights in favor of the public. This Easement may be freely assigned by Grantees, their successors or assigns. The Easement shall touch, concern, and run with the Servient Property, in favor of the Benefitted Property.
2. Access Road. Grantee is developing the Benefitted Property into a residential subdivision that will include roadways constructed to City of Farmington specifications. During the course of the development, Grantee shall construct a roadway that will provide Grantor access to the Servient Property as shown on Exhibit D, attached hereto and incorporated herein.
3. Counterparts. This Agreement, including all attached exhibits, may be executed at different times and in any number of originals or counterparts and by each party on a separate counterpart, each of which shall be deemed an original but all of which together shall constitute only one agreement. In proving this Agreement, it shall not be necessary to produce or account for more than one such counterpart signed by the party against whom enforcement is sought. Facsimile or email signatures shall be deemed valid on all documents related to this Agreement. Any signature page from one counterpart may be appended to another counterpart to create a fully executed counterpart hereof.
4. Other Acts. Each party agrees to perform any further acts and deliver any additional documents which may be reasonably requested and necessary to carry out the provisions of this Agreement.



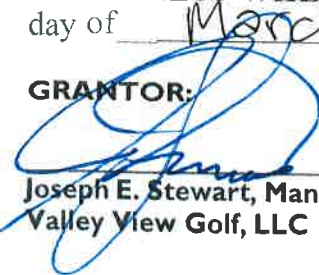
5. Construction. This Agreement and all provisions contained herein have been jointly drafted (or reviewed and negotiated) and agreed to and shall be deemed to have been prepared jointly by the parties hereto, each having the benefit and advice of legal counsel, and shall not be construed in favor of or against any party to this Agreement. In this Agreement the use of any gender shall be deemed to include all genders and the use of the singular shall include the plural, wherever it appears appropriate from the context. All headings contained in this Agreement are inserted only as a matter of convenience and in no way define, limit, or extend the scope or intent of Agreement visions hereof and should not be considered in interpreting this Agreement.

6. Binding Effect. This Agreement and the rights and obligations granted hereby shall be binding upon and inure to the benefit of the parties and their respective transferees, successors and assigns, as such succession is permitted in this Agreement.

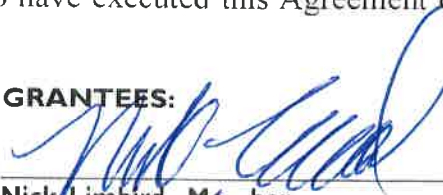
8. Severability. If any part of this Agreement is contrary to, prohibited by or deemed invalid under applicable law or regulation, such provision shall be deemed inapplicable and deemed omitted to the extent so contrary, prohibited or invalid but the remainder hereof shall not be invalidated thereby and shall be given full force and effect so far as possible.

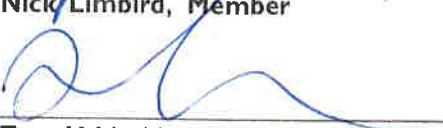
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 22 day of March, 2021.

**GRANTOR:**

  
\_\_\_\_\_  
Joseph E. Stewart, Manager  
Valley View Golf, LLC

**GRANTEES:**

  
\_\_\_\_\_  
Nick Limbird, Member

  
\_\_\_\_\_  
Tara H Limbird, Member  
EBL Investments, LLC

ACKNOWLEDGMENT

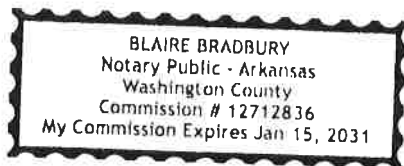
STATE OF ARKANSAS  
COUNTY OF WASHINGTON

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public, duly commissioned and acting, within and for the said County and State, appeared in person the within named, **Joseph E. Stewart, Manager, Valley View Golf, LLC**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who stated that he is duly authorized in his capacity to execute the foregoing instrument, and under the terms and conditions contained herein, he acknowledged that he has executed the same in and for the consideration and purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22 day of March 2021.

Blaine Bradbury  
Notary Public:

My Commission Expires:  
1/15/31



ACKNOWLEDGMENT

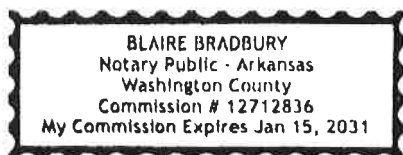
STATE OF ARKANSAS  
COUNTY OF WASHINGTON

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public, duly commissioned and acting, within and for the said County and State, appeared in person the within named, **Nick Limbird and Tara H Limbird, Members, EBL Investments, LLC**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who stated that they are duly authorized in their capacity to execute the foregoing instrument, and under the terms and conditions contained herein, they acknowledged that they have executed the same in and for the consideration and purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22 day of March 2021.

Blaine Bradbury  
Notary Public

My Commission Expires:  
1/15/31



## EXHIBIT "A"

### TRACT 1: (SE Section)

A part of the North Half (N1/2) of the Southwest Quarter (SW1/4), part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 3, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at an existing rebar marking the SE corner of said N1/2 SW1/4, thence N 87°39'41" W along the South line thereof 32.85 feet; thence N 02°31'08" E, 37.47 feet to a set 1/2 inch rebar on the Northerly right-of-way line of Arkansas Highway 170 for a Point of Beginning; thence N 87°39'41" W along said right-of-way line 1433.97 feet to an existing rebar marking the SE corner of a previous survey of Rose Court Estates by P.L.S. #1272, Job #04-05-49, Sheet #8, dated 8-13-2004; thence N 50°02'57" W along the East line thereof 595.95 feet to an existing rebar marking the NE corner of said previous survey of Rose Court Estates, said point also being on the Easterly line of South Club House Estates, an addition to Washington County, Arkansas; thence along said Easterly line the following bearings and distances: N 18°15'38" E, 83.46 feet to an existing rebar; N 18°11'48" E, 90.06 feet to an existing rebar; N 18°58'11" E, 22.38 feet to an existing rebar; N 01°16'34" W, 96.22 feet to an existing rebar; N 04°11'42" W, 5.92 feet to a set 1/2 inch rebar; N 02°27'39" E, 127.25 feet to a set 1/2 inch rebar on the Southerly right-of-way line of Riviera Place; thence S 87°33'38" E along said right-of-way line 22.78 feet to an existing rebar on the Westerly line of Riviera Estates, an addition to Washington County, Arkansas; thence along said Westerly line the following bearings and distances: S 03°05'18" W, 108.90 feet to an existing rebar; S 37°49'12" E, 28.38 feet to an existing rebar on the Southerly line of said Riviera Estates; thence S 87°33'38" E along said Southerly line 118.03 feet to an existing rebar on the Southerly right-of-way line of Riviera Place; thence along said right-of-way line 507.24 feet along the arc of a curve to the left, having a radius of 430.76 feet and a chord bearing and distance of S 53°00'20" E, 478.44 feet to a set 1/2 inch rebar on the Southerly line of said Riviera Estates; thence along said Southerly line the following bearings and distances: S 39°50'48" E, 126.24 feet to a set 1/2 inch rebar; S 87°27'21" E, 92.43 feet to an existing rebar; S 72°37'25" E, 756.23 feet to an existing rebar on the Easterly line of said Riviera Estates; thence along said Easterly line the following bearings and distances: N 17°22'35" E, 413.28 feet to an existing rebar; N 40°38'10" E, 111.93 feet to an existing rebar; N 17°22'35" E, 428.10 feet to an existing rebar; N 02°37'52" E, 187.09 feet to an existing rebar on the Northerly line of said Riviera Estates; thence along said Northerly line the following bearings and distances: N 47°51'33" W, 76.67 feet to an existing rebar; S 66°53'17" W, 503.43 feet to an existing rebar; S 54°25'31" W, 718.59 feet to an existing rebar; N 88°50'16" W, 104.54 feet to an existing rebar; 356.76 feet along the arc of a curve to the right, having a radius of 244.88 feet and a chord bearing and distance of N 46°12'15" W, 326.04 feet to an existing rebar; N 87°33'38" W, 129.59 feet to an existing rebar on the Easterly right-of-way line of Riviera Place; thence along said right-of-way line the following bearings and distances: 28.43 feet along the arc of curve to the right, having a radius of 370.00 feet and a chord bearing and distance of N 00°14'18" E, 28.42 feet, to a set 1/2 inch rebar; N 02°26'22" E, 31.60 feet to an existing rebar on the Southerly line of Bermuda Estates, an addition to Washington County, Arkansas; thence S 87°33'38" E along said Southerly line 122.37 feet to an existing rebar on the Easterly line of said Bermuda Estates; thence along said Easterly line the following bearings and distances: N 40°01'43" E, 458.35 feet to an existing rebar; N 57°50'20" E, 621.84 feet to an existing rebar; N 26°23'33" E, 40.98 feet to an existing rebar; N 06°17'47" W, 149.20 feet to an existing rebar; N 26°21'41" E, 919.82 feet to an existing rebar; N 22°29'20" E, 116.94 feet to an existing rebar; N 39°30'52" E, 496.84 feet to an existing rebar; N 22°18'42" W, 49.83 feet to an existing rebar on the Easterly right-of-way line of Frisco Drive; thence along said right-of-way line the following bearings and distances: 348.19 feet along the arc of a curve to the left, having a radius of 465.00 feet and a chord bearing and distance of N 41°24'54" E, 340.11 feet to an existing rebar; 68.96

feet along the arc of a curve to the right, having a radius of 140.00 feet and a chord bearing and distance of N 34°04'30" E, 68.27 feet to an existing rebar on the Easterly line of Tract 2 of a previous survey by P.L.S. #1272, Job #04-05-49, Sheet #9, dated 8-13-2004; thence along said Easterly line of Tract 2 the following bearings and distances: N 48°11'12" E, 17.93 feet to an existing rebar; 123.16 feet along the arc of a curve to the left, having a radius of 200.00 feet and a chord bearing and distance of N 30°32'46" E, 121.22 feet to an existing rebar; thence leaving said Easterly line of Tract 2, 2225.68 feet along the arc of a curve to the right, having a radius of 6468.13 feet and chord bearing and distance of S 22°45'47" W, 2214.71 feet to a set 1/2 inch rebar; thence S 87°45'17" E, 524.62 feet to a set 1/2 inch rebar; thence S 02°31'08" W, 1498.38 feet to the Point of Beginning, containing 47.238 acres, more or less, less public road rights-of-way and being subject to any easements of record, according to a survey by Anderson Surveying, Inc., P.L.S. #1272, Job #04-08-20.

**TRACT 2: (East Central Area)**

A part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 34, Township 16 North, Range 31 West, and part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), part of the Northwest Quarter (NW1/4), and part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 3, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at an existing rebar marking the NE corner of said SW1/4 SE1/4 of Section 34, thence N 87°47'17" W along the North line thereof 800.00 feet to an existing rebar on the Northerly line of Tract 2 of a previous survey by P.L.S. #1272, Job #04-05-49, Sheet #9, dated 8-13-2004; thence S 08°49'00" E along said Northerly line 329.83 feet to an existing rebar on the Southerly line of Tract 2 of a previous survey for a Point of Beginning; thence along said Southerly line of Tract 2 the following bearings and distances: S 08°49'00" E, 831.62 feet to an existing rebar; S 51°32'41" W, 181.99 feet to an existing rebar; N 87°49'09" W, 121.73 feet to an existing rebar; N 76°09'18" W, 123.43 feet to an existing rebar; 22.39 feet along the arc of a curve to the left, having a radius of 110.00 feet and a chord bearing and distance of N 81°59'14" W, 22.36 feet to an existing rebar; N 87°49'09" W, 58.56 feet to an existing rebar; 145.62 feet along the arc of a curve to the left, having a radius of 104.00 feet and a chord bearing and distance of S 52°04'09" W, 134.01 feet to an existing rebar; 106.02 feet along the arc of a curve to the right, having a radius of 6408.13 feet and a chord bearing and distance of S 12°25'53" W, 106.02 feet to an existing rebar; 86.21 feet along the arc of a curve to the right, having a radius of 140.00 feet and a chord bearing and distance of S 30°32'46" W, 84.85 feet to an existing rebar; S 48°11'12" W, 17.93 feet to an existing rebar; 98.52 feet along the arc of a curve to the left, having a radius of 200.00 feet and a chord bearing and distance of S 34°04'30" W, 97.52 feet to an existing rebar; S 20°07'04" W, 2.18 feet to an existing rebar on the Northerly line of Bermuda Estates, an addition to Washington County, Arkansas; thence N 86°58'59" W along said Northerly line 239.46 feet to an existing rebar on the Westerly line of said Bermuda Estates; thence along said Westerly line the following bearings and distances: S 61°43'08" W, 669.95 feet to an existing rebar; S 18°03'52" W, 387.75 feet to an existing rebar; S 35°47'37" W, 95.51 feet to an existing rebar; S 22°07'33" W, 299.64 feet to an existing rebar; S 00°17'22" E, 465.46 feet to an existing rebar; S 68°40'42" W, 199.44 feet to an existing rebar; N 89°01'17" W, 342.33 feet to an existing rebar; S 28°52'04" W, 314.96 feet to an existing rebar; S 31°34'02" W, 316.83 feet to an existing rebar; S 23°00'14" W, 284.73 feet to an existing rebar; S 02°25'13" W, 100.11 feet to an existing rebar on the Southerly line of said Bermuda Estates; thence S 87°29'39" E along said Southerly line 50.91 feet to an existing rebar; thence S 04°17'38" W, continuing along said Southerly line 19.51 feet to an existing rebar on the Northerly right-of-way line of Riviera Place; thence N 87°23'20" W along said right-of-way line 102.78 feet to a set 1/2 inch rebar; thence continuing along said right-of-way line 31.45 feet, along the arc of a curve to the right, having a radius of 20.00 feet and a chord bearing and distance of N 42°30'51" W, 28.31 feet to a set 1/2 inch rebar on the Easterly right-of-way line of Club House Parkway; thence N 02°31'56" E along said right-of-way line 46.21

feet to a set 1/2 inch rebar; thence continuing along said right-of-way line, 105.77 feet along the arc of a curve to the left, having a radius of 257.09 feet and a chord bearing and distance of N 09°11'15" W, 105.02 feet to an existing rebar on the Easterly line of South Club House Estates, an addition to Washington County, Arkansas; thence along said Easterly line the following bearings and distances: N 25°39'59" E, 137.93 feet to an existing rebar; N 02°52'15" E, 81.05 feet to an existing rebar; N 03°02'07" E, 78.87 feet to an existing rebar; N 02°55'13" E, 279.19 feet to an existing rebar; N 14°40'34" E, 121.41 feet to an existing rebar; N 33°32'56" E, 75.17 feet to an existing rebar; N 12°52'46" E, 82.52 feet to an existing rebar; N 02°32'41" E, 15.38 feet to an existing rebar; N 02°30'21" E, 85.16 feet to an existing rebar; N 02°32'41" E, 6.45 feet to an existing rebar; N 20°35'42" E, 238.97 feet to an existing rebar; N 20°36'09" E, 33.32 feet to an existing rebar; N 19°01'59" E, 399.68 feet to an existing rebar; N 19°02'14" E, 230.01 feet to an existing rebar; N 54°56'32" E, 121.61 feet to a set 1/2 inch rebar; N 73°00'23" E, 58.45 feet to an existing rebar; N 68°27'17" E, 194.48 feet to an existing rebar on the Northerly line of said South Club House Estates; thence N 24°06'11" W along said Northerly line 111.19 feet to an existing rebar on the Easterly right-of-way line of Club House Parkway; thence along said right-of-way line the following bearings and distances: N 63°20'22" E, 253.91 feet to a set 1/2 inch rebar; 72.05 feet along the arc of a curve to the left, having a radius of 260.00 feet and a chord bearing and distance of N 55°24'04" E, 71.81 feet to a set 1/2 inch rebar; N 47°23'16" E, 179.38 feet to an existing rebar on the Southerly line of North Club House Estates, an addition to Washington County, Arkansas; thence S 42°39'14" E along said Southerly line 119.97 feet to an existing rebar on the Easterly line of said North Club House Estates; thence along said Easterly line the following bearings and distances: N 47°27'52" E, 577.07 feet to an existing rebar; N 84°30'35" E, 480.54 feet to an existing rebar; N 37°22'54" E, 213.82 feet to an existing rebar on the Southerly line of said Tract 2 of a previous survey by P.L.S. #1272, Job #04-05-49, Sheet #9, dated 8-13-2004; thence along said Southerly line of Tract 2 the following bearings and distances: N 06°37'39" E, 411.99 feet to an existing rebar; N 13°04'46" W, 114.38 feet to an existing rebar; N 13°20'28" E, 71.51 feet to an existing rebar; N 41°41'53" E, 52.58 feet to an existing rebar; S 84°01'27" E, 180.41 feet to an existing rebar; N 06°02'53" E, 120.27 feet to an existing rebar; S 87°47'16" E, 90.68 feet to an existing rebar; 83.82 feet along the arc of a curve to the left, having a radius of 560.00 feet and a chord bearing and distance of N 87°55'27" E, 83.74 feet to the Point of Beginning, containing 45.722 acres, more or less, less public road rights-of-way and being subject to any easements of record, according to a survey by Anderson Surveying, Inc., P.L.S. #1272, Job #04-08-20.

**TRACT 3: (West Central Area)**

A part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and part of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section 34, Township 16 North, Range 31 West, part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 4, and a part of the North Half (N1/2) of the Northwest Quarter (NW1/4) and a part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 3, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at an existing rebar marking the NE corner of said SW1/4 SE1/4 of Section 34, thence N 87°47'17" W along the North line thereof 800.00 feet to an existing rebar on the Northerly line of Tract 2 of a previous survey by P.L.S. #1272, Job #04-05-49, Sheet #9, dated 8-13-2004 for a Point of Beginning; thence along said Northerly line of Tract 2 the following bearings and distances: S 08°49'00" E, 269.77 feet to an existing rebar; 72.27 feet along the arc of a curve to the right, having a radius of 500.00 feet and a chord bearing and distance of S 88°04'17" W, 72.21 feet to an existing rebar; N 87°47'16" W, 85.66 feet to an existing rebar; N 06°02'53" E, 110.25 feet to an existing rebar; N 87°47'16" W, 300.00 feet to an existing rebar; S 49°05'33" W, 703.34 feet to an existing rebar on the Westerly line of North Club House Estates, an addition to Washington County, Arkansas; thence along said Westerly line the following bearings and distances: N 85°56'15" W, 76.84 feet to an existing rebar; S 51°41'23" W, 136.10 feet to an existing rebar; S 20°48'33" W, 126.95 feet to a set 1/2 inch rebar; S 49°09'15" W, 253.61 feet to an existing rebar; S 40°19'29" W, 114.51 feet to an existing rebar; S 25°19'55" W, 114.37 feet to an existing rebar; S 19°40'38" W,

130.49 feet to an existing rebar; S 09°38'13" W, 23.36 feet to an existing rebar; S 36°37'29" W, 166.83 feet to an existing rebar on the Southerly line of said North Club House Estates; thence S 42°42'05" E along said Southerly line 123.08 feet to an existing rebar on the Westerly right-of-way line of Club House Parkway; thence along said right-of-way line the following bearings and distances: S 47°30'56" W, 178.72 feet to a set 1/2 inch rebar; 55.42 feet along the arc of a curve to the right, having a radius of 200.00 feet and a chord bearing and distance of S 55°23'04" W, 55.24 feet to a set 1/2 inch rebar; S 63°20'19" W, 66.04 feet to an existing rebar on the Northerly line of South Club House Estates, an addition to Washington County, Arkansas; thence N 24°06'14" W along said Northerly line 140.62 feet to an existing rebar on the Westerly line of said South Club House Estates; thence along said Westerly line the following bearings and distances: S 78°30'13" W, 205.77 feet to an existing rebar; S 62°18'33" W, 249.11 feet to an existing rebar; S 59°31'36" W, 173.22 feet to an existing rebar; S 70°22'23" W, 54.47 feet to an existing rebar; S 44°58'51" W, 162.04 feet to an existing rebar; S 27°29'12" W, 199.03 feet to a set 1/2 inch rebar; S 25°10'49" W, 80.03 feet to a set 1/2 inch rebar; S 64°28'29" E, 19.73 feet to an existing rebar; S 25°05'16" W, 196.37 feet to a set 1/2 inch rebar; S 08°23'48" W, 412.12 feet to an existing rebar; N 82°37'59" W, 60.21 feet to an existing rebar; N 82°40'16" W, 195.91 feet to an existing rebar on the Easterly line of Tract 5 of a previous survey by P.L.S. #1272, Job #04-05-49, Sheet #10, dated 8-13-2004; thence N 41°44'17" E along said Easterly line 177.12 feet to an existing rebar; thence N 02°26'22" E, continuing along said Easterly line 488.77 feet to an existing rebar on the Northerly line of said Tract 5; thence N 87°33'38" W along said Northerly line 310.80 feet to an existing railroad spike on the centerline of Giles Road; thence along said centerline the following bearings and distances: N 02°31'56" E, 21.06 feet to an existing railroad spike; 139.05 feet along the arc of a curve to the right, having a radius of 230.00 feet and a chord bearing and distance of N 19°51'05" E, 136.94 feet to an existing railroad spike; N 37°10'14" E, 22.95 feet to an existing railroad spike; N 37°10'14" E, 93.00 feet to an existing railroad spike on the Southerly line of Tract 7 of a previous survey by P.L.S. #1272, Job #04-05-49, Sheet #12, dated 8-13-2004; thence S 87°50'54" E along said Southerly line 205.57 feet to an existing rebar on the Easterly line of said Tract 7; thence along said Easterly line the following bearings and distances: N 37°05'58" E, 257.01 feet to an existing rebar; N 54°56'03" E, 394.83 feet to an existing rebar; N 82°54'59" E, 393.48 feet to an existing rebar; N 24°23'10" E, 569.60 feet to an existing rebar marking the NE corner of said Tract 7; thence N 24°23'10" E, leaving said Easterly line of Tract 7, 180.13 feet to a set 1/2 inch rebar; thence N 01°44'33" E, 311.24 feet to a set 1/2 inch rebar; thence N 50°31'00" W, 290.98 feet to a set 1/2 inch rebar; thence N 88°08'36" W, 112.09 feet to a set 1/2 inch rebar on the Easterly line of Exception "G" of a previous survey by R.L.S. #1423, Project #99007, dated 7-20-2001; thence along said Easterly line the following bearings and distances: N 08°24'32" W, 204.71 feet to a set 1/2 inch rebar; S 88°34'50" E, 128.42 feet to a set 1/2 inch rebar; S 80°45'02" E, 104.08 feet to a set 1/2 inch rebar; S 75°31'43" E, 231.84 feet to a set 1/2 inch rebar; S 77°45'11" E, 208.69 feet to a set 1/2 inch rebar; N 43°04'07" E, 284.12 feet to a set 1/2 inch rebar on the North line of said S1/2 SW1/4 of Section 34; thence S 87°47'17" E along said North line of said S1/2 SW1/4 and the North line of said SW1/4 SE1/4 of Section 34, 1256.25 feet to the Point of Beginning, containing 43.097 acres, more or less, less public road rights-of-way and being subject to any easements of record, according to a survey by Anderson Surveying, Inc., P.L.S. #1272, Job #04-08-20.

**TRACT 4: (Golf Course West of Giles Road)**

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 34, and a part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 33, Township 16 North, Range 31 West, a part of the North Half (N1/2) of the Northeast Quarter (NE1/4) of Section 4, and a part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 3, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at an existing rebar marking the NW corner of said SW1/4 SW1/4 of Section 34, thence S 87°47'17" E, along the North line thereof, 837.47 feet to a set

railroad spike on the centerline of Giles Road; thence along said centerline the following bearings and distances: S 43°23'40" E, 22.68 feet to a set railroad spike; 70.47 feet, along the arc of a curve to the right, having a radius of 270.55 feet and a chord bearing and distance of S 28°28'59" E, 70.27 feet, to a set railroad spike; 92.10 feet, along the arc of a curve to the right, having a radius of 497.67 feet and a chord bearing and distance of S 15°43'10" E, 91.96 feet to a set railroad spike; S 10°25'06" E, 78.36 feet to a set railroad spike; S 08°42'05" E, 68.75 feet to an existing railroad spike marking the NE corner of Tract 6 of a previous survey by P.L.S. #1272, Job #04-05-49, Sheet #11, dated 8-13-2004; thence along the North line thereof the following bearings and distances: S 80°31'15" W, 155.63 feet to an existing rebar; N 87°39'41" W, 486.72 feet to an existing rebar; S 82°14'01" W, 86.89 feet to an existing rebar; N 76°21'05" W, 605.60 feet to an existing rebar marking the NW corner of said Tract 6; thence along the West line thereof the following bearings and distances: S 13°36'24" E, 214.55 feet to an existing rebar; S 15°20'00" W, 539.29 feet to an existing rebar; S 68°00'27" E, 509.62 feet to an existing rebar; S 02°20'19" W, 192.59 feet to an existing rebar on the North line of Tract 7 of a previous survey by P.L.S. #1272, Job #04-05-49, Sheet #12, dated 8-13-2004; thence N 87°48'36" W along said North line of Tract 7, 16.26 feet to an existing rebar marking the NW corner of said Tract 7; thence along said West line the following bearings and distances: S 02°20'19" W, 227.72 feet to an existing rebar; S 44°00'13" E, 146.09 feet to an existing rebar; S 38°51'22" W, 325.54 feet to an existing rebar; S 31°06'45" W, 76.24 feet to an existing rebar on the North line of Tract 4 of a previous survey by P.L.S. #1272, Job #04-05-49, Sheet #10, dated 8-13-2004; thence along said North line of Tract 4, the following bearings and distances: S 30°35'03" W, 73.70 feet to a set 1/2 inch rebar; S 17°15'04" W, 57.71 feet to a set 1/2 inch rebar; N 87°39'41" W, 428.07 feet to an existing rebar; N 87°39'41" W, 391.77 feet to an existing rebar on the East line of Tract 3 of a previous survey by P.L.S. #1272, Job #04-05-49, Sheet #10, dated 8-13-2004; thence along said East line the following bearings and distances: N 87°39'41" W, 731.18 feet to an existing rebar; N 02°20'19" E, 470.63 feet to an existing rebar; S 87°49'09" E, 438.00 feet to an existing rebar; N 02°44'18" E, 78.16 feet to an existing rebar; S 87°39'41" E, 1256.94 feet to an existing rebar; N 02°20'19" E, 227.64 feet to an existing rebar marking the NE corner of said Tract 3; thence N 87°48'36" W along said North line 656.82 feet to a set 1/2 inch rebar; thence N 02°05'52" E leaving said North line of Tract 3, 1330.16 feet to a set 1/2 inch rebar on the North line of said SE1/4 SE1/4 of Section 33; thence S 87°47'17" E along said North line 660.80 feet to the Point of Beginning, containing 41.525 acres, more or less. Less public road rights-of-way and being subject to any easements of record, according to a survey by Anderson Surveying, Inc., P.L.S. #1272, Job #04-08-20.

## EXHIBIT B

**BLEW & ASSOCIATES, PA**

**As-Surveyed Description**

**CIVIL ENGINEERS & LAND SURVEYORS**

### 30' DRAINAGE & UTILITY EASEMENT

AN EASEMENT 30 FEET IN WIDTH, FOR THE PURPOSE OF DRAINAGE AND UTILITIES, SAID EASEMENT BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT N87°19'21"W A DISTANCE OF 46.91'; THENCE LEAVING SAID NORTH LINE, WITH A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6468.13', AN ARC LENGTH OF 1220.50', AND CONTAINING A CHORD BEARING AND DISTANCE OF S27°12'52"W 1218.69' TO A FOUND 1/2" REBAR; THENCE S33°30'48"W A DISTANCE OF 150.88' TO A FOUND 1/2" REBAR BEING THE TRUE POINT OF BEGINNING. THENCE S52°06'08"W A DISTANCE OF 184.05'; THENCE N37°53'52"W A DISTANCE OF 30.00'; THENCE N52°06'08"E A DISTANCE OF 179.09'; THENCE N33°20'34"E A DISTANCE OF 175.98'; THENCE S56°39'26"E A DISTANCE OF 30.00'; THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6468.13', AN ARC LENGTH OF 30.06', AND CONTAINING A CHORD BEARING AND DISTANCE OF S32°29'13"W, WITH A CHORD LENGTH OF 30.06' TO A FOUND 1/2" REBAR; THENCE S 33°30'48" W A DISTANCE OF 150.88' TO THE POINT OF BEGINNING, CONTAINING 0.249 ACRES MORE OR LESS.

### DRAINAGE & UTILITY EASEMENT

AN EASEMENT VARIABLE IN WIDTH, FOR THE PURPOSE OF DRAINAGE AND UTILITIES, SAID EASEMENT BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF LOT 66, OF THE REPLAT OF BERMUDA ESTATES, VALLEY VIEW GOLF COURSE COMMUNITY, A SUBDIVISION OF WASHINGTON COUNTY, ARKANSAS; THENCE S87°36'22"E A DISTANCE OF 203.70'; THENCE N48°51'53"E A DISTANCE OF 728.34'; THENCE S37°53'52"E A DISTANCE OF 150.00'; THENCE S36°45'26"W A DISTANCE OF 609.39'; THENCE S59°44'38"W A DISTANCE OF 230.00'; THENCE N32°53'52"W A DISTANCE OF 220.00'; THENCE N87°36'22"W A DISTANCE OF 155.88' TO A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF LOT 2, RIVIERA ESTATES, OF BLOCK III, VALLEY VIEW GOLF COURSE COMMUNITY, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS; THENCE N87°27'23"W A DISTANCE OF 129.46' TO A FOUND 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF FRISCO DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE WITH A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 370.00', AN ARC LENGTH OF 28.48', AND CONTAINING A CHORD BEARING AND DISTANCE OF N00°16'54"E 28.47' TO A FOUND 1/2" REBAR; THENCE N02°19'59"E A DISTANCE OF 31.56' TO A FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE S87°36'22"E A DISTANCE OF 122.38' TO THE POINT OF BEGINNING, CONTAINING 4.584 ACRES MORE OR LESS.



# EXHIBIT C

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS

## As-Surveyed Description

A PART OF THE NORTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND 1/2" REBAR BEING THE SOUTH QUARTER CORNER OF SAID SECTION 3, THENCE RUNNING N02°25'01"E 2453.11'; THENCE N87°40'20"W PASSING THROUGH A FOUND 5/8" REBAR AT A DISTANCE OF 29.96' FOR A TOTAL DISTANCE OF 105.54' TO A FOUND 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE RUNNING N87°40'20"W 43.96'; THENCE N02°34'28"E 79.45' TO A FOUND 3/8" REBAR; THENCE N47°50'36"W 76.47' TO A FOUND 3/8" REBAR; THENCE S66°54'37"W 503.80'; THENCE S54°29'56"W 718.59'; THENCE N88°45'51"W 104.54'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 356.77', WITH A RADIUS OF 244.88', WITH A CHORD BEARING OF N46°07'50"W, WITH A CHORD LENGTH OF 326.04'; THENCE N87°29'13"W 129.59'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.47', WITH A RADIUS OF 370.00', WITH A CHORD BEARING OF N00°18'43"E, WITH A CHORD LENGTH OF 28.46'; THENCE N02°30'47"E 31.60'; THENCE S87°29'13"E 122.37'; THENCE N40°06'08"E 458.35'; THENCE N57°54'45"E 621.84'; THENCE N26°27'58"E 40.98'; THENCE N06°13'22"W 149.20'; THENCE N26°26'06"E 919.82'; THENCE N22°33'45"E 116.94'; THENCE N39°35'17"E 496.84'; THENCE N22°14'17"W 49.83'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 348.19', WITH A RADIUS OF 465.00', WITH A CHORD BEARING OF N41°29'19"E, WITH A CHORD LENGTH OF 340.11'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 68.97', WITH A RADIUS OF 140.00', WITH A CHORD BEARING OF N34°08'55"E, WITH A CHORD LENGTH OF 68.27'; THENCE N48°15'37"E 17.93'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 123.16', WITH A RADIUS OF 200.00', WITH A CHORD BEARING OF N30°37'11"E, WITH A CHORD LENGTH OF 121.22'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 2225.67', WITH A RADIUS OF 6468.13', WITH A CHORD BEARING OF S22°50'12"W, WITH A CHORD LENGTH OF 2214.71' TO A FOUND 1/2" REBAR; THENCE S33°30'48"W 150.88' TO A FOUND REBAR; THENCE S88°48'26"E 153.60' TO A FOUND 5/8" REBAR; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 270.61', WITH A RADIUS OF 343.27', WITH A CHORD BEARING OF N79°08'25"E, WITH A CHORD LENGTH OF 263.65' TO A SET 1/2" REBAR; THENCE S72°27'40"E 27.59' TO A SET 1/2" REBAR; THENCE S36°26'47"E 27.37' TO A FOUND 5/8" REBAR; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 48.80', WITH A RADIUS OF 55.93', WITH A CHORD BEARING OF S01°44'28"E, WITH A CHORD LENGTH OF 47.27' TO A FOUND 5/8" REBAR; THENCE S16°12'30"W 30.94' TO A FOUND 5/8" REBAR; THENCE S23°36'29"E 64.82' TO A FOUND 5/8" REBAR; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 128.18', WITH A RADIUS OF 177.82', WITH A CHORD BEARING OF S19°29'17"E, WITH A CHORD LENGTH OF 125.42' TO A FOUND 5/8" REBAR; THENCE S02°58'26"E 54.98' TO THE POINT OF BEGINNING. CONTAINING 29.425 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



Prepared under the supervision of:  
David M. Harrison  
Attorney at Law  
1420 E. Augustine Lane, Suite 1  
Fayetteville, Arkansas 72703

## DRAINAGE EASEMENT AGREEMENT

**THIS DRAINAGE EASEMENT AGREEMENT** (“**Agreement**”) is entered into by and between **Valley View Golf, LLC, an Arkansas limited liability company, (“Grantor”)** and **EBL Investments, LLC, an Arkansas limited liability company, (“Grantees”)**.

### WITNESSETH

**WHEREAS**, Grantor wish to grant an easement over and across a certain parcel of real property described on Exhibit A, attached hereto and incorporated herein (“**Servient Property**”) said easement dimensions having a legal description as described on Exhibit B, attached hereto and incorporated herein (“**Easement Area**”) for the benefit of the real property described on Exhibit C, attached hereto and incorporated herein (the “**Benefitted Property**”) and for the benefit of Grantee.

**NOW THEREFORE**, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Easement. Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Grantees and unto their heirs, successors’ and assigns forever, an easement over and across the Easement Area, for purposes of drainage and stormwater runoff (the “**Easement**”) **TO HAVE AND TO HOLD** with all appurtenances thereunto belonging; provided, nothing herein shall be interpreted as creating any rights in favor of the public. This Easement may be freely assigned by Grantees, their successors or assigns. The Easement shall touch, concern, and run with the Servient Property, in favor of the Benefitted Property.

2. Counterparts. This Agreement, including all attached exhibits, may be executed at different times and in any number of originals or counterparts and by each party on a separate counterpart, each of which shall be deemed an original but all of which together shall constitute only one agreement. In proving this Agreement, it shall not be necessary to produce or account for more than one such counterpart signed by the party against whom enforcement is sought. Facsimile or email signatures shall be deemed valid on all documents related to this Agreement. Any signature page from one counterpart may be appended to another counterpart to create a fully executed counterpart hereof.

3. Other Acts. Each party agrees to perform any further acts and deliver any additional documents which may be reasonably requested and necessary to carry out the provisions of this Agreement.

4. Construction. This Agreement and all provisions contained herein have been jointly drafted (or reviewed and negotiated) and agreed to and shall be deemed to have been prepared jointly by the parties hereto, each having the benefit and advice of legal counsel, and shall not be construed in favor of or against any party to this Agreement. In this Agreement the use of any gender shall be deemed to include all genders and the use of the singular shall include the plural, wherever it appears appropriate from the context. All headings contained in this Agreement are inserted only as a matter of convenience and in no way define, limit, or extend the scope or intent of this Agreement or any provisions hereof and should not be considered in interpreting this Agreement.

5. Binding Effect. This Agreement and the rights and obligations granted hereby shall be binding upon and inure to the benefit of the parties and their respective transferees, successors and assigns, as such succession is permitted in this Agreement.

6. No Partnership. This Agreement does not create any obligation or relationship such as a partnership, joint venture or other similar legal relationship under the laws of any state or the federal government. Any correspondence or other references to "partners" or other similar terms will not be deemed to alter, amend or change the relationship between the parties hereto unless there is a formal written agreement specifically detailing the rights, liabilities and obligations of the parties as to a new, specifically defined legal relationship.

7. Severability. If any part of this Agreement is contrary to, prohibited by or deemed invalid under applicable law or regulation, such provision shall be deemed inapplicable and deemed omitted to the extent so contrary, prohibited or invalid but the remainder hereof shall not be invalidated thereby and shall be given full force and effect so far as possible.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this 20 day of March, 2021.

GRANTOR:

  
\_\_\_\_\_  
Joseph E. Stewart, Manager  
Valley View Golf, LLC

GRANTEES:

  
\_\_\_\_\_  
Nick Limbird, Member

  
\_\_\_\_\_  
Tara H Limbird, Member  
EBL Investments, LLC

ACKNOWLEDGMENT

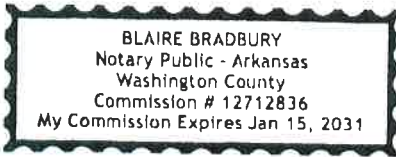
STATE OF ARKANSAS  
COUNTY OF WASHINGTON

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public, duly commissioned and acting, within and for the said County and State, appeared in person the within named, **Joseph E. Stewart, Manager, Valley View Golf, LLC**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, who stated that he is duly authorized in his capacity to execute the foregoing instrument, and under the terms and conditions contained herein, he acknowledged that he has executed the same in and for the consideration and purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22 day of March, 2021.

Blaine Bradbury  
Notary Public:

My Commission Expires:  
1/15/31



ACKNOWLEDGMENT

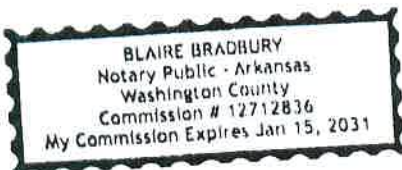
STATE OF ARKANSAS  
COUNTY OF WASHINGTON

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public, duly commissioned and acting, within and for the said County and State, appeared in person the within named, **Nick Limbird and Tara H Limbird, Members, EBL Investments, LLC**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, who stated that they are duly authorized in their capacity to execute the foregoing instrument, and under the terms and conditions contained herein, they acknowledged that they have executed the same in and for the consideration and purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22 day of March, 2021.

Blaine Bradbury  
Notary Public:

My Commission Expires:  
1/15/31



## EXHIBIT A

### PARENT TRACT (TRACT I, WARRANTY DEED FILE NO. 2004-00040657)

A PART OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4), PART OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING REBAR MARKING THE SE CORNER OF SAID N1/2 SW1/4, THENCE N 87°39'41" W ALONG THE SOUTH LINE THEREOF 32.85 FEET; THENCE N 02°31'08" E, 37.47 FEET TO A SET 1/2 INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 170 FOR A POINT OF BEGINNING; THENCE N 87°39'41" W ALONG SAID RIGHT-OF-WAY LINE 1433.97 FEET TO AN EXISTING REBAR MARKING THE SE CORNER OF A PREVIOUS SURVEY OF ROSE COURT ESTATES BY P.L.S. #1272, JOB #04-05-49, SHEET #8, DATED 8-13-2004; THENCE N 50°02'57" W ALONG THE EAST LINE THEREOF 595.95 FEET TO AN EXISTING REBAR MARKING THE NE CORNER OF SAID PREVIOUS SURVEY OF ROSE COURT ESTATES, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SOUTH CLUB HOUSE ESTATES, AN ADDITION TO WASHINGTON COUNTY, ARKANSAS; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: N 18°15'38" E, 83.46 FEET TO AN EXISTING REBAR; N 18°11'48" E, 90.06 FEET TO AN EXISTING REBAR; N 18°58'11" E, 22.38 FEET TO AN EXISTING REBAR; N 01°16'34" W, 96.22 FEET TO AN EXISTING REBAR; N 04°11'42" W, 5.92 FEET TO A SET 1/2 INCH REBAR; N 02°27'39" E, 127.25 FEET TO A SET 1/2 INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVIERA PLACE; THENCE S 87°33'38" E ALONG SAID RIGHT-OF-WAY LINE 22.78 FEET TO AN EXISTING REBAR ON THE WESTERLY LINE OF RIVIERA ESTATES, AN ADDITION TO WASHINGTON COUNTY, ARKANSAS; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: S 03°05'18" W, 108.90 FEET TO AN EXISTING REBAR; S 37°49'12" E, 28.38 FEET TO AN EXISTING REBAR ON THE SOUTHERLY LINE OF SAID RIVIERA ESTATES; THENCE S 87°33'38" E ALONG SAID SOUTHERLY LINE 118.03 FEET TO AN EXISTING REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVIERA PLACE; THENCE ALONG SAID RIGHT-OF-WAY LINE 507.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.76 FEET AND A CHORD BEARING AND DISTANCE OF S 53°00'20" E, 478.44 FEET TO A SET 1/2 INCH REBAR ON THE SOUTHERLY LINE OF SAID RIVIERA ESTATES; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: S 39°50'48" E, 126.24 FEET TO A SET 1/2 INCH REBAR; S 87°27'21" E, 92.43 FEET TO AN EXISTING REBAR; S 72°37'25" E, 756.23 FEET TO AN EXISTING REBAR ON THE EASTERLY LINE OF SAID RIVIERA ESTATES; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: N 17°22'35" E, 413.28 FEET TO AN EXISTING REBAR; N 40°38'10" E, 111.93 FEET TO AN EXISTING REBAR; N 17°22'35" E, 428.10 FEET TO AN EXISTING REBAR; N 02°37'52" E, 187.09 FEET TO AN EXISTING REBAR ON THE NORTHERLY LINE OF SAID RIVIERA ESTATES; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: N 47°51'33" W, 76.67 FEET TO AN EXISTING REBAR; S 66°53'17" W, 503.43 FEET TO AN EXISTING REBAR; S 54°25'31" W, 718.59 FEET TO AN EXISTING REBAR; N 88°50'16" W, 104.54 FEET TO AN EXISTING REBAR; 356.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 244.88 FEET AND A CHORD BEARING AND DISTANCE OF N 46°12'15" W, 326.04 FEET TO AN EXISTING REBAR; N 87°33'38" W, 129.59 FEET TO AN EXISTING REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF RIVIERA PLACE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: 28.43 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CHORD BEARING AND DISTANCE OF N 00°14'18" E, 28.42 FEET, TO A SET 1/2 INCH REBAR; N 02°26'22" E, 31.60 FEET TO AN EXISTING REBAR ON THE SOUTHERLY LINE OF BERMUDA ESTATES, AN ADDITION TO WASHINGTON COUNTY, ARKANSAS; THENCE S 87°33'38" E ALONG SAID SOUTHERLY LINE 122.37 FEET TO AN EXISTING REBAR ON THE EASTERLY LINE OF SAID BERMUDA ESTATES; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: N 40°01'43" E, 458.35 FEET TO AN EXISTING REBAR; N 57°50'20" E, 621.84 FEET TO AN EXISTING REBAR; N 26°23'33" E, 40.98 FEET TO AN EXISTING REBAR; N 06°17'47" W, 149.20 FEET TO AN EXISTING REBAR; N 26°21'41" E, 919.82 FEET TO AN EXISTING REBAR; N 22°29'20" E, 116.94 FEET TO AN EXISTING REBAR; N 39°30'52" E, 496.84 FEET TO AN EXISTING REBAR; N 22°18'42" W, 49.83 FEET TO AN EXISTING REBAR ON THE EASTERLY RIGHT-OF-

WAY LINE OF FRISCO DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: 348.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET AND A CHORD BEARING AND DISTANCE OF N 41°24'54" E, 340.11 FEET TO AN EXISTING REBAR; 68.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET AND A CHORD BEARING AND DISTANCE OF N 34°04'30" E, 68.27 FEET TO AN EXISTING REBAR ON THE EASTERLY LINE OF TRACT 2 OF A PREVIOUS SURVEY BY P.L.S. #1272, JOB #04-05-49, SHEET #9, DATED 8-13-2004; THENCE ALONG SAID EASTERLY LINE OF TRACT 2 THE FOLLOWING BEARINGS AND DISTANCES: N 48°11'12" E, 17.93 FEET TO AN EXISTING REBAR; 123.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET AND A CHORD BEARING AND DISTANCE OF N 30°32'46" E, 121.22 FEET TO AN EXISTING REBAR; THENCE LEAVING SAID EASTERLY LINE OF TRACT 2, 2225.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 6468.13 FEET AND CHORD BEARING AND DISTANCE OF S 22°45'47" W, 2214.71 FEET TO A SET 1/2 INCH REBAR; THENCE S 87°45'17" E, 524.62 FEET TO A SET 1/2 INCH REBAR; THENCE S 02°31'08" W, 1498.38 FEET TO THE POINT OF BEGINNING, CONTAINING 47.238 ACRES, MORE OR LESS, LESS PUBLIC ROAD RIGHTS-OF-WAY AND BEING SUBJECT TO ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BE ANDERSON SURVEYING, INC., P.L.S. #1272, JOB #04-08-20.

#### TRACT 1A

A PART OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4), PART OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN WHICH IS N02°25'01"E 1129.06' AND N87°40'20"W 105.54' FROM THE SOUTHEAST CORNER OF SAID NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4), AND RUNNING THENCE N87°40'20"W 43.96' TO A SET IRON PIN, THENCE N02°34'28"E 79.45' TO A FOUND IRON PIN, THENCE N47°50'36"W 76.47' TO A FOUND IRON PIN, THENCE S66°53'21"W 503.50' TO A FOUND IRON PIN, THENCE S54°24'36"W 718.43' TO A SET IRON PIN, THENCE N88°50'16"W 104.54' TO A SET IRON PIN, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 244.88', AN ARC LENGTH OF 356.65', AND A CHORD BEARING AND DISTANCE OF N46°14'51"W 325.95' TO A FOUND IRON PIN, THENCE N87°27'23"W 129.46' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00', AN ARC LENGTH OF 28.48', AND A CHORD BEARING AND DISTANCE OF N00°16'54"E 28.47' TO A FOUND IRON PIN, THENCE N02°19'59"E 31.56' TO A SET IRON PIN, THENCE S87°36'22"E 122.38' TO A FOUND IRON PIN, THENCE N40°02'08"E 458.27' TO A SET IRON PIN, THENCE N57°50'03"E 621.88' TO A FOUND IRON PIN, THENCE N26°25'27"E 40.92' TO A SET IRON PIN, THENCE N06°17'47"W 149.20' TO A SET IRON PIN, THENCE N26°21'31"E 677.62' TO A FOUND IRON PIN, THENCE N34°08'36"E 167.44' TO A FOUND IRON PIN, THENCE N24°20'59"E 281.75' TO A FOUND IRON PIN, THENCE N39°31'23"E 405.95' TO A FOUND IRON PIN, THENCE N22°33'11"W 49.61' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 465.00', AN ARC LENGTH OF 348.39', AND A CHORD BEARING AND DISTANCE OF N41°23'53"E 340.30' TO A SET IRON PIN, THENCE WITH A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00', AN ARC LENGTH OF 68.97', AND A CHORD BEARING AND DISTANCE OF N34°04'30"E 68.27' TO A SET IRON PIN, THENCE N48°06'20"E 18.04' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00', AN ARC LENGTH OF 123.04', AND A CHORD BEARING AND DISTANCE OF N30°32'30"E 121.11' TO A FOUND IRON PIN, THENCE WITH A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 6468.13', AN ARC LENGTH OF 2225.67', AND A CHORD BEARING AND DISTANCE OF S22°45'44"W 2214.71' TO A FOUND IRON PIN, THENCE S33°30'48"W 150.88' TO A FOUND IRON PIN, THENCE S88°48'26"E 153.60' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 343.27', AN ARC LENGTH OF 270.61', AND A CHORD BEARING AND DISTANCE OF N79°08'25"E 263.65' TO A FOUND IRON PIN, THENCE S72°27'40"E 27.59' TO A FOUND IRON PIN, THENCE S36°26'47"E 27.37' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.93', AN ARC LENGTH OF 48.80', AND A CHORD BEARING AND DISTANCE OF S01°44'28"E 47.27' TO A FOUND IRON PIN, THENCE S16°12'30"W 30.94' TO A FOUND IRON PIN, THENCE S23°36'29"E 64.82' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 177.82', AN ARC LENGTH OF 128.18', AND A

CHORD BEARING AND DISTANCE OF S19°29'17"E 125.42' TO A FOUND IRON PIN, THENCE S02°58'26"E 54.98' TO THE POINT OF BEGINNING. CONTAINING 29.42 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REMAINDER TRACT 1 (TRACT 1, WARRANTY DEED FILE NO. 2004-00040657)

A PART OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4), PART OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING REBAR MARKING THE SE CORNER OF SAID N1/2 SW1/4, THENCE N 87°39'41" W ALONG THE SOUTH LINE THEREOF 32.85 FEET; THENCE N 02°31'08" E, 37.47 FEET TO A SET 1/2 INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 170 FOR A POINT OF BEGINNING; THENCE N 87°39'41" W ALONG SAID RIGHT-OF-WAY LINE 1433.97 FEET TO AN EXISTING REBAR MARKING THE SE CORNER OF A PREVIOUS SURVEY OF ROSE COURT ESTATES BY P.L.S. #1272, JOB #04-05-49, SHEET #8, DATED 8-13-2004; THENCE N 50°02'57" W ALONG THE EAST LINE THEREOF 595.95 FEET TO AN EXISTING REBAR MARKING THE NE CORNER OF SAID PREVIOUS SURVEY OF ROSE COURT ESTATES, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SOUTH CLUB HOUSE ESTATES, AN ADDITION TO WASHINGTON COUNTY, ARKANSAS; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: N 18°15'38" E, 83.46 FEET TO AN EXISTING REBAR; N 18°11'48" E, 90.06 FEET TO AN EXISTING REBAR; N 18°58'11" E, 22.38 FEET TO AN EXISTING REBAR; N 01°16'34" W, 96.22 FEET TO AN EXISTING REBAR; N 04°11'42" W, 5.92 FEET TO A SET 1/2 INCH REBAR; N 02°27'39" E, 127.25 FEET TO A SET 1/2 INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVIERA PLACE; THENCE S 87°33'38" E ALONG SAID RIGHT-OF-WAY LINE 22.78 FEET TO AN EXISTING REBAR ON THE WESTERLY LINE OF RIVIERA ESTATES, AN ADDITION TO WASHINGTON COUNTY, ARKANSAS; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: S 03°05'18" W, 108.90 FEET TO AN EXISTING REBAR; S 37°49'12" E, 28.38 FEET TO AN EXISTING REBAR ON THE SOUTHERLY LINE OF SAID RIVIERA ESTATES; THENCE S 87°33'38" E ALONG SAID SOUTHERLY LINE 118.03 FEET TO AN EXISTING REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVIERA PLACE; THENCE ALONG SAID RIGHT-OF-WAY LINE 507.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.76 FEET AND A CHORD BEARING AND DISTANCE OF S 53°00'20" E, 478.44 FEET TO A SET 1/2 INCH REBAR ON THE SOUTHERLY LINE OF SAID RIVIERA ESTATES; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: S 39°50'48" E, 126.24 FEET TO A SET 1/2 INCH REBAR; S 87°27'21" E, 92.43 FEET TO AN EXISTING REBAR; S 72°37'25" E, 756.23 FEET TO AN EXISTING REBAR ON THE EASTERLY LINE OF SAID RIVIERA ESTATES; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: N 17°22'35" E, 413.28 FEET TO AN EXISTING REBAR; N 40°38'10" E, 111.93 FEET TO AN EXISTING REBAR; N 17°22'35" E, 428.10 FEET TO AN EXISTING REBAR; N 02°37'52" E, 187.09 FEET TO AN EXISTING REBAR ON THE NORTHERLY LINE OF SAID RIVIERA ESTATES; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: N 47°51'33" W, 76.67 FEET TO AN EXISTING REBAR; S 66°53'17" W, 503.43 FEET TO AN EXISTING REBAR; S 54°25'31" W, 718.59 FEET TO AN EXISTING REBAR; N 88°50'16" W, 104.54 FEET TO AN EXISTING REBAR; 356.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 244.88 FEET AND A CHORD BEARING AND DISTANCE OF N 46°12'15" W, 326.04 FEET TO AN EXISTING REBAR; N 87°33'38" W, 129.59 FEET TO AN EXISTING REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF RIVIERA PLACE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: 28.43 FEET ALONG THE ARC OF CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CHORD BEARING AND DISTANCE OF N 00°14'18" E, 28.42 FEET, TO A SET 1/2 INCH REBAR; N 02°26'22" E, 31.60 FEET TO AN EXISTING REBAR ON THE SOUTHERLY LINE OF BERMUDA ESTATES, AN ADDITION TO WASHINGTON COUNTY, ARKANSAS; THENCE S 87°33'38" E ALONG SAID SOUTHERLY LINE 122.37 FEET TO AN EXISTING REBAR ON THE EASTERLY LINE OF SAID BERMUDA ESTATES; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING BEARINGS AND DISTANCES: N 40°01'43" E, 458.35 FEET TO AN EXISTING REBAR; N 57°50'20" E, 621.84 FEET TO AN EXISTING REBAR; N 26°23'33" E, 40.98 FEET TO AN EXISTING REBAR; N 06°17'47" W, 149.20 FEET TO AN EXISTING REBAR; N 26°21'41" E, 919.82 FEET TO AN EXISTING REBAR; N 22°29'20" E, 116.94 FEET TO AN EXISTING REBAR; N 39°30'52" E, 496.84 FEET TO AN



EXISTING REBAR; N 22°18'42" W, 49.83 FEET TO AN EXISTING REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF FRISCO DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: 348.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 465.00 FEET AND A CHORD BEARING AND DISTANCE OF N 41°24'54" E, 340.11 FEET TO AN EXISTING REBAR; 68.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET AND A CHORD BEARING AND DISTANCE OF N 34°04'30" E, 68.27 FEET TO AN EXISTING REBAR ON THE EASTERLY LINE OF TRACT 2 OF A PREVIOUS SURVEY BY P.L.S. #1272, JOB #04-05-49, SHEET #9, DATED 8-13-2004; THENCE ALONG SAID EASTERLY LINE OF TRACT 2 THE FOLLOWING BEARINGS AND DISTANCES: N 48°11'12" E, 17.93 FEET TO AN EXISTING REBAR; 123.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET AND A CHORD BEARING AND DISTANCE OF N 30°32'46" E, 121.22 FEET TO AN EXISTING REBAR; THENCE LEAVING SAID EASTERLY LINE OF TRACT 2, 2225.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 6468.13 FEET AND CHORD BEARING AND DISTANCE OF S 22°45'47" W, 2214.71 FEET TO A SET 1/2 INCH REBAR; THENCE S 87°45'17" E, 524.62 FEET TO A SET 1/2 INCH REBAR; THENCE S 02°31'08" W, 1498.38 FEET TO THE POINT OF BEGINNING, CONTAINING 47.238 ACRES, MORE OR LESS, LESS PUBLIC ROAD RIGHTS-OF-WAY AND BEING SUBJECT TO ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., P.L.S. #1272, JOB #04-08-20.

LESS AND EXCEPT (TRACT 1A)

A PART OF THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4), PART OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN WHICH IS N02°25'01"E 1129.06' AND N87°40'20"W 105.54' FROM THE SOUTHEAST CORNER OF SAID NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4), AND RUNNING THENCE N87°40'20"W 43.96' TO A SET IRON PIN, THENCE N02°34'28"E 79.45' TO A FOUND IRON PIN, THENCE N47°50'36"W 76.47' TO A FOUND IRON PIN, THENCE S66°53'21"W 503.50' TO A FOUND IRON PIN, THENCE S54°24'36"W 718.43' TO A SET IRON PIN, THENCE N88°50'16"W 104.54' TO A SET IRON PIN, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 244.88', AN ARC LENGTH OF 356.65', AND A CHORD BEARING AND DISTANCE OF N46°14'51"W 325.95' TO A FOUND IRON PIN, THENCE N87°27'23"W 129.46' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00', AN ARC LENGTH OF 28.48', AND A CHORD BEARING AND DISTANCE OF N00°16'54"E 28.47' TO A FOUND IRON PIN, THENCE N02°19'59"E 31.56' TO A SET IRON PIN, THENCE S87°36'22"E 122.38' TO A FOUND IRON PIN, THENCE N40°02'08"E 458.27' TO A SET IRON PIN, THENCE N57°50'03"E 621.88' TO A FOUND IRON PIN, THENCE N26°25'27"E 40.92' TO A SET IRON PIN, THENCE N06°17'47"W 149.20' TO A SET IRON PIN, THENCE N26°21'31"E 677.62' TO A FOUND IRON PIN, THENCE N34°08'36"E 167.44' TO A FOUND IRON PIN, THENCE N24°20'59"E 281.75' TO A FOUND IRON PIN, THENCE N39°31'23"E 405.95' TO A FOUND IRON PIN, THENCE N22°33'11"W 49.61' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 465.00', AN ARC LENGTH OF 348.39', AND A CHORD BEARING AND DISTANCE OF N41°23'53"E 340.30' TO A SET IRON PIN, THENCE WITH A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00', AN ARC LENGTH OF 68.97', AND A CHORD BEARING AND DISTANCE OF N34°04'30"E 68.27' TO A SET IRON PIN, THENCE N48°06'20"E 18.04' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00', AN ARC LENGTH OF 123.04', AND A CHORD BEARING AND DISTANCE OF N30°32'30"E 121.11' TO A FOUND IRON PIN, THENCE WITH A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 6468.13', AN ARC LENGTH OF 2225.67', AND A CHORD BEARING AND DISTANCE OF S22°45'44"W 2214.71' TO A FOUND IRON PIN, THENCE S33°30'48"W 150.88' TO A FOUND IRON PIN, THENCE S88°48'26"E 153.60' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 343.27', AN ARC LENGTH OF 270.61', AND A CHORD BEARING AND DISTANCE OF N79°08'25"E 263.65' TO A FOUND IRON PIN, THENCE S72°27'40"E 27.59' TO A FOUND IRON PIN, THENCE S36°26'47"E 27.37' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.93', AN ARC LENGTH OF 48.80', AND A CHORD BEARING AND DISTANCE OF S01°44'28"E 47.27' TO A FOUND IRON PIN, THENCE S16°12'30"W 30.94' TO A FOUND IRON PIN, THENCE S23°36'29"E 64.82' TO A FOUND IRON PIN, THENCE

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 177.82', AN ARC LENGTH OF 128.18', AND A CHORD BEARING AND DISTANCE OF S19°29'17"E 125.42' TO A FOUND IRON PIN, THENCE S02°58'26"E 54.98' TO THE POINT OF BEGINNING. CONTAINING 29.42 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

The above description provided by Blew & Associates, PA. Preparer of this instrument incurs no liability for the accuracy or correctness of said description which was provided by the surveyor herein.

## EXHIBIT B

### 30' DRAINAGE & UTILITY EASEMENT

AN EASEMENT 30 FEET IN WIDTH, FOR THE PURPOSE OF DRAINAGE AND UTILITIES, SAID EASEMENT BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FROM A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT N87°19'21"W A DISTANCE OF 46.91'; THENCE LEAVING SAID NORTH LINE, WITH A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6468.13', AN ARC LENGTH OF 1220.50', AND CONTAINING A CHORD BEARING AND DISTANCE OF S27°12'52"W 1218.69' TO A FOUND 1/2" REBAR; THENCE S33°30'48"W A DISTANCE OF 150.88' TO A FOUND 1/2" REBAR BEING THE TRUE POINT OF BEGINNING. THENCE S52°06'08"W A DISTANCE OF 184.05'; THENCE N37°53'52"W A DISTANCE OF 30.00'; THENCE N52°06'08"E A DISTANCE OF 179.09'; THENCE N33°20'34"E A DISTANCE OF 175.98'; THENCE S56°39'26"E A DISTANCE OF 30.00'; THENCE WITH A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6468.13', AN ARC LENGTH OF 30.06', AND CONTAINING A CHORD BEARING AND DISTANCE OF S32°29'13"W, WITH A CHORD LENGTH OF 30.06' TO A FOUND 1/2" REBAR; THENCE S 33°30'48" W A DISTANCE OF 150.88' TO THE POINT OF BEGINNING, CONTAINING 0.249 ACRES MORE OR LESS.

### DRAINAGE & UTILITY EASEMENT

AN EASEMENT VARIABLE IN WIDTH, FOR THE PURPOSE OF DRAINAGE AND UTILITIES, SAID EASEMENT BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF LOT 66, OF THE REPLAT OF BERMUDA ESTATES, VALLEY VIEW GOLF COURSE COMMUNITY, A SUBDIVISION OF WASHINGTON COUNTY, ARKANSAS; THENCE S87°36'22"E A DISTANCE OF 203.70'; THENCE N48°51'53"E A DISTANCE OF 728.34'; THENCE S37°53'52"E A DISTANCE OF 150.00'; THENCE S36°45'26"W A DISTANCE OF 609.39'; THENCE S59°44'38"W A DISTANCE OF 230.00'; THENCE N32°53'52"W A DISTANCE OF 220.00'; THENCE N87°36'22"W A DISTANCE OF 155.88' TO A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF LOT 2, RIVIERA ESTATES, OF BLOCK III, VALLEY VIEW GOLF COURSE COMMUNITY, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS; THENCE N87°27'23"W A DISTANCE OF 129.46' TO A FOUND 1/2" REBAR LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF FRISCO DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE WITH A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 370.00', AN ARC LENGTH OF 28.48', AND CONTAINING A CHORD BEARING AND DISTANCE OF N00°16'54"E 28.47' TO A FOUND 1/2" REBAR; THENCE N02°19'59"E A DISTANCE OF 31.56' TO A FOUND 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE S87°36'22"E A DISTANCE OF 122.38' TO THE POINT OF BEGINNING, CONTAINING 4.584 ACRES MORE OR LESS.

The above description provided by Blew & Associates, PA. Preparer of this instrument incurs no liability for the accuracy or correctness of said description which was provided by the surveyor herein.

## EXHIBIT C

### Tract 1

Part of the SW1/4 of the NE1/4 of Section 3, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the NE corner of said SW1/4 of the NE1/4 of Section 3, thence run S00°50'10"W 532.07 feet to the P. O. B., and running thence South 331.85 feet, thence N89°09'50"W 211.30 feet; thence N03°38'04"E 211.34 feet; thence N59°40'06"E 234.47 feet to the P.O.B.

### Tract 2

A part of the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 of Section 3, Township 15 North, Range 31 West, Washington County Arkansas and being more particularly described as follows: Beginning at point which is the NE corner of said SW1/4 of the NE1/4 of Section 3; thence S00°50'10"W 1324.19 feet; thence S89°30'40"W 233.16 feet; thence N02°53'23"E 223.98 feet; thence S88°01'49"W 436.18 feet; thence N02°25'59"W 225.63 feet; thence S59°50'06"W 275.60 feet; thence Southwesterly along a curve to the left having a radius of 308.00 feet and an arc length of 113.01 feet; thence S38°48'46"W 27.60 feet; thence N89°21'39"W 857.10 feet; thence Northwesterly along a Non-tangent curve to the left having a radius of 6430.66 feet and an arc length of 1217.72 feet; thence N89°31'08"E 1375.14 feet to the P.O.B.

AND

A part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 3, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the SE corner of said SE1/4 of the NW1/4, thence N 02°19'12" E, 212.40 feet; thence N 87°25'37" W, 523.46 feet; thence S 33°31'56" W, 150.92 feet; thence S 88°45'49" E, 153.88 feet; thence with a curve to the left, arc length of 270.68 feet, radius of 343.27 feet; chord bearing N 79°07'24" E, 263.72 feet; thence S 72°27'40" E, 27.59 feet; thence S 36°12'10" E, 27.28 feet; thence with a curve to the right, arc length 48.88 feet, radius of 55.93 feet, chord bearing S 01°37'55" E, 47.34 feet; thence S 16°15'11" W, 30.91 feet; thence S 23°35'23" E, 64.85 feet; thence with a curve to the right, arc length of 128.12 feet; radius of 177.82 feet; chord bearing S 19°34'53" E, 125.36 feet; thence S 02°58'31" E, 55.05 feet; thence S 87°33'53" E, 75.43 feet; thence N 01°05'41" E, 186.70 feet to the Point of Beginning, containing 1.96 acres and subject to a water line (as per Deed Record 97-088969) and a gas line easement on the East side of the subject property and a sewer line easement on the West side of the property.

LESS AND EXCEPT:

Tract 1 described as Beginning at a point which is the NE corner of said SW 1/4 of the NE1/4 of Section 3; thence S00°50'10"W 462.07 feet; thence S59°50'06"W 390.16 feet; thence N02°57'34"E 656.21 feet; thence N89°31'08"E 310.19 feet to the point of beginning.

ALSO LESS AND EXCEPT:

Commencing at the NE corner of said SW1/4 of the NE1/4 of Section 3; thence run S00°50'10"W 532.07 feet to the P.O.B, thence S00°50'10"W 331.85 feet; thence N89°09'50"W 211.30 feet; thence N03°38'04"E 211.34 feet; thence N59°50'06"E 234.47 feet to the P.O.B.

### Tract 3

Part of the SW1/4 of the NE1/4 of Section 3, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of said forty acre tract, thence S00°50'10"W 462.07 feet; thence S59°50'06"W 390.16 feet; thence N02°57'34"E 656.21 feet; thence N89°31'08"E 310.19 feet to the Point of Beginning, containing 4.108 acres, more or less.



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Sent To **Tyler & Mekeshia Boyd**  
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City **Farmingington, AR 72730**

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Postage **\$0.55**

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 Adult Signature Required \$ **\$0.00**  
 Adult Signature Restricted Delivery \$ **\$0.00**

Postage **\$0.55**

Total Postage and Fees **\$7.00**

Sent To  
**Jimmy & Joni Black**  
**11209 N Hwy 170**  
**Farmington, AR 72730**

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 Adult Signature Restricted Delivery \$ **\$0.00**

Postage **\$0.55**

Total Postage and Fees **\$7.00**

Sent To  
**Cranner Properties, LLC**  
**11308 Frisco Drive**  
**Farmington, AR 72730**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Adult Signature Restricted Delivery \$ **\$0.00**

Postage **\$0.55**

Total Postage and Fees **\$7.00**

Sent To  
**Travis & Trevak Ratchford**  
**PO Box 326**  
**Farmington, AR 72730**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage **\$0.55**

Total Postage and Fees **\$7.00**

Sent To  
**Richard & Beverly Irvin**  
**11133 Spring Mountain Drive**  
**Farmington, AR 72730**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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**Farmington, AR 72730**

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 Adult Signature Restricted Delivery \$ **\$0.00**

Postage **\$0.55**

Total Postage and Fees **\$7.00**

Sent To  
**David & Donna Harper**  
**11152 N Hwy 170**  
**Farmington, AR 72730**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage **\$0.55**

Total Postage and Fees **\$7.00**

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To  
**Cranner Properties, LLC**  
**11308 Frisco Drive**  
**Farmington, AR 72730**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



# RECEIPT

DATE 3/23/2021

No. 269862

RECEIVED FROM FBL Investments

\$ 2000.00

Two Thousand Dollars DOLLARS

- FOR RENT
- FOR \_\_\_\_\_

ACCOUNT	
PAYMENT	<u>2000.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY Bob in Austin

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: EBL Investments

Date: 04/06/2021

Project Name: Hillcrest Subdivision

Engineer/Architect: Blew & Associates, PA

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington, AR

Name: Judy Horne, Re: Landscape Ordinance  
479-267-1022 jhorne923@gmail.com

1. Subdivisions are required to include a dedicated park within the subdivision OR pay a fee into the City's Park Fund in lieu of creating dedicated park space in the subdivision. (Article XII Sections A. through P of the Landscaping Ordinance.) A. and B. below show the two options. Fee-in-Lieu-of-Park would be  $\$600 \times 81$  usable lots =  ~~$\$48,600$~~   $\$49,800$ . *83 jkh*

**A. Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.

**B. Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.

*83 lots jkh*  
Plat indicates Lot 47 (.32 acre) and Lot 62 (.14 acre) as "Private Park" for total .46 acres. Using A. Ratios for Dedication above, the required park land is  $81$  useable lots  $\times .02$  acre = 1.62 acres. Using this formula, remaining land-needed for park = 1.16 acres.

However, there are 2 additional parcels (no acreage shown) that are Non-Buildable. Indicate if these are also to be made into dedicated park land. If not, developer must pay a pro-rated amount into the City of Farmington City Parks and Trails Development Fund. This can't be accurately calculated until developer's intent is known. *jhe*

See page 2 for map of area being discussed here.

Received By: \_\_\_\_\_

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: EBL Investments

Date: 03/06/2021

Project Name: Hillcrest Subdivision

Engineer/Architect: Blew & Associates, PA

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: WWA Name: Zak Johnston, P.E.

**General Note:** The following represents a preliminary review of the proposed project for general design guidance in relation to the Farmington Planning Commission process. If approved, a set of construction grade plans, including, but not limited to, a formal Utility Plan, Grading Plan, Construction Details, and specifications shall be submitted to the WWA office for review and approval before being submitted to the Arkansas Department of Health.

1) All Sheets: Please field locate the existing 12" water main. Coordinate with the WWA office to pothole potential areas of conflict with proposed infrastructure to determine top of pipe elevations to include on the plans.

2) All Sheets: For the portion of the project that will utilize the existing 12" water main, ensure the grading plan does not remove soil from existing ground level.

Received By: \_\_\_\_\_

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CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Riverwood Homes LLC

Date: 03/06/2021

Project Name: Hillcrest Subdivision

Engineer/Architect: Blew & Associates, PA

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: WWA Name: Zak Johnston, P.E.

---

7) Sheets C5-1 through C5-3: The existing 12" water main will not be taken offline to cut-in tees or crosses. Please show tapping sleeves and tapping cross, with gate valves, for each corresponding connection.

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8) Sheets C5-1 through C5-3: All proposed water mains will need to be installed 10' minimum from R/W.

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9) Sheets C5-1 through C5-3: All proposed Fire Hydrants will need to be able to be isolated for flushing. Please include gate valves both upstream and downstream of each hydrant.

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10) Sheets C5-1 through C5-3: All proposed water taps on the existing 12" water main will be performed by WWA at the owners expense. Please contact the WWA office for pricing details.

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Received By: \_\_\_\_\_

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**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: ELB Investments                      Date: 04/6/2021

Project Name: Hillcrest Subdivision

Engineer/Architect: Blew & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is through Zoom for public participation. Only petitioners, staff and planning commissioners will be allowed in the meeting. Seems like you are notifying more than just those who are adjacent.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication that the meeting is through Zoom and no one will be allowed in City Hall in person. **With this in mind, the ad must be in Sunday, April 11, 2021 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, 13<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, April 26, 2021 at 6:00 pm**. We are doing in person meetings for petitioners and their representatives; we will still provide information for virtual meetings for public participation. Please provide me with email addresses for whoever wants to participate in that meeting. My email is [melissamccarville@cityoffarmington-ar.gov](mailto:melissamccarville@cityoffarmington-ar.gov). A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: EBL Investments, LLC

Date: April 6, 2021

Project Name: Hillcrest Subdivision

Engineer/Architect: Blew & Associates, P.A.

---

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Highway 170 is a Minor Arterial on the Farmington Master Transportation Plan. Minor Arterials require 72' Right-of-Way, 49' of pavement with 5' of sidewalk and 6' of greenspace. This development will be required to pay money in lieu of their half of Highway 170 improvement.
3. The handicap ramps shown do not meet ADA standards. One ramp directed into the center of the intersection is not acceptable.
4. Label the sidewalk and greenspace on the Preliminary Plat. Hatch the sidewalk.
5. Written approval from Valley View Golf LLC will be required for the grading shown on their property and the use of their pond.
6. What is and where is the outlet structure in the detention pond?
7. Drainage Report:
  - There appears to be two different study points but there is only one pre and post table. Verify which hydrographs were used for the pre and post areas in the table and show both study points.
  - The detention pond report is not included in the drainage calculations. Verify if there is an outlet structure in the existing pond and how it drains. Include the detention pond showing this outlet in the report.



**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Riverwood Homes LLC

Date: 3/6/2021

Project Name: Hillcrest Subdivision

Engineer/Architect: Bates & Associates, Inc.

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: Fire Department Name: Hellard

None

---

Received By: \_\_\_\_\_

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# AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement:

Blaire Bradbury

PH City of Farmington

was published in the following weekly paper(s):

X Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication: April 7, 2021

Publication Charges: \$162.50

Brittany Smith  
Brittany Smith

Subscribed and sworn to before me  
This 7 day of April, 2021.

Cathy Wiles  
Notary Public  
My Commission Expires: 2/20/24

**\*\*NOTE\*\***  
Please do not pay from Affidavit.  
Invoice will be sent.

Cathy Wiles  
Benton COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires 02-20-2024  
Commission No. 12397118

**Notice of Public Hearing**  
A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 23rd Day of March 2021.

A PART OF THE SW 1/4 OF THE NE 1/4 AND A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN FOR THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4 S02°30'18"W 429.13' TO A SET IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 170, THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 893.70', AN ARC LENGTH OF 69.82', AND A CHORD BEARING AND DISTANCE OF S59°54'17"W 69.81', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING 5 COURSES AND DISTANCES: S62°08'34"W 162.16', S62°38'52"W 505.73', S62°29'34"W 182.29', S61°51'27"W 60.58', AND S60°24'46"W 109.34', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 347.80', AN ARC LENGTH OF 127.89', AND A CHORD BEARING AND DISTANCE OF S50°31'15"W 127.17', THENCE S37°01'37"W 49.03' TO A SET IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY N87°13'14"W 296.62' TO A FOUND IRON PIN, THENCE N87°26'10"W 523.44' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 6430.66', AN ARC LENGTH OF 1221.21', AND A CHORD BEARING AND DISTANCE OF N27°17'08"E 1219.38' TO A SET IRON PIN ON THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4, THENCE WITH THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4 S87°19'21"E 45.25' TO A SET IRON PIN FOR THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4, THENCE WITH THE NORTH LINE OF SAID SW 1/4 OF THE NE 1/4 S87°22'39"E 1326.14' TO THE POINT OF BEGINNING, CONTAINING 31.95 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD TOGETHER WITH A PART OF THE SE 1/4 OF THE NW 1/4 AND A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING

AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF LOT 1, SHANNONDAH VALLEY, PHASE I, A SUBDIVISION TO WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 11, PAGE 39, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND RUNNING THENCE S01°01'22"W 186.36' TO A FOUND IRON PIN, THENCE N87°40'20"W 75.59' TO A FOUND IRON PIN, THENCE N02°58'26"W 54.98' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 177.82', AN ARC LENGTH OF 128.18', AND A CHORD BEARING AND DISTANCE OF N19°29'17"W 125.42' TO A FOUND IRON PIN, THENCE N23°36'29"W 64.82' TO A FOUND IRON PIN, THENCE N16°12'30"E 30.94' TO A FOUND IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 55.93', AN ARC LENGTH OF 48.80', AND A CHORD BEARING AND DISTANCE OF N01°44'28"W 47.27' TO A FOUND IRON PIN, THENCE N36°26'47"W 27.37' TO A SET IRON PIN, THENCE N72°27'40"W 27.59' TO A SET IRON PIN, THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 343.27', AN ARC LENGTH OF 270.61', AND A CHORD BEARING AND DISTANCE OF S79°08'25"W 263.65' TO A FOUND IRON PIN, THENCE N88°48'26"W 153.60' TO A FOUND IRON PIN, THENCE N33°30'48"E 150.88' TO A FOUND IRON PIN, THENCE S87°26'10"E 523.45' TO A FOUND IRON PIN, THENCE S02°23'17"W 212.45' TO THE POINT OF BEGINNING CONTAINING 1.96 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Large Scale Development will be held on the 26th day of April 2021, at six o'clock p.m. at Farmington City Hall 354 West Main, Farmington Arkansas. All interested persons are invited to attend.  
75399796 Apr 7, 2021

April 12, 2021

City of Farmington  
354 W. Main Street  
Farmington, AR 72730

SUBJECT: Hillcrest Subdivision

Technical Plat Review 04/06/2021

**Review Comments**

**Reviewed by Judy Horne, Melissa McCarville, Chris Brackett**

Comments: Judy Horne

1. Subdivisions are required to include a dedicated park within the subdivision OR pay a fee in to the City's Park Fund in lieu of creating a dedicated park space in the subdivision. (Article XII, Sections A. through P. of the Landscaping Ordinance). A. and B. show the two options. Lee-in-Lieu-of-Park would be \$600 x 83 useable lots = \$49,800.
  - A. Rations for Dedication – Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and trails within the development. Land shall be dedicated at a ration of 0.02 acres (870 SF) of land for each single family dwelling unit and 0.01 acres (435 SF) of land for each multi-family unit.
  - B. Fee Payment in Lieu of Land Conveyance – In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development fund \$600.00 for each single family unit and \$300.00 for each multi family unit. The city shall review the designated fees every two years and make adjustments suggestions to the City Council.

Response: Noted. Lot #62 (0.14 acres) is to be designated Park Area. The remaining fee for the park area will be a ratio calculated once the plat is finalized.

Comments: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or developer monthly.

Response: Noted.

2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on

your letter that the meeting is through zoom for public participation. Only petitioners, staff and planning commissioners will be allowed in the meeting.

Response: Notifications have been sent.

3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Ad must be in by Sunday, April 11, 2021 to meet the deadline.

Response: Advertisement is scheduled to be printed.

4. The revised plan must be submitted by Tuesday, 13<sup>th</sup>, by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.

Response: Plans are included with this submission.

5. A revised copy of the plan and drainage plan should be delivered to Chris Brackett at his office.

Response: Plan and report submitted. d

6. Planning Commission meeting shall be Monday, April 26<sup>th</sup>, 2021 at 6:00 PM. We are doing in person meetings for petitioners and their representatives. We will still provide information for virtual meetings for public participation. Please provide me with the e-mail address for whomever will participate. A link for the meeting will be sent out closer to the date.

Response: Noted.

Comments: Chris Brackett, P.E.

1. Note that the instructions say the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.

Response: Noted.

2. Highway 170 is a Minor Arterial on the Farmington Master Transportation Plan. Minor Arterial Roads require 72' right-of-way of pavement with 5' of sidewalk and 6' of greenspace. This development will be required to pay a fee in lieu of their half of the highway improvements.

Response: Noted. Developer plans on paying the fee in lieu.

3. The handicap ramps shown do not meet the ADA standards. One ramp directed into the center of the intersection is not acceptable.

Response: The Ramps have been reconfigured.

4. Label sidewalk and greenspace on the Preliminary Plat. Hatch the sidewalk

Response: The sidewalk and green space are more clearly indicated.

5. Written approval from Valley View Golf LLC will be required for the grading shown on their property and the use of their pond.

Response: Approval from Valley View Golf LLC has been obtained.

6. What and where is the outlet structure for the detention pond?

Response: The outlet structure is an existing 24" HDPE pipe at the southwest corner of the pond.

7. Drainage Report – There appear to be two different study points but there is only one pre and post table. Verify which hydrographs were used for the pre and post areas in the table and show both study points.

Response: The report has been updated.

8. Drainage Report – There the detention pond report is not included in the drainage calculations. Verify if there is an outlet structure in the exiting pond and how it drains. Include the detention pond showing this outlet in the report.

Response: The report has been updated.

Sincerely,



W. Cody Sexton  
Blew & Associates, PA

April 12, 2021

Washington Water Authority  
12567 W Highway 62  
Farmington, AR 72730

SUBJECT: Hillcrest Subdivision

Zak Johnson, P.E.

Technical Plat Review 04/06/2021

**Review Comments**  
**Reviewed by Zak Johnson**

Civil Plans

1. All Sheets: Please field locate the existing 12" Water Main. Coordinate with WWA Office to pothole potential areas of conflict with proposed infrastructure to determine top of pipe elevations to include on the plans.

Response: We have discussed with Zak Johnson. Pothole locations will be added to the plans prior to the Final Plans.

2. All Sheets: For the portion of the project that will utilize the existing 12" water main, ensure the grading plan does not remove soil from existing ground level.

Response: No significant soil removal is anticipated above the corridor of the existing 12" water main.

3. All Profile Sheets: Please add existing and proposed water mains, with corresponding stations and sizes to the profiles.

Response: Noted, Data will be shown on profiles.

4. Sheet C1-1: Add note "Mandatory Pre-Construction meeting shall be held sat the WWA office before construction begins."

Response: Noted.

5. Sheets C5-1 through C5.3: Please field locate and show the 2" water main that runs parallel to, and along the south east side of Highway 170 on the plans.

Response: The location has been added, based on data provided by WWA.

6. Sheets C5-1 through C5-3: All water mains, both existing and proposed, running under proposed streets will need to be encased with steel encasement from R/W to R/W.

Response: Steel Encasement has been added to all crossings on the plans.

7. Sheets C5-1 through C5-3: The existing 12" water main will not be taken offline to cut-in tees or crosses. Please show tapping sleeves and tapping cross with Gate Valves, for each corresponding connection.

Response: The Tee tap has been updated to Tapping Sleeves. The 12" line will not be interrupted during construction.

8. Sheets C5-1 through C5-3: All proposed water mains need to be installed 10' minimum from R/W.

Response: Noted.

9. Sheets C5-1 through C5-3: All proposed fire hydrants will need to be able to be isolated for flushing. Please include gate valves both upstream and downstream of each hydrant.

Response: Additional gate valves have been added to each hydrant.

10. Sheets C5-1 through C5-3: All proposed water taps on the existing 12" water main will be performed by WWA at owner's expense. Please contact the WWA office for pricing details.

Response: Noted.

11. Sheet C5-1: Fittings, including, but not limited to reducers will not be permitted under the pavement.

Response: Noted. This note has been added to some areas where the scaling of the symbols could be misinterpreted.

12. Sheets C5-3: An additional connection to the existing 2" water main along HWY 170 will need to be made in the vicinity of Barn Valley Rd. Please show the water main extending along Barn Valley Rd and corresponding 16" Bore/Fittings for this connection.

Response: The additional connection to the 2" water main has been added. The connection will be bored under HWY 170 and will locate a new hydrant on the south side of the highway.

13. In an effort to reduce review times and resubmittals to WWA, Feel free to call the WWA office if you have questions or need to see additional technical guidance.

Response: Noted.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Cody Sexton". The signature is fluid and cursive, with the first name "W." being prominent and the last name "Sexton" written in a more compact, connected style.

W. Cody Sexton  
Blew & Associates, PA



City of Farmington  
Application and Checklist  
Preliminary Plat

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Applicant: Bates & Associates, Inc Day Phone: 442-9350  
 Address: 7230 S Pleasant Ridge Dr Fax: 521-9350  
Fayetteville, AR 72704  
 Representative: Geoffrey Bates Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Property Owner: Riverwood Homes LLC Day Phone: \_\_\_\_\_  
 Address: 3420 N PLAINVIEW AVE  
FAYETTEVILLE, AR 72703 Fax: \_\_\_\_\_

Indicate where correspondence should be sent (circle one): Applicant - Representative -- Owner

Fee: A non-refundable review fee of **\$2,000** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$2,000, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$	Date	Receipt #

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description Property between Folsom & the High School & Twin Falls south of phase 1 and 2  
 Site Address -- \_\_\_\_\_  
 Current Zoning -- R-1  
 Attach legal description attached

**Financial Interests**

The following entities or people have a financial interest in this project:

Riverwood Homes

Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*



Date 3-23-21

Applicant Signature

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

Farmington Commercial LLC / Paul E. Phillips Date 3-23-21  
 Owner/Agent Signature

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	✓		
2. Payment of application fee.	✓		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.			
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	✓		
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	✓		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			✓
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.			✓
10. Status of regulatory permits:			
a. NPDES Storm water Permit			✓
b. 404 Permit			✓
c. Other			✓
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.	✓		
17. Preliminary grading plan.	✓		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.	✓		
b. Provide pipe types and sizes.	✓		
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.	✓		
b. Manhole locations.	✓		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			✓
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			✓
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	✓		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			✓
a. Locations of all related structures.			✓
b. Locations of all lines above and below ground.			✓
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			✓

approximate change in the grade for the proposed street.	✓		
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	✓		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	✓		owner has not given us new street names yet
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	✓		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	✓		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			✓
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			✓
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			✓
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			✓
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			✓
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			✓
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			✓
8. The location and size of existing and proposed signs, if any.			
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			✓
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.			✓
13. Finished floor elevation of existing and purposed structures.			✓
14. Indicate location and type of garbage service (Large Scale			✓

Developments only.) Dimension turnaround area at dumpster location.			✓
15. A description of commonly held areas, if applicable.			✓
16. Draft of covenants, conditions and restrictions, if any.			✓
17. Draft POA agreements, if any.			✓
18. A written description of requested variances and waivers from any city requirements.			✓
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

*\*All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

**NOTICE OF PUBLIC HEARING**

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 23 day of March, 2021.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this Preliminary Plat will be held on the 26 day of April, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

*Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).*

**PHASE III LEGAL DESCRIPTION:**

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE NORTH LINE THEREOF N87°52'26"W 1321.56' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF N02°15'19"E 901.60' TO THE POINT OF BEGINNING, THENCE S02°15'19"W 422.95', THENCE S02°11'31"W 350.13', THENCE N87°44'41"W 130.39', THENCE S02°15'19"W 43.00', THENCE N87°44'41"W 353.95', THENCE N02°15'19"E 125.00', THENCE N87°44'41"W 504.00', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 447.77' AND A CHORD THAT BEARS S78°39'42"W 86.51', THENCE S81°22'18"W 51.20', THENCE N87°44'41"W 26.19', THENCE N02°15'19"E 106.92', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 248.00' AND A CHORD THAT BEARS N09°45'32"W 103.24', THENCE N02°15'19"E 412.80', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00' AND A CHORD THAT BEARS N72°08'05"W 317.78', THENCE N02°16'42"E 70.00', THENCE S87°43'18"E 203.05', THENCE N02°14'37"E 27.93', THENCE S87°45'09"E 392.99', THENCE S02°15'19"W 140.29', THENCE S87°44'41"E 120.00', THENCE S86°43'26"E 50.01', THENCE S87°44'41"E 580.00', THENCE N02°15'19"E 58.14', THENCE S87°44'41"E 130.00' TO THE POINT OF BEGINNING, CONTAINING 20.82 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR PRELIMINARY PLAT**

To All Owners of land lying adjacent to the property at:

12655 Orchid RD Farmington, AR

---

Location

Riverwood Homes LLC

---

Owned by

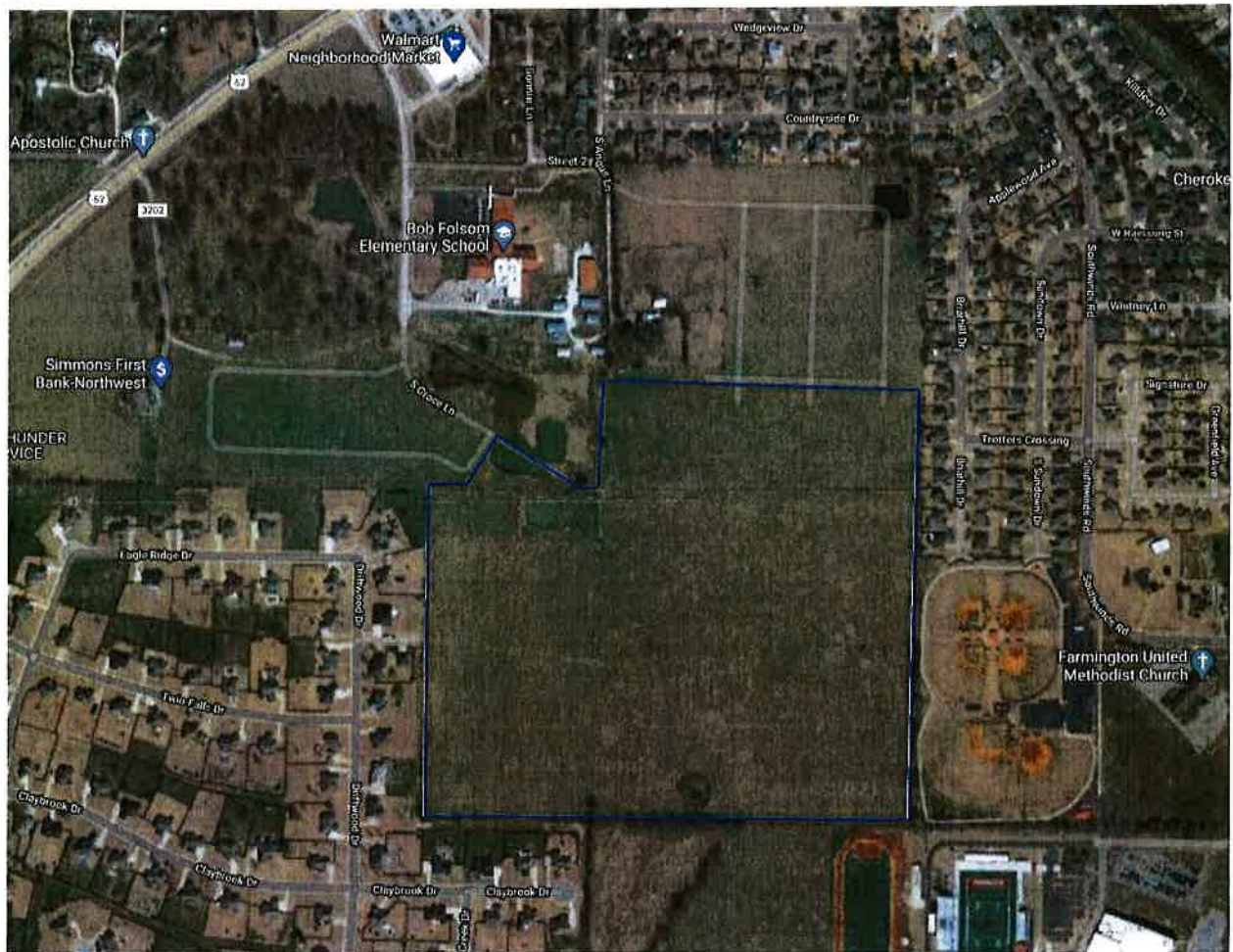
NOTICE IS HEREBY GIVEN THAT an application has been filed for PRELIMINARY PLAT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on April 26, 2021 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

PHASE III LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE NORTH LINE THEREOF N87°52'26"W 1321.56' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF N02°15'19"E 901.60' TO THE POINT OF BEGINNING, THENCE S02°15'19"W 422.95', THENCE S02°11'31"W 350.13', THENCE N87°44'41"W 130.39', THENCE S02°15'19"W 43.00', THENCE N87°44'41"W 353.95', THENCE N02°15'19"E 125.00', THENCE N87°44'41"W 504.00', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 447.77' AND A CHORD THAT BEARS S78°39'42"W 86.51', THENCE S81°22'18"W 51.20', THENCE N87°44'41"W 26.19', THENCE N02°15'19"E 106.92', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 248.00' AND A CHORD THAT BEARS N09°45'32"W 103.24', THENCE N02°15'19"E 412.80', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00' AND A CHORD THAT BEARS N72°08'05"W 317.78', THENCE N02°16'42"E 70.00', THENCE S87°43'18"E 203.05', THENCE N02°14'37"E 27.93', THENCE S87°45'09"E 392.99', THENCE S02°15'19"W 140.29', THENCE S87°44'41"E 120.00', THENCE S86°43'26"E 50.01', THENCE S87°44'41"E 580.00', THENCE N02°15'19"E 58.14', THENCE S87°44'41"E 130.00' TO THE POINT OF BEGINNING, CONTAINING 20.82 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



Parcel Location



RECEIVED  
APR 14 2021  
CITY OF FARMINGTON

## NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 23<sup>rd</sup> day of March 2021.

OVERALL LEGAL DESCRIPTION (PARCEL #760-01911-900):

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE NORTH LINE THEREOF N87°52'26"W 1321.56' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF N02°15'19"E 901.60' TO THE POINT OF BEGINNING, THENCE S02°15'19"W 422.95', THENCE S02°11'31"W 350.13', THENCE N87°44'41"W 130.39', THENCE S02°15'19"W 43.00', THENCE N87°44'41"W 353.95', THENCE N02°15'19"E 125.00', THENCE N87°44'41"W 504.00', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 447.77' AND A CHORD THAT BEARS S78°39'42"W 86.51', THENCE S81°22'18"W 51.20', THENCE N87°44'41"W 26.19', THENCE N02°15'19"E 106.92', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 248.00' AND A CHORD THAT BEARS N09°45'32"W 103.24', THENCE N02°15'19"E 412.80', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00' AND A CHORD THAT BEARS N72°08'05"W 317.78', THENCE N02°16'42"E 70.00', THENCE S87°43'18"E 203.05', THENCE N02°14'37"E 27.93', THENCE S87°45'09"E 392.99', THENCE S02°15'19"W 140.29', THENCE S87°44'41"E 120.00', THENCE S86°43'26"E 50.01', THENCE S87°44'41"E 580.00', THENCE N02°15'19"E 58.14', THENCE S87°44'41"E 130.00' TO THE POINT OF BEGINNING, CONTAINING 20.82 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public hearing to consider this Preliminary Plat will be held on the 26th day of April, 2021, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

# NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR 72702 • 479-442-1700 • FAX 479-695-115 • WWW.NWADG.COM

## AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting Legal Clerk of the Northwest Arkansas Democrat-Gazette, a daily newspaper printed and published in said County, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement the matter of: Notice pending in the Court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County; that said newspaper had been regularly printed and published in said County, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

Bates & Associates  
PH City of Farmington

Was inserted in the Regular Edition on:  
April 9, 2021

Publication Charges: \$128.70

Brittany Smith  
Brittany Smith

Subscribed and sworn to before me  
This 9 day of Apr, 2021.

Cathy Wiles  
Notary Public  
My Commission Expires: 2/20/24

Cathy Wiles  
Benton COUNTY  
NOTARY PUBLIC - ARKANSAS  
My Commission Expires 02-20-2024  
Commission No. 12397118

**\*\*NOTE\*\***

Please do not pay from Affidavit.  
Invoice will be sent.

NOTICE OF PUBLIC MEETING  
An application for PRELIMINARY PLAT at the property described below has been filed with the City of Farmington on the 23rd day of March 2021.  
LEGAL DESCRIPTION (PARCEL #760-01911-900):

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING FROM AN EXISTING ALUMINUM MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE NORTH LINE THEREOF N87°52'26"W 1321.56' TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF N02°15'19"E 901.60' TO THE POINT OF BEGINNING, THENCE S02°15'19"W 422.95', THENCE S02°11'31"W 350.13', THENCE N87°44'41"W 130.39', THENCE S02°15'19"W 43.00', THENCE N87°44'41"W 353.95', THENCE N02°15'19"E 125.00', THENCE N87°44'41"W 504.00', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 447.77' AND A CHORD THAT BEARS S78°39'42"W 86.51', THENCE S81°22'18"W 51.20', THENCE N87°44'41"W 26.19', THENCE N02°15'19"E 106.92', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 248.00' AND A CHORD THAT BEARS N09°45'32"W 103.24', THENCE N02°15'19"E 412.80', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00' AND A CHORD THAT BEARS N72°08'05"W 317.78', THENCE N02°16'42"E 70.00', THENCE S87°43'18"E 203.05', THENCE N02°14'37"E 27.93', THENCE S87°45'09"E 392.99', THENCE S02°15'19"W 140.29', THENCE S87°44'41"E 120.00', THENCE S86°43'26"E 50.01', THENCE S87°44'41"E 580.00', THENCE N02°15'19"E 58.14', THENCE S87°44'41"E 130.00' TO THE POINT OF BEGINNING, CONTAINING 20.82 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:  
12655 ORCHID RD  
FARMINGTON, AR 72730  
A public meeting to consider this request for variance at the above-described property will be held on the 26th day of April, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
75402186 Apr 9, 2021

# RECEIPT

DATE 3/24/2021

No. 269863

RECEIVED FROM Maria Marquez

\$ 2,000.00

Two thousand and 00/100 DOLLARS

FOR RENT  
 FOR cell phone

ACCOUNT	
PAYMENT	<u>2000.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY Walter Juarez

Date: 4/06/2021

City: Farmington

Subdivision Name: The Grove At Engles Mill

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
  2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
  3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
  4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
  5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
  6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, re-sodding , etc.
  9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
  10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
  11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.
- Wes Mahaffey At (479)263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Additional Comments:

See PDF sent also

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Riverwood Homes

Date: 04/06/2021

Project Name: The Grove at Engles Mill - PH 3

Engineer/Architect: Bates & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington, AR

Name: Judy Horne, Re: Landscape Ordinance  
479-267-1022    jhorne923@gmail.com

1. Subdivisions are required to include a dedicated park within the subdivision OR pay a fee into the City's Park Fund in lieu of creating dedicated park space in the subdivision. (Article XII Sections A. through P of the Landscaping Ordinance.) A. and B. below show the two options. Fee-in-Lieu-of-Park would be \$600 X 83 lots = \$49,800.

- A. Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- B. Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.

If a park IS planned for Phase 3, see neighborhood park requirements in Article XII Sections D. through P of the Landscaping Ordinance.

Received By: \_\_\_\_\_  
\_\_\_\_\_

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Bart Bauer

Date: 3/6/2021

Project Name: The Grove at Eagles Mill

Engineer/Architect: Blew & Associates, LLC

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: Fire Department Name: Hellard

Hydrant Changes made and submitted by Bates  
approved.

Received By: \_\_\_\_\_

---



**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Riverwood Homes LLC

Date: April 6, 2021

Project Name: The Grove at Engles Mill Phase 3

Engineer/Architect: Bates & Associates, Inc.

---

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Show Street Lights at 300' on center and at intersections.
3. The City recommends a 5' sidewalk be shown. The ordinance is in the process to be revised to this standard.
4. Why does the street pavement hatch stop short of the curb extension in the southeast corner of the phase?
5. Grace Lane including drainage and sidewalk will have to be extended to the Street 7 intersection with this Phase.
6. Has the outlet of the detention pond been coordinated with the property owner to the south?
7. Drainage Report:
  - The drainage report review is not completed. It will be forwarded to the engineer when complete. Adjusting the deadline to address comments will be discussed if necessary.



**CITY OF FARMINGTON**  
**TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Riverwood Homes, LLC

Date: 3/6/2021

Project Name: The Grove at Engles Mill

Engineer/Architect: Bates & Associates, Inc.

---

Following are recommendations from the Technical Plat Review Committee that must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting. The information must be submitted to the Planning Office before 12 noon the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

**Representing: PGTelco / Zing Broadband**

Name: Shane Bell

Phone: 479-841-0980

Email: [sbell@pgtc.com](mailto:sbell@pgtc.com)

PGTelco Requests the following easements not currently on the proposed plat:

- 20' UE in the rear of lots 131 thru 134
- 20' UE in the rear of lots between Street 8 & Street 10
- 20' UE in the rear of lots between Street 10 & Street 11
- 20' UE in the rear of lots between Street 11 & Street 2
- 20' UE in the rear of lots 210 thru 213
- 20' UE between lots 210 & 211

Thank you for your consideration.

Received By: \_\_\_\_\_

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Riverwood Homes LLC

Date: 03/06/2021

Project Name: The Grove at Engles Mill PIII

Engineer/Architect: Bates & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: WWA Name: Zak Johnston, P.E.

General Note: The following represents a preliminary review of the proposed project for general design guidance in relation to the Farmington Planning Commission process. If approved, a set of construction grade plans, including, but not limited to, a formal Utility Plan, Grading Plan, Construction Details, and specifications shall be submitted to the WWA office for review and approval before being submitted to the Arkansas Department of Health.

---

1) Please ensure all 25' BSBs double as a 25' U/E.

---

2) All Profile Sheets: Please add existing and proposed water mains, with corresponding stations and sizes to the future profiles.

---

3) Sheet 01: Add note "Mandatory Pre-Construction meeting shall be held at the WWA office before construction begins."

---

Received By: \_\_\_\_\_

---

CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Riverwood Homes LLC

Date: 03/06/2021

Project Name: The Grove at Engles Mill PIII

Engineer/Architect: Bates & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: WWA Name: Zak Johnston, P.E.

4) Sheets 03: All water mains, both existing and proposed, running under proposed streets will need to be encased with steel encasement from R/W to R/W.

---

5) Sheets 03: All proposed water mains will need to be installed 10' minimum from R/W.

---

6) Sheets 03: All proposed Fire Hydrants will need to be able to be isolated for flushing. Please include gate valves both upstream and downstream of each hydrant.

---

7) This project will include offsite (future phase) water main installations along Street 2 and Street 3. Please show preliminary grades for these streets to ensure this portion of the water main is buried at the proper depth to not conflict with future road construction.

---

8) Please call if you have any questions.

---

Received By: \_\_\_\_\_

---

Date: 4/06/2021

City: Farmington

Subdivision Name: The Grove At Engles Mill

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
  2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
  3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
  4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
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- Wes Mahaffey At (479)263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Additional Comments:

See PDF sent also

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Riverwood Homes      Date: 04/6/2021

Project Name: The Grove at Engles Mill

Engineer/Architect: Bates & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is through Zoom for public participation. Only petitioners, staff and planning commissioners will be allowed in the meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication that the meeting is through Zoom and no one will be allowed in City Hall in person. **With this in mind, the ad must be in Sunday, April 11, 2021 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, 13<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, April 26, 2021 at 6:00 pm**. We are doing in person meetings for petitioners and their representatives; we will still provide information for virtual meetings for public participation. Please provide me with email addresses for whoever wants to participate in that meeting. My email is [melissamccarville@cityoffarmington-ar.gov](mailto:melissamccarville@cityoffarmington-ar.gov). A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

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BEYSBRY, MICHAEL S  
 246 S ANGUS LN  
 FARMINGTON, AR 72730



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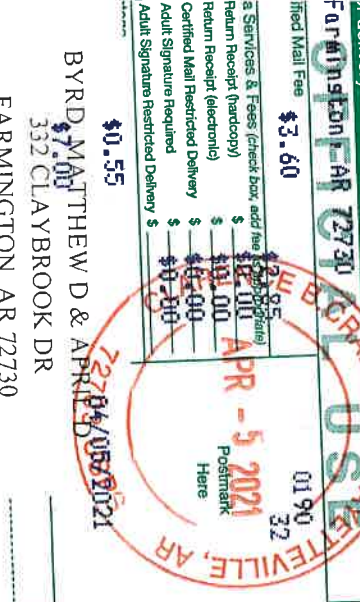
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BYRD, MATTHEW D & APRIL D  
 332 CLAYBROOK DR  
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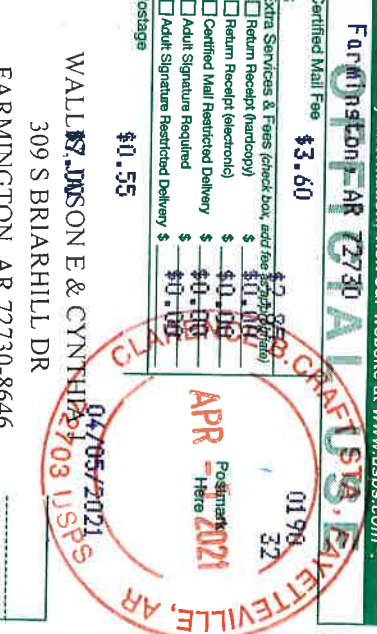
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WALLER, JIMSON E & CYNTHIA  
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SPRINGER, BRADY W  
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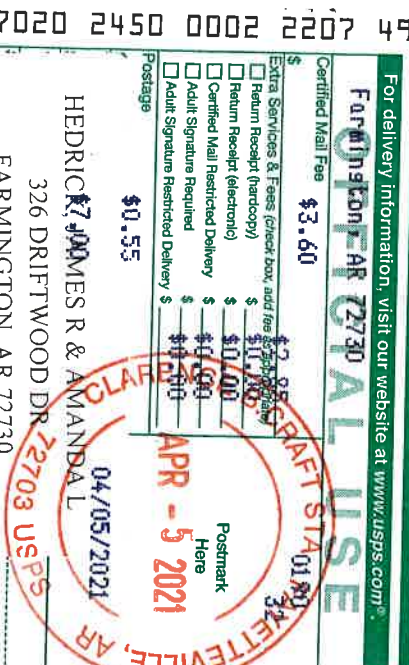
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HEDRICK, JAMES R & AMANDA L  
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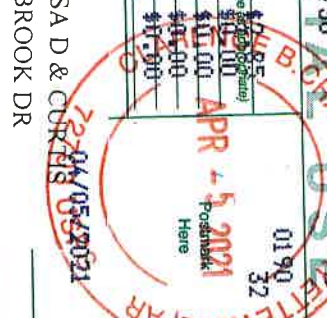
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GLOVER, STARLETT R  
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JAMAR FAMILY TRUST, JAMES W  
 BRODANN ROBINSON  
 360 DRIFTWOOD DR  
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JONES, JAMARA R, PAYEE  
7.00 DEBORAH S  
372 DRIFTWOOD DR  
FARMINGTON, AR 72730

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BENNETT, APRIL STEINER &  
CAMERON ROBERT  
344 CLAYBROOK DR  
FARMINGTON, AR 72730

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TRAW, MIKE & JOANNA  
334 S DRIFTWOOD DR  
FARMINGTON, AR 72730

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 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

WIEDNER, JEFFREY D & DEANNA  
279 S BRIARHILL DR  
FARMINGTON, AR 72730-8641

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™  
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0190 0190  
FAVETTEVILLE, AR 72730  
APR - 5 2021  
Postmark Here

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fee):  
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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

RIGGINS COMMERCIAL CONSTRUCTION  
& DEVELOPMENT INC  
1204 E JOYCE BLVD STE 102  
FAVETTEVILLE, AR 72703

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

RISNER, BRAD W & LEAH A  
338 S DRIFTWOOD DR  
FARMINGTON, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 2450 0002 2207 4917  
7020 2450 0002 2207 4757  
7020 2450 0002 2207 4863  
7020 2450 0002 2207 4856





City of Farmington  
Application and Checklist  
Preliminary Plat

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Applicant: Paul A. Schmidt Day Phone: (501) 681-6690  
 Address: P.O. Box 1287, Bentonville, AR 72712 Fax: \_\_\_\_\_  
 Representative: James Koch, PE Day Phone: (479) 200-5370  
 Address: P.O. Box 415 Fax: \_\_\_\_\_  
 Property Owner: PBS Properties Day Phone: (501) 681-6690  
 Address: P.O. Box 1287, Bentonville, AR 72712 Fax: \_\_\_\_\_

Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

**Fee:** A non-refundable review fee of **\$2,000** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$2,000, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the subdivision plat and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the plat is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$	Date	Receipt #

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description Ecology Park  
 Site Address -- \_\_\_\_\_  
 Current Zoning -- MF-2  
 Attach legal description \_\_\_\_\_

**Financial Interests**

The following entities or people have a financial interest in this project:

PBS Properties (Paul Schmidt)  
 \_\_\_\_\_  
 \_\_\_\_\_

Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

*Paul Schmidt*

Date 3/22/21

Applicant Signature

Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

*Paul Schmidt*

Date 3/22/21

Owner/Agent Signature

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.			
2. Payment of application fee.			
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.			
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½".			
5. List of adjacent property owners and copy of notification letter sent. *			
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:			
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.			
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.			
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.			
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			
8. The location and size of existing and proposed signs, if any.			
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			
12. Location of existing and purposed sidewalks.			
13. Finished floor elevation of existing and purposed structures.			
14. Indicate location and type of garbage service (Large Scale			

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			
16. Draft of covenants, conditions and restrictions, if any.			
17. Draft POA agreements, if any.			
18. A written description of requested variances and waivers from any city requirements.			
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			
20. Preliminary drainage plan as required by the consulting engineer.			

*\*All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

## NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this Preliminary Plat will be held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

*Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).*

Description as shown on deed recorded as document 2020-30151:

Lots 12, 13, 14, 15, 16, 19, 20, 21, and the Open Area, in Farmington Creek Subdivision, to the City of Farmington, Arkansas, as per plat of said Subdivision on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

-AND-

Part of the Northwest Quarter of the Southeast Quarter, Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows:  
Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter;  
thence East 450 feet to the point of beginning (said point in Farmington Double Springs Road);  
thence East 225 feet; thence South 75 feet; thence West 200 feet to a point in the road; thence North 18°30' West 79.09 feet to the point of beginning, containing 0.37 acres, more or less.

RECEIVED   
MAR 22 2021  
CITY OF FARMINGTON

March 22, 2021

City of Farmington  
Attn.: Melissa McCarville  
345 West Main Street  
Farmington, AR 72730

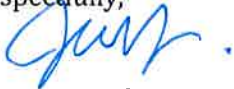
**RE: Preliminary Plat Application & Easement Vacation Request  
Ecology Park - Farmington, AR**

As the project representative and on behalf of the owner and developer Mr. Paul B. Schmidt, please accept this correspondence describing the requested Preliminary Plat Application to consolidate parcels and vacate utility easements.

*The scope, nature and intent of the preliminary plat and easement vacation request is to combine the Ecology Park property into a single tract of land and to remove City of Fayetteville easements from the subject property that do not have existing water or sewer utility within the easement areas. It appears that easements were conveyed, and utility was constructed without utilizing the provided easement. The owner desires to remove these vacant easement areas and establish easement for actual location of existing utility with the proposed preliminary plat. This work is being performed to prepare the property for residential multi-family development. This design submittal is currently being prepared and will be submitted to the City of Farmington in the near future.*

Please let me know if additional information is required, we look forward to continuing with the City of Farmington review.

Respectfully,



James F. Koch, P.E., C.P.E.S.C.  
P.O. Box 415  
Fayetteville, AR 72702  
Voice / Text (479) 200-5370  
Email: [jkochpe@gmail.com](mailto:jkochpe@gmail.com)



Description as shown on deed recorded as document 2020-30151:

Lots 12, 13, 14, 15, 16, 19, 20, 21, and the Open Area, in Farmington Creek Subdivision, to the City of Farmington, Arkansas, as per plat of said Subdivision on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

-AND-

Part of the Northwest Quarter of the Southeast Quarter, Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter; thence East 450 feet to the point of beginning (said point in Farmington Double Springs Road); thence East 225 feet; thence South 75 feet; thence West 200 feet to a point in the road; thence North  $18^{\circ}30'$  West 79.09 feet to the point of beginning, containing 0.37 acres, more or less.

SURVEY DESCRIPTION OF A 25' UTILITY EASEMENT TO BE VACATED - 0.02 ACRES:

A PART LOT 19 AND A PART OF LOT 20 OF THE FARMINGTON CREEK SUBDIVISION TO THE CITY OF FARMINGTON, BEING IN THE NW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST AND RECORDED IN PLAT BOOK 7 AT PAGE 79 OF THE PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE NW CORNER OF SAID NW1/4 OF THE SE1/4; THENCE ALONG THE NORTH LINE OF SAID NW1/4 OF THE SE1/4 S87°49'23"E 441.41 FEET; THENCE S16°23'05"E 75.83 FEET; THENCE S87°49'23"E 175.48 FEET; THENCE S34°09'51"E 147.53 FEET; N55°50'09"E 12.50 FEET TO THE POINT OF BEGINNING; THENCE N79°39'59"E 49.42 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 36°25'12", A RADIUS OF 40.00 FEET, A LONG CHORD THAT BEARS S10°13'57"E 25.00 FEET, AN ARC DISTANCE OF 25.43 FEET; THENCE S79°39'59"W 38.34 FEET; THENCE N34°09'51"W 27.33 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES, MORE OR LESS.

SURVEY DESCRIPTION OF A 10' UTILITY EASEMENT TO BE VACATED - 0.04 ACRES:

A PART LOT 14 AND A PART OF LOT 15 OF THE FARMINGTON CREEK SUBDIVISION TO THE CITY OF FARMINGTON, BEING IN THE NW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST AND RECORDED IN PLAT BOOK 7 AT PAGE 79 OF THE PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE NW CORNER OF SAID NW1/4 OF THE SE1/4; THENCE ALONG THE NORTH LINE OF SAID NW1/4 OF THE SE1/4 S87°49'23"E 441.41 FEET; THENCE CONTINUING S87°49'23"E 442.27 FEET; THENCE S21°48'13"E 13.08 FEET; THENCE S11°18'13"E 152.40 FEET; THENCE S58°45'13"E 288.20 FEET; THENCE S82°28'13"E 44.92 FEET; THENCE S08°22'16"W 186.22 FEET; THENCE S81°37'38"E 10.00 FEET TO THE POINT OF BEGINNING; THENCE N08°22'16"E 10.00 FEET; THENCE S81°37'38"E 187.96 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 18°16'48", A RADIUS OF 40.00 FEET, A LONG CHORD THAT BEARS S46°28'29"W 12.71 FEET, AN ARC DISTANCE OF 12.76 FEET; THENCE N81°37'38"W 180.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES, MORE OR LESS.

SURVEY DESCRIPTION OF A PORTION OF A 25' SANITARY SEWER AND WATER EASEMENT TO BE VACATED - 0.13 ACRES:

A PART LOT 19, A PART OF LOT 20 AND A PART OF THE NATURE DRIVE OF THE FARMINGTON CREEK SUBDIVISION TO THE CITY OF FARMINGTON, BEING IN THE NW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST AND RECORDED IN PLAT BOOK 7 AT PAGE 79 OF THE PLAT RECORDS OF WASHINGTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND AT THE NW CORNER OF SAID NW1/4 OF THE SE1/4; THENCE ALONG THE NORTH LINE OF SAID NW1/4 OF THE SE1/4 S87°49'23"E 441.41 FEET; THENCE S16°23'05"E 75.83 FEET; THENCE S87°49'23"E 175.48 FEET; THENCE S34°09'51"E 48.73 FEET; THENCE S59°34'19"E 29.13 FEET TO THE POINT OF BEGINNING; THENCE N34°09'51"W 41.02 FEET; THENCE S87°49'23"E 15.64 FEET; THENCE S59°34'19"E 201.86 FEET; THENCE S24°20'24"E 43.34 FEET; THENCE N59°34'19"W 213.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.13 ACRES, MORE OR LESS.

**LIST OF PROPERTY OWNERS ADJACENT TO  
LOTS 12, 13, 14, 15, 16, 19, 20, 21, AND THE OPEN AREA OF THE FARMINGTON  
CREEK SUBDIVISION TO THE CITY OF FARMINGTON AS RECORDED IN PLAT  
BOOK 7 AT PAGE 79 OF THE PLAT RECORDS OF WASHINGTON COUNTY,  
ARKANSAS, AND A PART OF THE NW1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP  
16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS.**

- |   |   |    |  |
|---|---|----|--|
| 1 | P.N. 760-01838-000<br>HERNDON, BILLY & SAVANNA<br>351 N DOUBLE SPRINGS RD<br>FARMINGTON, AR 72730 | 10 | P.N. 760-01000-000<br>HOMESTEAD INC<br>PO BOX 8835<br>FAYETTEVILLE, AR 72703   |
| 2 | P.N. 760-02382-000<br>GOOSE CREEK PROPERTIES LLC<br>496 DOUBLE SPRINGS RD<br>FARMINGTON, AR 72730 | 11 | P.N. 760-01001-000<br>ELLISON INVESTMENTS LLC<br>3291 S THOMPSON ST SUITE G #102<br>SPRINGDALE, AR 72764                 |
| 3 | P.N. 760-01316-000<br>GOOSE CREEK PROPERTIES LLC<br>496 DOUBLE SPRINGS RD<br>FARMINGTON, AR 72730 | 12 | P.N. 760-01002-000<br>PAS LEASING LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712  |
| 4 | P.N. 760-00984-000<br>BARTHOLOMEW, BEVERLY SUE AKA<br>PO BOX 745<br>FARMINGTON, AR 72730          | 13 | P.N. 760-01003-000<br>PBS PROPERTIES LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712   |
| 5 | P.N. 760-00985-000<br>CEDAR MOUNTAIN PROPERTIES LLC<br>PO BOX 1194<br>FAYETTEVILLE, AR 72702      | 14 | P.N. 760-01004-000<br>PAS LEASING LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712  |
| 6 | P.N. 760-00986-000<br>KUHN, CINDY<br>277 W ECOLOGY DR<br>FARMINGTON, AR 72730                     | 15 | P.N. 760-01005-000<br>PBS PROPERTIES LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712   |
| 7 | P.N. 760-00987-000<br>ST CLAIR, JOE R & SHIRLEY J<br>271 W ECOLOGY DR<br>FARMINGTON, AR 72730     | 16 | P.N. 760-00995-000<br>TERRELL, TONI; JUDD, DOROTHY<br>LYNN; BAKER, PATTI JEAN<br>311 N NATURE LN<br>FARMINGTON, AR 72730 |
| 8 | P.N. 760-00988-000<br>PBS PROPERTIES LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712                  | 17 | P.N. 760-00996-000<br>PBS PROPERTIES LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712   |
| 9 | P.N. 760-00989-000<br>PBS PROPERTIES LLC<br>PO BOX 1287<br>BENTONVILLE, AR 72712                  | 18 | P.N. 760-01844-000<br>496 DOUBLE SPRINGS RD<br>FARMINGTON, AR 72730  |

I HEREBY DECLARE THAT THIS LIST WAS COMPILED FROM THE LATEST PROPERTY INFORMATION AVAILABLE AT THE CIRCUIT CLERK'S OFFICE OF WASHINGTON COUNTY, ARKANSAS.

Lazaro Paya  
LAZARO G. PAYA AR LS #1380

03/17/2021  
DATE



**File# 2020-00030151**

**Prepared under the supervision of:**

Katie Papasan, Attorney  
1450 E. Zion Road, Suite 7  
Fayetteville, AR 72703

**WARRANTY DEED**

**File # 20-3853**

**KNOW ALL BY THESE PRESENTS:**

That the **City of Farmington, Arkansas**, hereinafter called Grantor, for and in consideration of the sum of One and No/100-----Dollars---(\$1.00) and other good and valuable consideration in hand paid by **PAS Leasing, LLC, an Arkansas limited liability company**, hereinafter called Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee and unto its successors and assigns forever, the following described land, situated and being in the County of Washington, State of Arkansas, to-wit:

**SEE ATTACHED EXHIBIT "A"**

TO HAVE AND TO HOLD the same unto said Grantee and unto its successors and assigns forever with all appurtenances thereunto belonging. And the Grantor hereby covenants with said Grantee it will forever warrant and defend the title to the said lands against all claims whatsoever.

[SIGNATURE PAGE FOLLOWS]





**EXHIBIT "A"**

**Lots 12, 13, 14, 15, 16, 19, 20, 21, and the Open Area, in Farmington Creek Subdivision, to the City of Farmington, Arkansas, as per plat of said Subdivision on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.**

**-AND-**

**Part of the Northwest Quarter of the Southeast Quarter, Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter; thence East 450 feet to the point of beginning (said point in Farmington Double Springs Road); thence East 225 feet; thence South 75 feet; thence West 200 feet to a point in the road; thence North 18°30' West 79.09 feet to the point of beginning, containing 0.37 acres, more or less.**

**Subject to easements, right-of-ways, and protective covenants of record, if any.**

**Subject to all prior mineral reservations and oil and gas leases, if any.**



**STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896**

**Affidavit of Compliance**



File Number: 20-3853

**Grantee:** PAS LEASING, LLC  
**Mailing Address:** P.O. BOX 1287  
BENTONVILLE AR 727120000

**Grantor:** CITY OF FARMINGTON, ARKANSAS  
**Mailing Address:** P.O. BOX 150  
FARMINGTON AR 727300000

**Property Purchase Price:** \$85,000.00  
**Tax Amount:** \$0.00  
**County:** WASHINGTON  
**Date Issued:** 08/27/2020  
**Affidavit ID:** 1726973952

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

A transfer to or from the United States, the State of Arkansas, or any of the instrumentalities, agencies, or political subdivisions of the United States or the State of Arkansas.

Washington County, AR  
I certify this instrument was filed on  
8/27/2020 11:47:34 AM  
and recorded in REAL ESTATE

File# 2020-00030151  
Kvle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

**Grantee or Agent Name (printed):** City Title & Closing LLC as Grantor's Agent  
**Grantee or Agent Name (signature):** [Signature] **Date:** 8/27/20  
**Address:** P.O. Box 1287  
**City/State/Zip:** Bentonville, AR 72712

# RECEIPT

DATE 3/22/21

No. 269861

RECEIVED FROM Paul A Schmidt

\$ 2,000.00

Two thousand and no/100 + 00/100 DOLLARS

FOR RENT

FOR other use

ACCOUNT	
PAYMENT	<u>2,000.00</u>
BAL. DUE	

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY William Johnson

Date: 4/06/2021

City: FARMINGTON

Name: PAYA INC.

Comments:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared the developer may be subject to extra charges from Ozarks for clearing the easement.
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.  
Wes Mahaffey At (479)263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Additional Comments:

7. WILL NEED A 30FT. U.E. ALONG ALL EXISTING OZARK POWER LINES.
8. WILL NEED AN EASMENT TO GET TO LOT 21

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: PAS Leasing, LLC

Date: April 6, 2021

Project Name: Ecology Park – Replat of Farmington Creek Subdivision

Engineer/Architect: Engineering Services, Inc.

---

Following are **recommendations** from the Technical Plat Review Committee which **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12:00 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A **narrative** addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. This plat should be call Replat of Lots 12, 13, 14, 15, 16, 19, 20, 21 and the open area of the Farmington Creek Subdivision.
3. Show the right-of-way that is being vacated.
4. Add easements for the existing sanitary sewer lines in the western area of the replat as per City of Fayetteville requirements.
5. Add any easements needed for the existing waterlines as per City of Fayetteville requirements.
6. Add the attached signature block to the plat.
7. Show the zoning line between the MF-2 and R-2 zoning.

**CERTIFICATE OF APPROVAL FOR RECORDING:**

THIS PLAT WAS APPROVED BY THE FARMINGTON PLANNING COMMISSION AT A MEETING HELD \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CHAIRMAN

**CERTIFICATE OF SURVEY AND ACCURACY:**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE CORNERS HAVE BEEN SET AS INDICATED ON THE PLAT.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
REGISTERED LAND SURVEYOR/PROFESSIONAL LAND SURVEYOR

**CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:**

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTING IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF FARMINGTON, ARKANSAS.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
ELECTRIC

\_\_\_\_\_  
DATE

\_\_\_\_\_  
GAS SERVICE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TELEPHONE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CABLE TELEVISION

\_\_\_\_\_  
DATE

\_\_\_\_\_  
WATER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SEWER

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

WE, THE UNDERSIGNED, HEREBY TRANSMIT THIS PLAT TO THE CITY OF FARMINGTON FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER(S) OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. ALSO, ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS AND STRUCTURES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
OWNER

**CERTIFICATE OF APPROVAL:**

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF FARMINGTON AS EACH PERTAINS TO THIS PLAT AND TO THE AREA OF RESPONSIBILITY SHOWN BELOW.

DATE SIGNATURE

BUILDING SETBACK DIMENSIONS:

\_\_\_\_\_  
BUILDING INSPECTOR

PUBLIC PROTECTION PROVISIONS:

\_\_\_\_\_  
FIRE CHIEF

\_\_\_\_\_  
POLICE CHIEF

PUBLIC INFRASTRUCTURE

\_\_\_\_\_  
CITY'S ENGINEERING CONSULTANT

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: PBS Properties

Date: 3/6/2021

Project Name: Ecology Park

Engineer/Architect: James Koch, PE

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: Fire Department Name: Hellard

None

---

Received By: \_\_\_\_\_

---

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: PBS Properties

Date: 3/6/2021

Project Name: Ecology Park

Engineer/Architect: James Koch, PE

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington Name: Rick

No Comment

Received By: \_\_\_\_\_



Date: 4/06/2021

City: FARMINGTON

Name: PAYA INC.

Comments:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
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Wes Mahaffey At (479)263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Additional Comments:

7. WILL NEED A 30FT. U.E. ALONG ALL EXISTING OZARK POWER LINES
8. WILL NEED AN EASMENT TO GET TO LOT 21

**CITY OF FARMINGTON**  
**TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: PBS Properties

Date: 3/6/2021

Project Name: Ecology Park

Engineer/Architect: James Koch, PE

---

Following are recommendations from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

**Representing: PGTelco / Zing Broadband**

Name: Shane Bell

Phone: 479-841-0980

Email: [sbell@pgtc.com](mailto:sbell@pgtc.com)

PGTelco has no comments on this project.

Received By: \_\_\_\_\_

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: PBS Properties

Date: 04/6/2021

Project Name: Ecology Park

Engineer/Architect: James Koch, PE

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting. Please add a note on your letter that the meeting is through Zoom for public participation. Only petitioners, staff and planning commissioners will be allowed in the meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. Please add a note on your publication that the meeting is through Zoom and no one will be allowed in City Hall in person. **With this in mind, the ad must be in Sunday, April 11, 2021 to meet the deadline.**
4. The revised plan must be submitted by next Tuesday, 13<sup>th</sup> by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan and a landscape plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, April 26, 2021 at 6:00 pm**. We are doing in person meetings for petitioners and their representatives; we will still provide information for virtual meetings for public participation. Please provide me with email addresses for whoever wants to participate in that meeting. My email is [melissamccarville@cityoffarmington-ar.gov](mailto:melissamccarville@cityoffarmington-ar.gov). A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
7. Since this is a replat; the titles should be FINAL Plat, not preliminary.

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: PBS Properties

Date: 04/06/2021

Project Name: Ecology Park

Engineer/Architect: James Koch, PE

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington, AR

Name: Judy Horne, Re: Landscape Ordinance  
479-267-1022 jhorne923@gmail.com

1. Subdivision Entryway Landscaping Requirements apply *ONLY* when developer *chooses* to incorporate an entryway into the subdivision plan.

There is no indication of planned landscaping at Ecology Park entryway. If landscaped entry is planned, refer to XI. Landscaping of Residential Entryways, A., B. and C.

2. Subdivisions are required to include a dedicated park within the subdivision OR pay a fee into the City's Park Fund in lieu of creating dedicated park space in the subdivision. (Article XII Sections A. through P of the Landscaping Ordinance.) A. and B. below show the two options. Fee-in-Lieu would be \$300 X 8 lots = \$2,400.

- A. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.
- B. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.

If a park IS planned, see neighborhood park requirements in Article XII Sections D. through P of the Landscaping Ordinance.

3. If any area within the Tract A which includes Farmington Branch will have detention pond, Landscape Ordinance requires minimal landscaping. (See Article X. Auxiliary Landscaping/ Shielding/ Screening Requirements - A. Detention Pond and Water Quality Pond Landscaping ). It is important to plant landscaping plants, grasses, and shrubs that are dwarf varieties to allow better visibility of the ponds. This is for the safety and protection of small children.

Received By: \_\_\_\_\_

---

*Copy  
As submitted  
to ALO*

March 25, 2021

Land Owner Address

**RE: Preliminary Plat Application & Easement Vacation Request  
Ecology Park – Farmington, AR**

You are receiving this letter as required because your property is adjacent to a land that has been submitted to the City of Farmington for Preliminary Plat review.

As the project representative and on behalf of the owner and developer Mr. Paul B. Schmidt, please know that the Preliminary Plat Application is intended to consolidate parcels and vacate utility easements. A reduced size copy of the property survey is attached.

*The scope, nature and intent of the preliminary plat and easement vacation request is to combine the Ecology Park property into a single tract of land and to remove City of Fayetteville easements from the subject property that do not have existing water or sewer utility within the easement areas. It appears that easements were conveyed, and utility was constructed without utilizing the provided easement. The owner desires to remove these vacant easement areas and establish easement for actual location of existing utility with the proposed preliminary plat. This work is being performed to prepare the property for residential multi-family development. This design submittal is currently being prepared and will be submitted to the City of Farmington in the near future.*

This item was submitted for the April 26 Planning Commission review cycle. A copy of the City of Farmington planning calendar with meeting dates is attached.

Additional information for this submittal can be obtained from the City of Farmington Planning Department. Please do not hesitate to let us know if additional information is needed.

Respectfully,

James F. Koch, P.E., C.P.E.S.C.  
P.O. Box 415  
Fayetteville, AR 72702



<b>FARMINGTON PLANNING COMMISSION -- 2021 Schedule of Meetings and Submission Deadlines</b>				
<b>SUBMISSION DEADLINE</b>	<b>TECHNICAL REVIEW MEETING DATES</b> 2:00 P.M.	<b>RESUBMISSION DEADLINE TR TO PC MEETING</b> 12:00 Noon	<b>PLANNING COMMISSION WORK SESSION DATES</b> 6:00 P.M.	<b>*PLANNING COMMISSION MEETING DATES</b> 6:00 P.M.
December 22, 2020	January 5, 2021	January 12, 2021	January 19, 2021	January 25, 2021
January 19, 2021	February 2, 2021	February 9, 2021	February 16, 2021	February 22, 2021
February 16, 2021	March 2, 2021	March 9, 2021	March 15, 2021	March 22, 2021
March 23, 2021	April 6, 2021	April 13, 2021	April 19, 2021	April 26, 2021
April 20, 2021	May 4, 2021	May 11, 2021	May 17, 2021	May 24, 2021
May 18, 2021	June 1, 2021	June 8, 2021	June 21, 2021	June 28, 2021
June 22, 2021	July 6, 2021	July 13, 2021	July 19, 2021	July 26, 2021
July 20, 2021	August 3, 2021	August 10, 2021	August 16, 2021	August 23, 2021
August 24, 2021	September 7, 2021	September 14, 2021	September 20, 2021	September 27, 2021
September 21, 2021	October 5, 2021	October 12, 2021	October 18, 2021	October 25, 2021
October 19, 2021	November 2, 2021	November 9, 2021	November 15, 2021	November 22, 2021
November 23, 2021	December 7, 2021	December 14, 2021	December 20, 2021	December 27, 2021

\*Planning Commission normally meets on the 4th (fourth) Monday of the month. Work sessions are normally the week before the meeting, this year in January we will meet on Tuesday January 19th, the Monday is MLK Day, and in February we will meet Tuesday, February 16th to avoid the the third Monday which is President's Day holiday .

April 12, 2021

City of Farmington  
Attn.: Melissa McCarville  
345 West Main Street  
Farmington, AR 72730

**RE: Replat of Farmington Creek Subdivision  
Comments from Technical Plat Review Committee April 6, 2021**

In response to the recommendations received following the technical plat review, please find the following narrative for each item as numbered in the report summarizing the comments:

1. 15 copies of the revised plat are included with this resubmittal.
2. Plat has been renamed as requested, (see title block of plat).
3. Right of way vacated is identified on the plat with text and is also shaded to help illustrate the area.
4. Easements have been addressed per City of Fayetteville comments. I have also reached out to Mark Rodgers as advised by Jonathan Ely.
5. The provided signature block has been added to the plat.
6. Zoning has been added for the open area and all parcels as requested.

Fire Department / City of Farmington

No comments

Ozarks Electric

30 ft. U.E. is provided where electric is on the subject property.  
There is a shared easement to Lot 21 with this replat and the adjacent landowners.

PGTC

No comment

City of Farmington, Melissa McCarville

1. Fees are understood
2. Adjacent property owners have been notified.
3. Affidavit of advertising is attached.
4. 15 copies of revised plan are attached.
5. This is a replat, no drainage report required.
6. Surveyor will add Final Plat to survey after approval from Planning Commission.

City of Farmington, Landscaping

1. This is a replat of an existing subdivision and is combining lots. No new entry to a subdivision is proposed.

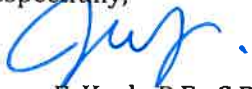
Ecology Park  
Farmington, AR  
April 12, 2021



2. Ratios for dedication and fees in lieu of dedication are understood.
3. Detention / Water Quality Landscaping requirements are understood.

For questions or additional information please do not hesitate to reach out to me at your convenience.

Respectfully,



James F. Koch, P.E., C.P.E.S.C.  
P.O. Box 415  
Fayetteville, AR 72702  
Voice / Text (479) 200-5370  
Email: [jkochpe@gmail.com](mailto:jkochpe@gmail.com)

# AFFIDAVIT OF PUBLICATION

I, Brittany Smith, solemnly swear that I am the Accounting Legal Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement:

James Koch  
Public Hearing

was published in the following weekly paper(s):

X  Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication: April 7, 2021

Publication Charges: \$65.50

Brittany Smith  
Brittany Smith

Subscribed and sworn to before me  
This 7 day of April, 2021.

Cathy Wiles  
Notary Public  
My Commission Expires: 2/20/24

**\*\*NOTE\*\***  
Please do not pay from Affidavit.  
Invoice will be sent.

Cathy Wiles  
Benton COUNTY  
NOTARY PUBLIC – ARKANSAS  
My Commission Expires 02-20-2024  
Commission No. 12397118

Public Hearing Notice for Preliminary Plat Application in Farmington, AR Notice is being given that an application for Preliminary Plat for Ecology Park has been submitted to the City of Farmington for Preliminary Plat. The scope, nature and intent of the preliminary plat and easement vacation request is to combine the Ecology Park property into a single tract of land and to remove vacant and unnecessary easements. Legal description for subject property is as follows: Description as shown on deed recorded as document 2020-30151: Lots 12, 13, 14, 15, 16, 19, 20, 21, and the Open Area, in Farmington Creek Subdivision, to the City of Farmington, Arkansas, as per plat of said Subdivision on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas. -AND- Part of the Northwest Quarter of the Southeast Quarter, Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter; thence East 450 feet to the point of beginning (said point in Farmington Double Springs Road); thence East 225 feet; thence South 75 feet; thence West 200 feet to a point in the road; thence North 18°30' West 79.09 feet to the point of beginning, containing 0.37 acres, more or less. This item has been submitted for the April 26 Planning Commission review cycle. Additional information for this application can be obtained from the City of Farmington Planning Department, 354 W. Main, P.O. Box 150, Farmington, AR 72730, Phone: 479-267-3865  
75399137 Apr.7, 2021

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To **HERY DON**

Street and Apt. No., or PO Box No. **351 N. Debbie Springs Rd.**

City, State, ZIP+4® **Farmington, AR 72730**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2522 8964 0000 0227 5702

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Postage \$0.55

Total Postage and Fees \$7.00

Sent To **CEGAR MTA.**

Street and Apt. No., or PO Box No. **P.O. Box 1194**

City, State, ZIP+4® **Fayetteville, AR 72702**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 1730 0000 0227 5702

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Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To **HOME STEAD**

Street and Apt. No., or PO Box No. **P.O. Box 8835**

City, State, ZIP+4® **Fayetteville, AR 72703**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To **KUHNS**

Street and Apt. No., or PO Box No. **277 W. Ecology Dr.**

City, State, ZIP+4® **Farmington, AR 72730**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0622 8964 0000 0227 5702

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To **Bartholomew**

Street and Apt. No., or PO Box No. **P.O. Box 745**

City, State, ZIP+4® **Farmington, AR 72730**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee \$3.60 0190 13

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.85

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To **Ellison**

Street and Apt. No., or PO Box No. **S. Thompson St. Ste. G\*102**

City, State, ZIP+4® **Fayetteville, AR 72764**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7142 8964 0000 0227 5702

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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
 Postage \$0.55  
 Total Postage and Fees \$7.00

Sent To *SE Creek*  
 Street and Apt. No. or PO Box No. *Double Springs Rd.*  
 City, State, ZIP+4® *Wagon, AR 72730*

Postmark Here  
 03/29/2021  
 0190 13

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2542 89EH 0000 0E2T 5T02

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 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
 Postage \$0.55  
 Total Postage and Fees \$7.00

Sent To *P.N. 760-01844-000*  
 Street and Apt. No. or PO Box No. *496 Double Springs Rd.*  
 City, State, ZIP+4® *Farrington, AR 72730*

Postmark Here  
 03/29/2021  
 0190 13

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2E42 89EH 0000 0E2T 5T02

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$3.60  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
 Postage \$0.55  
 Total Postage and Fees \$7.00

Sent To *TERRELL / BAKER*  
 Street and Apt. No. or PO Box No. *399 N. RIFTURE LAKE*  
 City, State, ZIP+4® *Farrington, AR 72730*

Postmark Here  
 03/29/2021  
 0190 13

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

4442 89EH 0000 0E2T 5T02

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

P.N. 760-00985-000  
HAR MOUNTAIN PROPERTIES LLC  
PO BOX 1194  
FAYETTEVILLE, AR 72702



9590 9402 5864 0038 9859 45  
Article Number (Transfer from service label)  
1730 0000 4368 7383

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Adult Signature  Registered Mail<sup>TM</sup>  Addressee  Date of Delivery  
B. Received by (Printed Name) Madison Beaver  
C. Date of Delivery  
D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Adult Signature  Registered Mail<sup>TM</sup>  Addressee  Date of Delivery  
 Certified Mail<sup>®</sup>  Return Receipt for Merchandise  
 Collect on Delivery Restricted Delivery  Signature Confirmation<sup>TM</sup>  
 Insured Mail (over \$500)  Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

P.N. 760-00995-000  
RELL, TONI; JUDD, DOROTHY  
LYNN; BAKER, PATTI JEAN  
311 N NATURE LN



9590 9402 5864 0038 9858 53  
Article Number (Transfer from service label)  
1730 0000 4368 7444

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Adult Signature  Registered Mail<sup>TM</sup>  Addressee  Date of Delivery  
B. Received by (Printed Name) Patti Baker  
C. Date of Delivery 3/31/21  
D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type  
 Adult Signature  Registered Mail<sup>TM</sup>  Addressee  Date of Delivery  
 Certified Mail<sup>®</sup>  Return Receipt for Merchandise  
 Collect on Delivery Restricted Delivery  Signature Confirmation<sup>TM</sup>  
 Insured Mail (over \$500)  Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

P.N. 760-01000-000  
HOMESTEAD INC  
PO BOX 8835  
FAYETTEVILLE, AR 72703



9590 9402 5864 0038 9859 07  
Article Number (Transfer from service label)  
015 1730 0000 4368 7413

PS Form 3811, July 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

P.N. 760-00986-000  
KUHN, CINDY  
277 W ECOLOGY DR  
FARMINGTON, AR 72730



9590 9402 5864 0038 9859 38  
Article Number (Transfer from service label)  
015 1730 0000 4368 7390

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  Adult Signature  Registered Mail<sup>TM</sup>  Addressee  Date of Delivery  
B. Received by (Printed Name) C Kuhn  
C. Date of Delivery 4-3  
D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

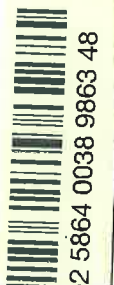
3. Service Type  
 Adult Signature  Registered Mail<sup>TM</sup>  Addressee  Date of Delivery  
 Certified Mail<sup>®</sup>  Return Receipt for Merchandise  
 Collect on Delivery Restricted Delivery  Signature Confirmation<sup>TM</sup>  
 Insured Mail (over \$500)  Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to: P.N. 760-01844-000 496 DOUBLE SPRINGS RD FARMINGTON, AR 72730



9590 9402 5864 0038 9867 13

Article Number (Transfer from service label) 015 1730 0000 4368 7451

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] B. Received by (Printed Name) SUE BARTHOLOMEW C. Date of Delivery 3-31-21 D. Is delivery address different from item 1? [ ] Yes [ ] No If YES, enter delivery address below:

3. Service Type [ ] Adult Signature [ ] Adult Signature Restricted Delivery [ ] Certified Mail [ ] Certified Mail Restricted Delivery [ ] Collect on Delivery [ ] Collect on Delivery Restricted Delivery [ ] Insured Mail [ ] Insured Mail Restricted Delivery (over \$500) [ ] Priority Mail Express [ ] Registered Mail [ ] Registered Mail Restricted Delivery [ ] Return Receipt for Merchandise [ ] Signature Confirmation [ ] Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to: P.N. 760-01844-000 496 DOUBLE SPRINGS RD FARMINGTON, AR 72730



9590 9402 5864 0038 9867 13

Article Number (Transfer from service label) 015 1730 0000 4368 7451

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to: P.N. 760-01838-000 BILLY & SAVANNA DOUBLE SPRINGS RD FARMINGTON, AR 72730



402 3921 8060 7011 51

Article Number (Transfer from service label) 0000 4368 7352

July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] B. Received by (Printed Name) BILLY HERNANDEZ C. Date of Delivery 4/1/21 D. Is delivery address different from item 1? [ ] Yes [ ] No If YES, enter delivery address below:

3. Service Type [ ] Adult Signature [ ] Adult Signature Restricted Delivery [ ] Certified Mail [ ] Certified Mail Restricted Delivery [ ] Collect on Delivery [ ] Collect on Delivery Restricted Delivery [ ] Insured Mail [ ] Insured Mail Restricted Delivery (over \$500) [ ] Priority Mail Express [ ] Registered Mail [ ] Registered Mail Restricted Delivery [ ] Return Receipt for Merchandise [ ] Signature Confirmation [ ] Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to: P.N. 760-02382-000 GOOSE CREEK PROPERTIES LLC 496 DOUBLE SPRINGS RD FARMINGTON, AR 72730



9590 9402 3921 8060 7011 44

Article Number (Transfer from service label) 2015 1730 0000 4368 7369

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] B. Received by (Printed Name) M. Belle Williams C. Date of Delivery 3-31-21 D. Is delivery address different from item 1? [ ] Yes [ ] No If YES, enter delivery address below:

3. Service Type [ ] Adult Signature [ ] Adult Signature Restricted Delivery [ ] Certified Mail [ ] Certified Mail Restricted Delivery [ ] Collect on Delivery [ ] Collect on Delivery Restricted Delivery [ ] Insured Mail [ ] Insured Mail Restricted Delivery (over \$500) [ ] Priority Mail Express [ ] Registered Mail [ ] Registered Mail Restricted Delivery [ ] Return Receipt for Merchandise [ ] Signature Confirmation [ ] Signature Confirmation Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] B. Received by (Printed Name) M. Belle Williams C. Date of Delivery 3-31-21 D. Is delivery address different from item 1? [ ] Yes [ ] No If YES, enter delivery address below:

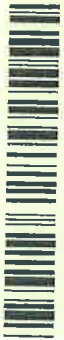
3. Service Type [ ] Adult Signature [ ] Adult Signature Restricted Delivery [ ] Certified Mail [ ] Certified Mail Restricted Delivery [ ] Collect on Delivery [ ] Collect on Delivery Restricted Delivery [ ] Insured Mail [ ] Insured Mail Restricted Delivery (over \$500) [ ] Priority Mail Express [ ] Registered Mail [ ] Registered Mail Restricted Delivery [ ] Return Receipt for Merchandise [ ] Signature Confirmation [ ] Signature Confirmation Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

P.N. 760-01002-000  
PAS LEASING LLC  
PO BOX 1287  
ANTONVILLE, AR 72712



9402 5864 0038 9858 60

Number (Transfer from service label)  
30 0000 4368 7437

PS Form 3811, July 2015 PSN 7530-02-000-9053

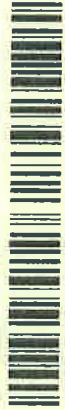
Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type  
A. Adult Signature  
B. Adult Signature Restricted Delivery  
C. Certified Mail®  
D. Certified Mail Restricted Delivery  
E. Collect on Delivery  
F. Collect on Delivery Restricted Delivery  
G. Insured Mail (over \$500)  
H. Priority Mail Express®  
I. Registered Mail™  
J. Registered Mail Restricted Delivery  
K. Return Receipt for Merchandise  
L. Signature Confirmation™  
M. Signature Confirmation Restricted Delivery

P.N. 760-01001-000  
ELLISON INVESTMENTS LLC  
3291 S THOMPSON ST SUITE G #102  
SPRINGDALE, AR 72764



9590 9402 5864 0038 9858 91

2. Article Number (Transfer from service label)  
7015 1730 0000 4368 7420

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

P.N. 760-00987-000  
ST CLAIR, JOE R & SHIRLEY J  
271 W ECOLOGY DR  
FARMINGTON, AR 72730



9590 9402 5864 0038 9859 14

Number (Transfer from service label)  
7015 1730 0000 4368 7406

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? If YES, enter delivery address below:

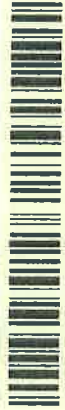
3. Service Type  
A. Adult Signature  
B. Adult Signature Restricted Delivery  
C. Certified Mail®  
D. Certified Mail Restricted Delivery  
E. Collect on Delivery  
F. Collect on Delivery Restricted Delivery  
G. Insured Mail (over \$500)  
H. Priority Mail Express®  
I. Registered Mail™  
J. Registered Mail Restricted Delivery  
K. Return Receipt for Merchandise  
L. Signature Confirmation™  
M. Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

P.N. 760-01001-000  
ELLISON INVESTMENTS LLC  
3291 S THOMPSON ST SUITE G #102  
SPRINGDALE, AR 72764



9590 9402 5864 0038 9858 91

2. Article Number (Transfer from service label)  
7015 1730 0000 4368 7420

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
B. Received by (Printed Name)  
C. Date of Delivery  
D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type  
A. Adult Signature  
B. Adult Signature Restricted Delivery  
C. Certified Mail®  
D. Certified Mail Restricted Delivery  
E. Collect on Delivery  
F. Collect on Delivery Restricted Delivery  
G. Insured Mail (over \$500)  
H. Priority Mail Express®  
I. Registered Mail™  
J. Registered Mail Restricted Delivery  
K. Return Receipt for Merchandise  
L. Signature Confirmation™  
M. Signature Confirmation Restricted Delivery

Domestic Return Receipt

# CITY OF FARMINGTON

## APPLICATION FOR CONDITIONAL USE FOR SALE OF FIREWORKS

Applicant's Name Meramec Specialty D.B.A. Fireworks City Date 3-5-2021  
Address 380 W. main Street, Farmington, AR. 72730  
Phone # 901.409.1884  
Zoning C-2  
Description of proposed use: Seasonal Use of Retail Fireworks

**The following information must be provided before you will be placed on the Farmington Planning Commission agenda.**

1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
2. Payment of \$250.00 fee.
3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
5. The applicant has provided proof that arrangements for waste collection services have been made.
6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
7. Must place signs in compliance with the City's sign ordinance.
8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
9. If site is not addressed contact Gunder Coaty at the City of Fayetteville 575-8380, he will assign an address to the site.
10. Must have a representative present at the Planning Commission Meeting (Public Hearing).



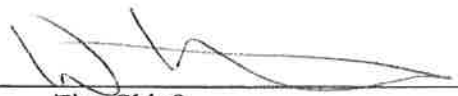
**After conditional use approval the following are required:**

1. Business license. (\$50.00 for new one and \$25.00 for a renewal)
2. Site inspection prior to opening must be completed by Fire Chief.

## LOCATION APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

1. The fireworks are not being stored or sold in a permanent structure in the city.
2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.

  
\_\_\_\_\_  
Farmington Fire Chief

3-3-21  
\_\_\_\_\_  
Date

Our Physical address is 380 W. main St.

**NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE**

To all Owners of land lying adjacent to the property at:

380 W. main st. Farmington, AR. 72730  
Location

Farmington Commercial, LLC  
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Retail Fireworks Sales (Seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 26, 2021 at 6:00 p.m. via Zoom.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the city Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

<b>U.S. Postal Service</b> <b>Certified Mail Receipt</b>	<b>OUTBOUND TRACKING NUMBER</b> 9414 7118 8958 0909 1909 58	<b>FEES</b>	
	<b>RETURN RECEIPT TRACKING NUMBER</b> 9490 8118 9956 0909 1909 89	Postage per piece	\$0.510
		Certified Fee	\$3.600
		Return Receipt Fee	\$2.850
		<b>Total Postage &amp; Fees:</b>	<b>\$6.960</b>
	<b>ARTICLE ADDRESS TO:</b>		
	Oakland farms LLC		
	12771 Tyler Rd	Postmark	
	Farmington AR 72730-9665	Here	

**NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE**

To all Owners of land lying adjacent to the property at:

Location 380 W. Main St., Farmington, AR, 72730

Owned by Farmington Commercial, LLC

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Retail Fireworks Sales (Seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 26, 2021 at 6:00 p.m. via Zoom.

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U.S. Postal Service Certified Mail Receipt	<b>OUTBOUND TRACKING NUMBER</b> 9414 7118 9958 0909 1705 92	<b>FEEES</b>	
	<b>RETURN RECEIPT TRACKING NUMBER</b> 9490 9118 9958 0909 1705 41	Postage per piece	\$0.510
		Certified Fee	\$3.600
		Return Receipt Fee	\$2.850
		<b>Total Postage &amp; Fees:</b>	<b>\$6.960</b>
	<b>ARTICLE ADDRESS TO:</b>		
	Margaret L. Harrington		
	317 Kelli Ave.	Postmark	
	Farmington AR 72730-2603	Here	

**NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE**

To all Owners of land lying adjacent to the property at:

Location 380 W. Main St. Farmington, AR. 72730

Owned by Farmington Commercial, LLC

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:  
Retail Fireworks Sales (Seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 26, 2021 at 6:00 p.m. Via Zoom.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the city Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

<b>U.S. Postal Service</b> <b>Certified Mail Receipt</b>	<b>OUTBOUND TRACKING NUMBER</b> 9414 7118 9958 0909 1488 21	<b>FEEES</b>	
	<b>RETURN RECEIPT TRACKING NUMBER</b> 9490 9118 9958 0909 1488 01	Postage per piece	\$0.510
		Certified Fee	\$3.600
		Return Receipt Fee	\$2.850
		<b>Total Postage &amp; Fees:</b>	<b>\$6.960</b>
	<b>ARTICLE ADDRESS TO:</b>		
	Walmart Real Estate Business Trust Property Tax Dept #72 PO Box 8050 Bentonville AR 72712-8055		Postmark Here

**NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE**

To all Owners of land lying adjacent to the property at:

Location 380 W. Main St., Farmington, AR. 72730

Owned by Farmington Commercial, LLC

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The purpose of this request is to use this property for:

Retail Fireworks Sales (Seasonal)

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U.S. Postal Service Certified Mail Receipt	<b>OUTBOUND TRACKING NUMBER</b> 9414 7118 9956 0909 1169 65	<b>FEES</b>	
	<b>RETURN RECEIPT TRACKING NUMBER</b> 9490 9118 9956 0909 1169 21	Postage per piece	\$0.510
		Certified Fee	\$3.600
		Return Receipt Fee	\$2.850
		<b>Total Postage &amp; Fees:</b>	<b>\$6.960</b>
	<b>ARTICLE ADDRESS TO:</b>		
	City of Farmington		
	P.O. Box 150		
	Farmington AR 72730-0150		
		Postmark Here	

**NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE**

To all Owners of land lying adjacent to the property at:

Location 380 W. Main St. Farmington, AR. 72730

Owned by Farmington Commercial, LLC

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The purpose of this request is to use this property for:

Retail Fireworks Sales (Seasonal)

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U.S. Postal Service Certified Mail Receipt	<b>OUTBOUND TRACKING NUMBER</b> 9414 7118 9956 0909 1365 81	<b>FEEES</b>	
	<b>RETURN RECEIPT TRACKING NUMBER</b> 9490 9119 9956 0909 1365 30	Postage per piece	\$0.510
		Certified Fee	\$3.600
		Return Receipt Fee	\$2.850
		<b>Total Postage &amp; Fees:</b>	<b>\$6.960</b>
	<b>ARTICLE ADDRESS TO:</b>		
	James Albert Darnell Jr. 700 West Main Street Farmington AR 72730-2624	Postmark Here	

**NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE**

To all Owners of land lying adjacent to the property at:

Location 380 W. Main St., Farmington, AR. 72730

Owned by Farmington Commercial, LLC

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Retail Fireworks Sales (Seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 26, 2021 at 6:00 p.m. via Zoom.

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U.S. Postal Service Certified Mail Receipt	<b>OUTBOUND TRACKING NUMBER</b> 9414 7118 9956 0909 7082 72	<b>FEES</b>	
	<b>RETURN RECEIPT TRACKING NUMBER</b> 9490 9118 9956 0909 7088 18	Postage per piece	\$0.510
		Certified Fee	\$3.600
		Return Receipt Fee	\$2.850
		<b>Total Postage &amp; Fees:</b>	<b>\$6.960</b>
	<b>ARTICLE ADDRESS TO:</b>		
	James T. & Linda D. Rathell 16781 Harmon Rd. Fayetteville AR 72704-8640		Postmark Here



**NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE**

To all Owners of land lying adjacent to the property at:

Location 380 W. main St., Farmington, AR. 72730

Owned by Farmington Commercial, LLC

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The purpose of this request is to use this property for:

Retail fireworks Sales (seasonal)

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 26, 2021 at 6:00 p.m. via Zoom.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the city Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

<b>U.S. Postal Service Certified Mail Receipt</b>	<b>OUTBOUND TRACKING NUMBER</b> 9414 7118 9956 0909 7666 41	<b>FEES</b>	
	<b>RETURN RECEIPT TRACKING NUMBER</b> 9490 9118 9956 0909 7666 93	Postage per piece	\$0.510
		Certified Fee	\$3.600
		Return Receipt Fee	\$2.850
		<b>Total Postage &amp; Fees:</b>	<b>\$6.960</b>
	<b>ARTICLE ADDRESS TO:</b>		
	William McKinley Sorrels III		
	480 W. Main St		
	Farmington AR 72730		
		Postmark Here	

**PAUL PHILLIPS  
FARMINGTON COMMERCIAL, LLC  
12771 TYLER RD.  
FARMINGTON, AR 72730**

September 10, 2020

City of Farmington Planning Department:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks during the period of June 21, 2021 through July 5, 2021 on property owned by Farmington Commercial, LLC. in Farmington, Arkansas.

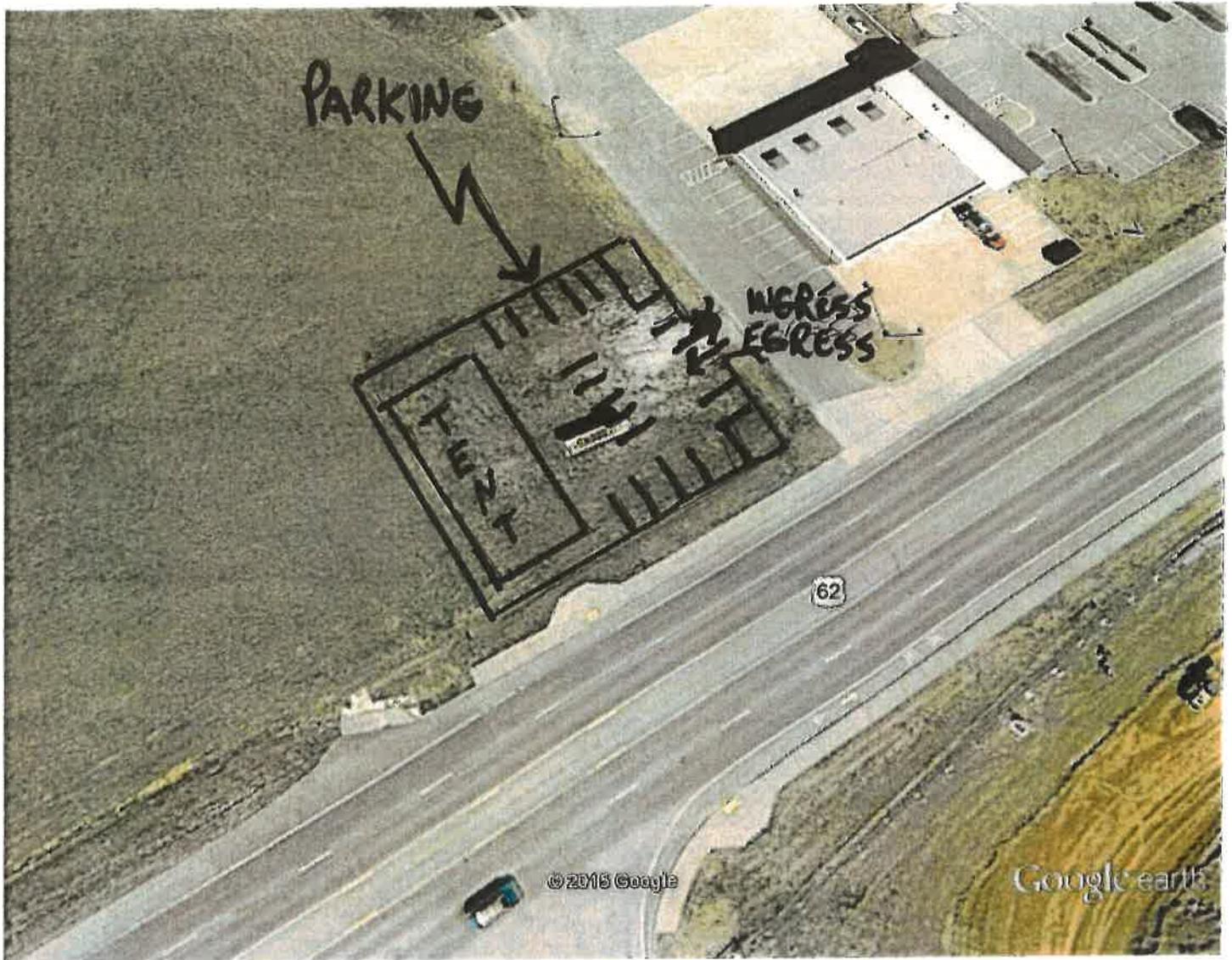
Sincerely,

FARMINGTON COMMERCIAL, LLC.

A handwritten signature in cursive script that reads "Paul Phillips".

Paul Phillips

# SITE PLAN



Google earth



380 W. MAIN ST.  
FARMINGTON, AR

---

## To Our Valued Customer:

We would like to take the opportunity to thank you for your continued business with Republic Services and thank you for choosing us to be your trash provider.

In our continuing efforts to provide the best and most efficient service possible, we are sending this letter to ensure that we will be able to provide service for the Farmington, Ar. area for all Meramec Fireworks locations during the July 4<sup>th</sup> holiday season.

We sincerely appreciate the opportunity to continue serving your waste disposal needs. If you have any questions, please don't hesitate to contact us.

Sincerely,

### **Bob Wentworth**

Division Sales Manager

36 Bella Vista Way

Bella Vista, Ar. 72714

e [rwentworth@republicservices.com](mailto:rwentworth@republicservices.com)

o 620-808-3416

c 620-210-1106

w [RepublicServices.com](http://RepublicServices.com)



We'll handle it from here."



**DRAYTON INSURANCE BROKERS, INC.**

2500 CENTER POINT ROAD, SUITE 301  
BIRMINGHAM, ALABAMA 35215  
PHONE: (205) 854-5806  
FAX: (205) 854-5899

POST OFFICE BOX 94067  
BIRMINGHAM, ALABAMA 35220  
EMAIL: dib@draytonins.com

**CERTIFICATE OF INSURANCE**

NO. 140230

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

<b>INSURER</b>	Admiral Insurance Company	<b>POLICY NO.</b> CA000018967-08
<b>NAMED INSURED</b>	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri Meramec Specialty Company P.O. Box 305 Arnold, Missouri 63010	T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc. ATLG, LLC ATLH, LLC
<b>POLICY TERM</b>	March 1, 2021 to March 1, 2022; Both Days 12:01 A.M. Standard Time	
<b>COVERAGE</b>	Premises-Operations Liability:	<input checked="" type="checkbox"/> Occurrence Basis <input type="checkbox"/> Claims Made Basis
<b>LIMIT OF LIABILITY</b>	\$5,000,000 each occurrence, \$10,000,000 general aggregate The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.	

**INSURED OPERATIONS** The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as **Additional Insureds** 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

**NAME(S) OF  
ADDITIONAL INSURED(S)**

Farmington Commercial LLC-Property Owner  
Meramec Specialty Company Stan Owner and Operator  
Stand Manager and Sub-Operator  
Licensing Authorities-State of Arkansas, City of Farmington

**ADDRESS OF  
INSURED PREMISES** An area measuring approximately 150' x 150' fronting on the north side of Hwy 62 approximately 1000' west of Kelli Avenue/Hwy 62 Intersection in the Farmington, Arkansas #191

**PERIOD OF OPERATION** March 1, 2021 through February 28, 2022

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

**DRAYTON INSURANCE BROKERS, INC.**

**March 1, 2021**  
DATE OF ISSUE

  
A.J. STRINGER, PRESIDENT



PO Box 848 | Fayetteville, AR 72702 | 800.521.6144 | www.ozarksecc.com

2212 1 MB 0.447 5 2212  
MERAMEC SPECIALTY CO C-9 P-15  
191  
PO BOX 1150  
WEST MEMPHIS AR 72303-1150



Reduce the clutter with paperless billing. Visit [ozarksecc.com/paperless](http://ozarksecc.com/paperless) for more.

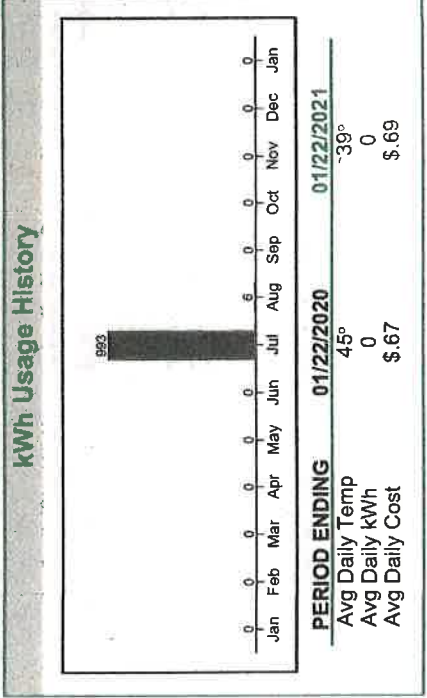
Statement Date	01/27/2021
Account Number	95432003
Payment Due	02/15/2021

Service Summary	
Previous Balance	30.16
Payment(s) Received	-30.16
Penalty/Adjustments	4.93
Balance Forward	4.93
Current Charges	25.23
<b>Total Amount Due</b>	<b>\$30.16</b>

LIHEAP assistance is available for low-income households to help pay utility bills. AR members, visit [acaara.org](http://acaara.org) to find your local agency. OK members, visit [okdhs.org](http://okdhs.org).

Account Number: 95432003 Phone Number: (479) 521-4597

Meter Number	Services From	To	Days	Readings Previous	Present	Usage	Rate	Service Address Location Number
501013695	12/21/2020	01/22/2021	33	1693	1693	0	5A1	380 MAIN W 28273634



Current Service Detail	
Balance Forward	4.93
Customer Charge	22.00
Farmington Franchise Tax	0.94
Farmington City Tax	0.46
Washington County Tax	0.34
Arkansas State Tax	1.49
<b>Total Charges</b>	<b>25.23</b>

**Total Amount Due 02/15/2021**  
\$4.93 late charge applies after 5 p.m. on 02/15/2021



City of Farmington, AR

01/19/2021 3:46PM 01  
000000#0708 CLERK01

Renew Bus. Lic. \$25.00

ITEMS 10  
CHECK \$25.00



**City of Farmington**  
**354 West Main St.**  
**Farmington, AR 72730**

**2021**

**Business License Number: 3524**

**Date Issued: 1/01/2021**

**Expiration Date: 12/31/2021**

**Fireworks City**  
**380 W. Main**  
**Farmington, AR 72730**

**The license named herein is authorized to do business at the above specified BUSINESS LOCATION as provided for in Ordinance #2007-13.**

**Mayor**  
**Ernie Penn**



**THIS LICENSE MUST BE  
POSTED IN A CONSPICUOUS PLACE.  
BUSINESS LICENSE NOT TRANSFERABLE**



# Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.  
3001 PROGRESS STREET  
DOVER, OHIO 44622

Date manufactured

02/07/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

\* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43006

FMVSS-302

CAN/ULC-S109

CPAI-84

A-A-55306

SNYDER MANUFACTURING INC. By

PRV 13100 DARK BLUE 61" HI-GLOSS

Title

Supervisor, Quality Control

STYLE

18347

CONTROL NO.

215565

CUSTOMER ORDER NO.

VBL RAY

SNYDER S-ORDER NO.

75

DATE PROCESSED 02/07/11

YARDS OR QUANTITY

DATE CERTIFIED 02/22/11

4-16-a-007-02



# Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.  
3001 PROGRESS STREET  
DOVER, OHIO 44622

Date manufactured

01/06/11

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

ADDRESS 3008 EVA DRIVE

CITY PINE BLUFF

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

\* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

MIL-C-43006

FMVSS-302

CAN/ULC-S109

CPAI-84

A-A-55306

SNYDER MANUFACTURING INC. By

STYLE PRV 13100 WHITE 61" HI GLOSS

Title

Supervisor, Quality Control

CONTROL NO.

19254

CUSTOMER ORDER NO.

RAY

SNYDER S-ORDER NO.

220003

DATE PROCESSED

01/06/11

YARDS OR QUANTITY

300

DATE CERTIFIED 01/21/11

4-16-a-007-02





# Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.  
3001 PROGRESS STREET  
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

\* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

CANULC-S108

MIL-C-43006

CPAL-84

FMVSS-302

A-A-55308

SNYDER MANUFACTURING INC. By

*Michael G. [Signature]*

TITLE Supervisor, Quality Control

STYLE PRV 13108 WHITE 61" HI GLOSS

CONTROL NO. 18629

SNYDER S-ORDER NO. 216670

CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 375

DATE PROCESSED 06/02/10

DATE CERTIFIED 06/04/10

4.10-4-08F-R2



# Certificate of Flame Resistance

REGISTERED FABRIC NUMBER

140.01

ISSUED BY

SNYDER MANUFACTURING, INC.  
3001 PROGRESS STREET  
DOVER, OHIO 44622

Date manufactured

06/02/10

This is to certify that the materials described below are flame-retardant and inherently nonflammable.

FOR RIVER CITY TENTS AND AWNING INC

CITY PINE BLUFF

ADDRESS 3008 EVA DRIVE

STATE AR 71602



The articles described below are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

\* FABRIC MEETS THE REQUIREMENTS OF THE SPECIFICATIONS LISTED BELOW INDICATED BY

NFPA-701 (Large Scale)

CANULC-S108

MIL-C-43006

CPAL-84

FMVSS-302

A-A-55308

SNYDER MANUFACTURING INC. By

*Michael G. [Signature]*

TITLE Supervisor, Quality Control

STYLE PRV 13108 RED 61" HI GLOSS

CONTROL NO. 18564

SNYDER S-ORDER NO. 216670

CUSTOMER ORDER NO. RAY

YARDS OR QUANTITY 375

DATE PROCESSED 06/02/10

DATE CERTIFIED 06/04/10

*State of Arkansas*  
ARKANSAS SALES AND USE TAX PERMIT

MERAMEC SPECIALITY CO

DATE ISSUED:

P.O. BOX 1150

PERMIT NUMBER: 035048-18-001

WEST MEMPHIS AR 72301

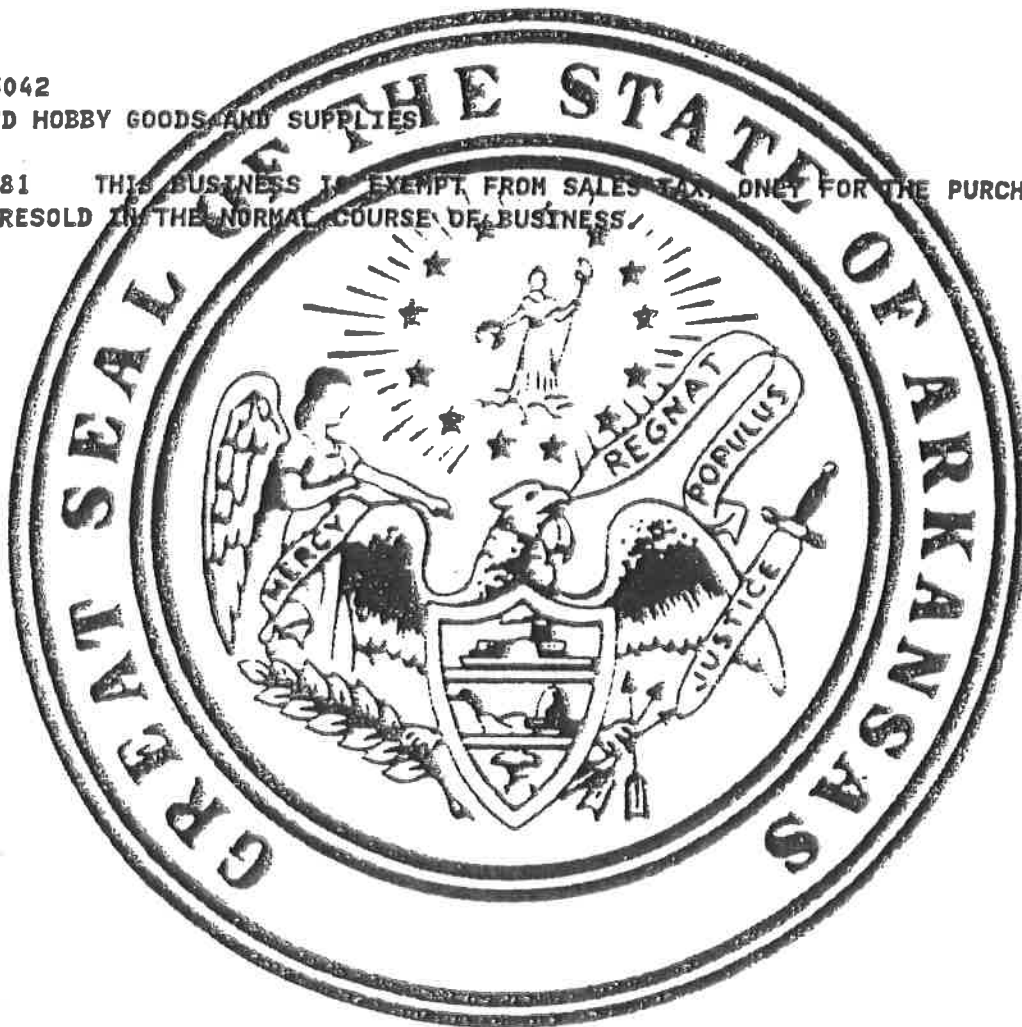
DLN:

DATE OPENED: 01/01/1965

SIC: 5042

TOYS AND HOBBY GOODS AND SUPPLIES

EXEMPTION: 81 THIS BUSINESS IS EXEMPT FROM SALES TAX ONLY FOR THE PURCHASES OF GOODS TO BE RESOLD IN THE NORMAL COURSE OF BUSINESS.



THIS PERMIT IS VALID UNTIL IT IS CANCELED AND SURRENDERED BY THE PERMIT HOLDER OR REVOKED BY THE COMMISSIONER OF REVENUES.

THIS PERMIT MUST BE SURRENDERED IF BUSINESS IS SOLD, DISCONTINUED OR LOCATION CHANGED.

WHEN THIS PERMIT IS SURRENDERED FOR ANY OF THE ABOVE REASONS, YOU MUST REPORT AND PAY ANY SALES OR USE TAX PLUS ANY PENALTIES OR INTEREST THAT IS OWED BY THIS BUSINESS. FAILURE TO PAY THESE TAXES WILL RESULT IN A LIEN BEING PLACED AGAINST THE STOCK AND FIXTURES OF THIS BUSINESS AND THE SAME IS ENFORCEABLE AGAINST PURCHASERS AND THIRD PARTIES.

XX PERMIT MUST BE DISPLAYED IN A PROMINENT PLACE IN YOUR BUSINESS XX

**AFFIDAVIT**

I hereby certify that I Kevin Bailey  
Print name

Acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.


Kevin Bailey  
Signature

3.4.2021  
Date

## LOCATION APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

1. The fireworks are not being stored or sold in a permanent structure in the city.
2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.

  
\_\_\_\_\_  
Farmington Fire Chief

3-3-21  
\_\_\_\_\_  
Date

Our Physical address is 380 W. main St.

## **FINAL SITE APPROVAL OF FIREWORKS STAND**

The Farmington Fire Department must give final approval to the site for any fireworks stand prior to opening . The fireworks stand must be in operating condition for final approval.

- \_\_\_ 1. Adequate and designated parking.
- \_\_\_ 2. Accessibility requirements (distance between isles, 2 entrances and exits).
- \_\_\_ 3. Business license.
- \_\_\_ 4.

\_\_\_\_\_  
Farmington Fire Chief

\_\_\_\_\_  
Date

# RECEIPT

DATE 3/17/2021

No. 269855

RECEIVED FROM

Meramec Specialty Company

\$ 250.00

Two hundred fifty dollars + no/100

DOLLARS

FOR RENT

FOR

ACCOUNT

PAYMENT

BAL. DUE

250.00

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

BY

Walter Wilson

3-11

CK # 023552