



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

**PLANNING COMMISSION AGENDA**  
**June 25, 2012**

**A meeting of the Farmington Planning Commission will be held on  
Monday, June 25, 2012 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes
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 HEARING**
  - A. **Conditional Use for Sale of Fireworks – Pettigrew Fireworks**  
Property owned by: Sue Bartholomew  
Property Location: 225 Cimarron  
Presented by: Alonzo Pettigrew
  - B. **Rausch Coleman Development - Rezoning Request from R-1 to C-2 and MF-1 (Holland Crossing)**  
Property owned by: Rausch Coleman Development  
Property Location: Hwy. 62 and Holland Drive  
Presented by: Brett Watts
5. **NEW BUSINESS**
  - A. **Preliminary Plat – Holland Crossing**  
Property owned by: Rausch Coleman Development  
Property Location: Hwy. 62 and Holland Drive  
Presented by: Brett Watts

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE  
FOR SALE OF FIREWORKS

Applicant's Name Alonzo Pettigrew Date 5-22-12

Address 319 Kenz Ave Farmington, AR 72730

Phone # 479-871-2515

Zoning C-2

Description of proposed use: fireworks sales at  
225 Cimarron

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. Paid \$100.00/22/2012 - will pay balance 5/25/2012

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. Takes trash to Boston Mountain Solid waste

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. will bring 5/25/2012

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.

N/A  9. If site is not addressed contact Susan at the City of Fayetteville 575-8380, she will assign an address to the site.

10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

# RECEIPT RECEIPT

DATE 5-29-12 No. 545665

RECEIVED FROM Alonso Rodriguez \$250.00

For balance of July 20/10 DOLLARS

For RENT Card up - fireworks

ACCOUNT CASH

DATE 5-29-12 No. 545665 \$250.00

RECEIVED FROM Alonso Rodriguez 20/10 DOLLARS

For balance of July fireworks

ACCOUNT	
PAYMENT	<u>250.00</u>
BAL. DUE	

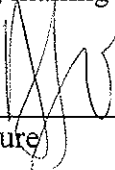
- CASH
- MONEY ORDER
- CHECK
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_  
BY B. J. [Signature]

# AFFIDAVIT

I hereby certify that I AKONZPETERMAN  
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.

  
Signature

5-22-12  
Date

**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:

Next to Marvin's IGA 225 Cimarron  
Location

Sue Bartholomew  
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:

Fireworks

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on June 25<sup>TH</sup> 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

*Bill Searcy*

214 Pine

**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:

Next to Marvin's IGA 225 Cimarron  
Location

Jim White  
Owned by

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238 Pine

**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:

Next to Marvin's IGA 225 Cimarron  
Location

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:

Fireworks

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*Dawn M. Grubbe*

254 Pine

**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:

Next to Marvin's IGA 275 Cirarron  
Location

Owned by \_\_\_\_\_

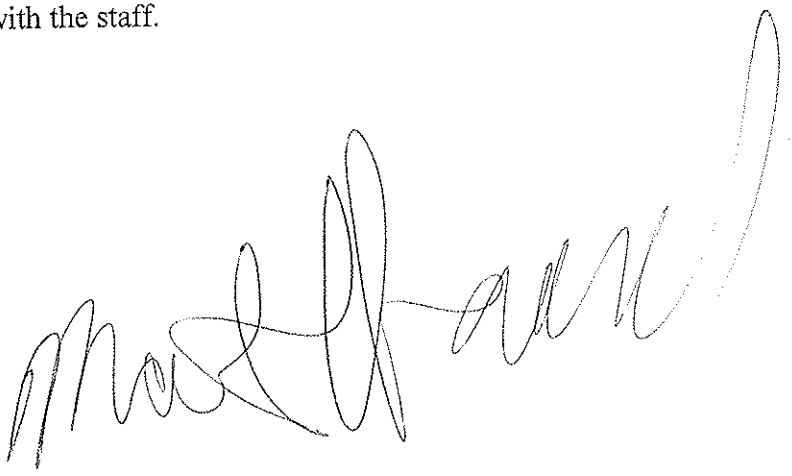
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224  
Pine



**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:

Next to Marvin's IGA 225 Farmington  
Location

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:

Fireworks

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on June 25<sup>th</sup> 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

*Bill*

*Marvin's*

**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:

Next to Marvin's IGA 725 Cimarron  
Location

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:

Fireworks

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on June 25th 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

Robin Esboulas @ Necker's Eye Clinic

**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:

Next to Marvin's IGA 225 Cimarron  
Location

Owned by \_\_\_\_\_

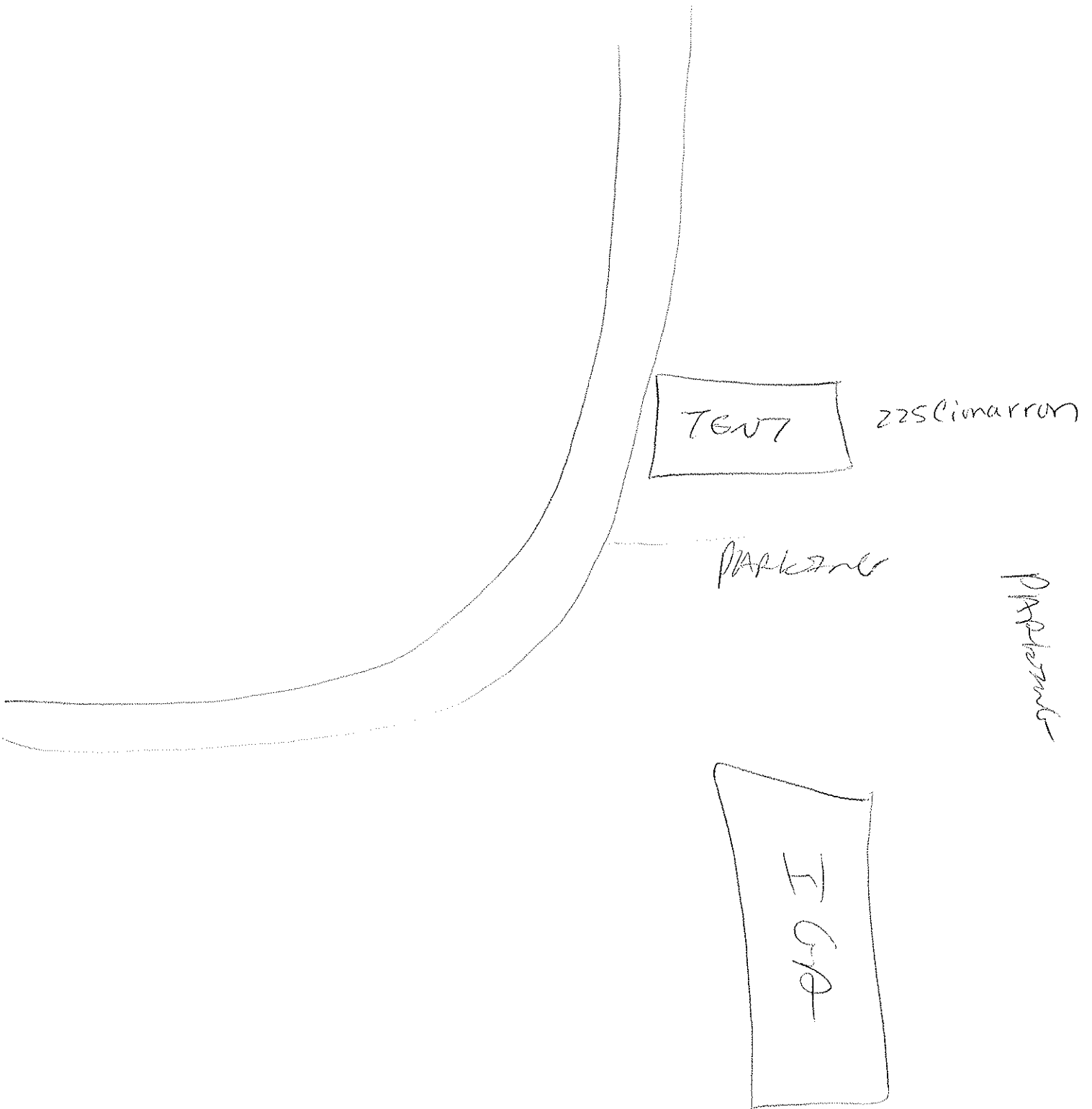
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The purpose of this request is to use this property for:

Fireworks  
\_\_\_\_\_  
\_\_\_\_\_

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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.



A hand-drawn sketch of a curved path or road. The path starts from the left and curves upwards and to the right. A rectangular box labeled 'TENT' is positioned on the right side of the path. To the right of the 'TENT' box is the text '225 (imarran)'. Below the path, the word 'PARKING' is written. To the right of the 'PARKING' label, the word 'PARKING' is written vertically. Below the 'PARKING' label, a trapezoidal shape is drawn, containing the text 'I GA'.

TENT

225 (imarran)

PARKING

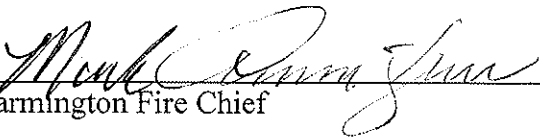
PARKING

I GA

## 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

5-22-12  
Date

*Pathyrens*

## 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: RAUSCH COLEMAN DEVELOPMENT Day Phone: 479-455-2025  
3420 N. RAINVIEW AVE, SUITE 102  
 Address: FAYETTEVILLE AR 72703 Fax: 479-455-2026

Representative: BRETT WATTS Day Phone: "  
 Address: SAME Fax: "

Property Owner: RAUSCH COLEMAN DEV. Day Phone: "  
 Address: SAME 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 -- Hwy 62 & HOWLAND DR.  
 Current Zoning -- C-2 & R-1 Proposed Zoning -- C-2 & MF-1

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:

WE REQUEST THE ATTACHED DESCRIBED PROPERTY TO BE ZONED C-2 & MF-1. COMMERCIAL DEVELOPERS ARE INTERESTED IN DEVELOPING PROPERTY.

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 22<sup>ND</sup> day of MAY, 2012.

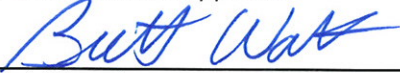
#### PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from C-2/R-1 to C-2/MF-1 will be held on the 25<sup>TH</sup> day of JUNE, 2012, 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.*

 Date 5/21/12  
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.)*

 Date 5/21/12  
Owner/Agent Signature



## LAND DEVELOPMENT

3420 N. Plainview Ave., Suite 102 Fayetteville, AR. 72703 Office 479-455-2025 Fax 479-455-2026

To the members of the City of Farmington Planning Commission,

I, Fred Rausch, Executive Vice President of Rausch Coleman Homes, LLC, do hereby certify that Brett Watts, an employee of Rausch Coleman Homes, LLC, has the authority to represent Rausch Coleman Homes, LLC, in the matter rezoning, before the Farmington Planning Commission.

A handwritten signature in blue ink that reads "Fred Rausch".

Fred Rausch, Executive Vice President  
Rausch Coleman Homes, LLC



RAUSCH COLEMAN HOMES, LLC  
P.O. BOX 10178  
FORT SMITH, AR 72917-0178

ROGER & EUGENE GRANT  
117 CYNTHIA AVE.  
FARMINGTON AR 72730

STACY LEE MORGAN  
123 LAYNE ST.  
FARMINGTON AR 72730

ANNETTA HOSKINS, CLIFFORD SAGELY, SAGELY REV. TRST.  
1601 N. SANG AVE  
FAYETTEVILLE, AR 72703

BIG DOG MANAGEMENT  
P.O. BOX 11  
FARMINGTON AR 72730

LARRY W. HODGES  
345 E. MAIN  
FARMINGTON AR 72730

LEWIS BROTHERS LEASING CO.  
P.O. BOX 8430  
FAYETTEVILLE AR 72703-0008

KENNETH RUE, INC.  
P. O. BOX 779  
FARMINGTON AR 72730

ROBERTA L BOLLER  
P.O. BOX 582  
FARMINGTON, AR 72730

RUTH H HAMILTON TRUST  
P.O. BOX 1728  
FAYETTEVILLE, AR 72701

MICHAEL L. & TRACEY M. MAULDEN  
1293 HOLLAND DR  
FAYETTEVILLE AR 72704

MELVIN D. & WANDA E. DIMM  
1347 HOLLAND DR  
FAYETTEVILLE AR 72704

DAVID M. DIMM  
1369 HOLLAND DR  
FAYETTEVILLE AR 72704

MARK & VIRGINIA BUHROW  
208 LONG ISLAND DR.  
HOT SPRINGS, AR 71913

TRENTON L. & LEA M. ROBERTS  
1403 HOLLAND DRIVE  
FAYETTEVILLE AR 72704

MATTHEW L BLAKEMORE, MEAGAN E BAKER  
1417 HOLLAND DR  
FAYETTEVILLE AR 72701

CARL S. & TAMI K CHANDLER  
1435 S. HOLLAND DR.  
FAYETTEVILLE, AR 72704

WG LAND COMPANY  
P.O. BOX 8157  
FAYETTEVILLE, AR 72703

KEVIN T & JACKLYN L ANDREWS  
212 CHRISTY LN.  
FARMINGTON, AR 72730

BRANDI NICOLE SAMUELS  
218 N. CHRISTY LN.  
FARMINGTON, AR 72730-3024

RICHARD T. JENSEN  
224 CHRISTY LN.  
FARMINGTON, AR 72730

MICHAEL W & CASSANDRA D WALKER  
3089 N. ELIZABETH AVE.  
FAYETTEVILLE, AR 72703

ELOISA & JAIME OLIVERA  
236 CHRISTY LN.  
FARMINTON, AR 72730-3024

ROLLA JACK & KITTISABIN MAGRUDER  
1481 S. HOLLAND DR.  
FAYETTEVILLE, AR 72704

JAMES K & HEATHER R HUGHES  
1452 S. HOLLAND DR.  
FAYETTEVILLE, AR 72704

JONATHAN G BISHOP  
1449 S. HOLLAND DR.  
FAYETTEVILLE, AR 72704

ASHLEY NICOLE & CASEY WAYNE EVANS  
254 N. CHRISTY LN  
FARMINGTON AR, 72730

STEPHEN W. & DONNA SUE COMBS  
11516 APPLEBY RD.  
FARMINGTON AR, 72730

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Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.75</b>

06/15/2012

*OFFICIAL USE*

Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

CARL S. & TAMI K CHANDLER  
 1435 S. HOLLAND DR.  
 FAYETTEVILLE, AR 72704

PS Form 3800, Jun

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<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>\$5.75</b>

06/15/2012

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PS Form 3800, Jun

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FARMINGTON AR 72730-3024

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06/15/2012

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Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

BRANDI NICOLE SAMUELS  
 218 N. CHRISTY LN.  
 FARMINGTON, AR 72730-3024

PS Form 3800, Jun

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KEVIN T & JACKLYN L ANDREWS  
 212 CHRISTY LN.  
 FARMINGTON, AR 72730

PS Form 3800, Jun

7003 1680 0005 6728 2096  
 7003 1680 0005 5000 0891 7003

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	

Sent To  
 JONATHAN G BISHOP  
 1449 S. HOLLAND DR.  
 FAYETTEVILLE, AR 72704

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 FARMINGTON AR, 72730

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 EVANS  
 254 N. CHRISTY LN  
 FARMINGTON AR, 72730

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 FAYETTEVILLE AR 72704

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**FAYETTEVILLE AR 72701**

Postage	\$ 0.45	
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Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 5.75	

Sent To  
 MATTHEW L BLAKEMORE / MEAGAN  
 E BAKER  
 1417 HOLLAND DR  
 FAYETTEVILLE AR 72701

PS Form 3800, All

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FARMINGTON AR 72730

Postage	\$ 0.45	0190
Certified Fee	\$2.95	
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

ROGER & EUGENE GRANT  
 117 CYNTHIA AVE.  
 FARMINGTON AR 72730

PS Form 3800, August 2008

7551 9466 0466 0150 0003 0008 7008

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FARMINGTON AR 72730-3024

Postage	\$ 0.45	0190
Certified Fee	\$2.95	
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

ELOISA & JAIME OLIVERA  
 236 CHRISTY LN.  
 FARMINGTON, AR 72730-3024

PS Form 3800, August 2008

7551 9466 0466 0150 0003 0008 7008

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FAYETTEVILLE AR 72703

Postage	\$ 0.45	0190
Certified Fee	\$2.95	
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

MICHAEL W & CASSANDRA D WALKER  
 3089 N. ELIZABETH AVE.  
 FAYETTEVILLE, AR 72703

PS Form 3800, August 2008

7551 9466 0466 0150 0003 0008 7008

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FAYETTEVILLE AR 72704

Postage	\$ 0.45	0190
Certified Fee	\$2.95	
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

ROLLA JACK & KITTISABIN MAGRUDER  
 1481 S. HOLLAND DR.  
 FAYETTEVILLE, AR 72704

PS Form 3800, August 2008

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FAYETTEVILLE AR 72704

Postage	\$ 0.45	0190
Certified Fee	\$2.95	
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

JAMES K & HEATHER R HUGHES  
 1452 S. HOLLAND DR.  
 FAYETTEVILLE, AR 72704

PS Form 3800, August 2008

7551 9466 0466 0150 0003 0008 7008

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

FORT SMITH AR 72917-0178

Postage	\$ 0.45	0190
Certified Fee	\$2.95	
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 Street, Apt. No., or PO Box No.  
 City, State, ZIP+4

RAUSCH COLEMAN HOMES, LLC  
 P.O. BOX 10178  
 FORT SMITH, AR 72917-0178

PS Form 3800, August 2008

**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 KENNETH RUE, INC.  
 P. O. BOX 779  
 FARMINGTON AR 72730

PS Form 3800, A

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FAYETTEVILLE AR 72703

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 LEWIS BROTHERS LEASING CO.  
 P.O. BOX 8430  
 FAYETTEVILLE AR 72703-0008

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FARMINGTON AR 72730

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 LARRY W. HODGES  
 345 E. MAIN  
 FARMINGTON AR 72730

PS Form 3800, A

**U.S. Postal Service™**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 BIG DOG MANAGEMENT  
 P.O. BOX 11  
 FARMINGTON AR 72730

PS Form 3800, A

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

FAYETTEVILLE AR 72703

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 ANNETTA HOSKINS, CLIFFORD  
 SAGELY, SAGELY REV. TRST.  
 1601 N. SANG AVE  
 FAYETTEVILLE, AR 72703

PS Form 3800, A

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

FARMINGTON AR 72730

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.75	06/15/2012

Sent To  
 STACY LEE MORGAN  
 123 LAYNE ST.  
 FARMINGTON AR 72730

PS Form 3800, A

7004 2890 0000 1888 2272

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HOT SPRINGS NATIONAL PARK, AR 71913

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.75</b>	

Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

MARK & VIRGINIA BUEHROW  
 208 LONG ISLAND DR.  
 HOT SPRINGS, AR 71913

PS Form 3800, Jul



7008 0150 0003 0466 7546

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FAYETTEVILLE AR 72704

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.75</b>	

Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

DAVID M. DIMM  
 1369 HOLLAND DR  
 FAYETTEVILLE AR 72704

PS Form 3800, Jul



7008 0150 0003 0466 7782

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FAYETTEVILLE AR 72704

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.75</b>	

Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

MELVIN D. & WANDA E. DIMM  
 1347 HOLLAND DR  
 FAYETTEVILLE AR 72704

PS Form 3800, Jul



7008 0150 0003 0466 7775

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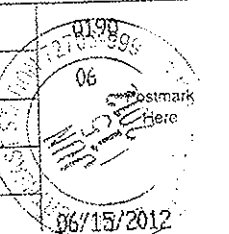
FAYETTEVILLE AR 72704

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.75</b>	

Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

MICHAEL L. & TRACEY M.  
 MAULDEN  
 1293 HOLLAND DR  
 FAYETTEVILLE AR 72704

PS Form 3800, Jul



7008 0150 0003 0466 7768

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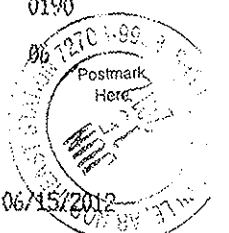
FAYETTEVILLE AR 72701

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.75</b>	

Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

RUTH H HAMILTON TRUST  
 P.O. BOX 1728  
 FAYETTEVILLE, AR 72701

PS Form 3800, Jul



7008 0150 0003 0466 7751

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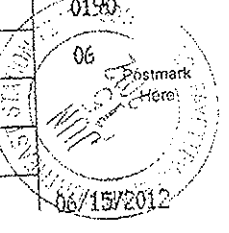
FARMINGTON AR 72730

Postage	\$ 0.45	0190
Certified Fee	\$2.95	06
Return Receipt Fee (Endorsement Required)	\$2.35	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.75</b>	

Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

ROBERTA L BOLLER  
 P.O. BOX 582  
 FARMINGTON, AR 72730

PS Form 3800, Jul



06/04/12

Arkansas Democrat-Gazette

2:38 PM

Arkansas Democrat-Gazette

Account 5138250

Name RAUSCH COLEMAN-LEI Credit Card

Phone 479-267-6008

Type

Address 308 E MAIN

Num

Auth

Expire:

City FARMINGTON

State AR

Zip 72730

Country Code US

Start 06/10/12	Paytype	BL	Issues 1
Stop 06/10/12	Rate Code	NL4	Class 1230
Copy NOTICEOFPUBLICHEARINGApetitionbyRauschC			

Amount 273.00

Rep 285

Tax 0.00

Ad # 71308847

Ad shown is not actual print size

Amount Paid 0.00

Paytype Billed

792 Words

Payment Due 273.00

Balance 0

Ad Size 1

cols x 13.92 inches

Receipt No

Received by \_\_\_\_\_

Date \_\_\_\_\_

Customer Receipt

06/04/12

Arkansas Democrat-Gazette

2:38 PM

Arkansas Democrat-Gazette

Account 5138250

Name RAUSCH COLEMAN-LEI Credit Card

Phone 479-267-6008

Type

Address 308 E MAIN

Num

Auth

Expire:

City FARMINGTON

State AR

Zip 72730

Country Code US

Start 06/10/12	Paytype	BL	Issues 1
Stop 06/10/12	Rate Code	NL4	Class 1230
Copy NOTICEOFPUBLICHEARINGApetitionbyRauschC			

Amount 273.00

Rep 285

Tax 0.00

Ad # 71308847

Ad shown is not actual print size

Amount Paid 0.00

Paytype Billed

792 Words

Payment Due 273.00

Balance 0

Ad Size 1

cols x 13.92 inches

Receipt No

Received by \_\_\_\_\_

Date \_\_\_\_\_



**AFFIDAVIT**

I hereby certify that I BRETT WATTS  
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 nay notices that were undeliverable.

Signature: Brett Watts Date: 6/18/2012

1/2

This instrument prepared by:  
Charles Edward Young III, Attorney  
After recording, return to:  
Elite Title Company, Inc.  
1526 Plaza Place  
Springdale, Arkansas 72764  
(Reference #ETC 3-11731W)

**TRUSTEE'S WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, MARILYN R. BURDETTE, TRUSTEE OF THE MARILYN R. BURDETTE TRUST U/T/D JANUARY 20, 1984, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by RAUSCH-COLEMAN HOMES, LLC, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantees and unto its successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

ELITE # 3-11731W

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS.

ALSO: PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 528.0 FEET NORTH AND 176.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE NORTH 792.0 FEET, THENCE EAST 724.11 FEET, THENCE SOUTH 792.0 FEET, THENCE WEST 724.11 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS OF RECORD, IF ANY.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to said lands against all lawful claims whatsoever.

And Grantor does hereby release and relinquish unto the said Grantee and unto its successors and assigns forever, all rights and possibility of homestead, statutory or otherwise, in and to the above-described real property.

WITNESS my official hand and seal this 13th day of November, 2003.

*Marilyn R. Burdette TTE &*  
Marilyn R. Burdette, Trustee of the  
Marilyn R. Burdette Trust u/t/d  
January 20, 1984 - Grantor

I hereby certify under penalty of false swearing  
That the legally correct amount of documentary  
stamps have been placed on this instrument

Rausch-Coleman Homes, LLC  
[Grantee]  
Post Office Box 23423  
Barting, AR 72923  
Mail Tax Statements to Addressee/Address above

Doc ID: 006703570002 Type: REL  
Recorded: 11/18/2003 at 11:26:16 AM  
Fee Amt: \$11.00 Page 1 of 2  
Washington County, AR  
Bette Stamps Circuit clerk  
File 2003-00059573



STATE OF ARKANSAS  
COUNTY OF WASHINGTON

}  
} ss.  
}

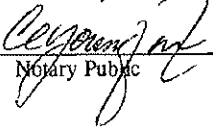
ACKNOWLEDGEMENT

On this 13th day of November, 2003, before me, the undersigned officer, personally appeared, **Marilyn R. Burdette**, well known to me (or satisfactorily proven) to the person whose name is subscribed to the within instrument and acknowledged that she had executed the same for the consideration and purposes therein contained and that she was duly authorized and acting in her capacity as **TRUSTEE OF THE MARILYN R. BURDETTE TRUST U/T/D JANUARY 20, 1984**, to sign the above and foregoing instrument for and on behalf of said Trust entity and that her signature was sufficient to accomplish the intended conveyance on behalf of said Trust entity.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

2-21-2005

  
\_\_\_\_\_  
Notary Public

Charles E. Young, III, Notary Public  
Washington County, Arkansas  
My Commission Expires 2/21/2005

1/2

This instrument prepared by:  
Charles Edward Young III, Attorney  
After recording, return to:  
Elite Title Company, Inc.  
1526 Plaza Place  
Springdale, Arkansas 72764  
(Reference #ETC 3-11731W)

**TRUSTEE'S WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARILYN R. BURDETTE, TRUSTEE OF THE MARILYN R. BURDETTE TRUST U/T/D JANUARY 20, 1984, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by RAUSCH-COLEMAN HOMES, LLC, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee and unto its successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

MARILYN R. BURDETTE

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS.

ALSO: PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 528.0 FEET NORTH AND 176.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE NORTH 792.0 FEET, THENCE EAST 724.11 FEET, THENCE SOUTH 792.0 FEET, THENCE WEST 724.11 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS OF RECORD, IF ANY.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to said lands against all lawful claims whatsoever.

And Grantor does hereby release and relinquish unto the said Grantee and unto its successors and assigns forever, all rights and possibility of homestead, statutory or otherwise, in and to the above-described real property.

WITNESS my official hand and seal this 13th day of November, 2003.

*Marilyn R. Burdette TTE & E.*  
Marilyn R. Burdette, Trustee of the  
Marilyn R. Burdette Trust u/t/d  
January 20, 1984 - Grantor

I hereby certify under penalty of false swearing  
That the legally correct amount of documentary  
stamps have been placed on this instrument

Rausch-Coleman Homes, LLC  
[Grantee]  
Post Office Box 23423  
Bartling, AR 72923  
Mail Tax Statements to Addressee/Address above



Doc ID: 006703570002 Type: REL  
Recorded: 11/18/2003 at 11:26:16 AM  
Fee Amt: \$11.00 Page 1 of 2  
Washington County, AR  
Bette Stamps Circuit Clerk  
File 2003-00059573



STATE OF ARKANSAS  
COUNTY OF WASHINGTON

}  
} ss.  
}

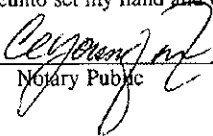
ACKNOWLEDGEMENT

On this 13th day of November, 2003, before me, the undersigned officer, personally appeared, **Marilyn R. Burdette**, well known to me (or satisfactorily proven) to the person whose name is subscribed to the within instrument and acknowledged that she had executed the same for the consideration and purposes therein contained and that she was duly authorized and acting in her capacity as **TRUSTEE OF THE MARILYN R. BURDETTE TRUST U/T/D JANUARY 20, 1984**, to sign the above and foregoing instrument for and on behalf of said Trust entity and that her signature was sufficient to accomplish the intended conveyance on behalf of said Trust entity.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

2-21-2005

  
\_\_\_\_\_  
Notary Public

Charles E. Young, III, Notary Public  
Washington County, Arkansas  
My Commission Expires 2/21/2005

(2) 11

FILE # 03-4320

TRUSTEE WARRANTY DEED

Doc ID: 008541320002 Type: REL
Recorded: 08/25/2003 at 08:40:00 AM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2003-00050847

WACO CLO 03-4320 (Rausch-Coleman)

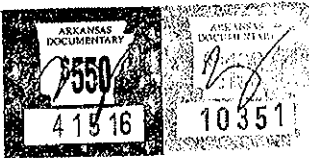
KNOW ALL MEN BY THESE PRESENTS:

That Sam Ray Welborn and Nancy Ann Welborn,
First Successor Co-Trustees of the Mary Holland
Welborn Trust u/t/a dated November, 2000
hereinafter called GRANTORS, for and in consideration of the sum of One (1.00)
dollar and other good and valuable consideration, in hand paid by
Rausch-Coleman Homes, LLC

the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and
convey unto Rausch-Coleman Homes, LLC

hereinafter called GRANTEE(S), and unto its successors and assigns
forever, the following lands lying in Washington County.

to-wit:
The NW1/4 of the NW1/4, the E1/2 of the SW1/4 of the NW1/4, a part of the SE1/4
of the NW1/4, and a part of the N1/2 of the SW1/4, all in Section 24, Township
16 North, Range 31 West, being more particularly described as follows:
Beginning at a stone marking the Northwest corner of the NW1/4 of the NW1/4 of
said Section 24, and running thence S89°19'38"E 1323.86 feet to an iron pin
located at the Northeast corner of said 40 acre tract; thence S0°18'48"W
1316.35 feet to an iron pin located at the Southeast corner of said 40 acre
tract; thence S89°46'28"E 825.0 feet along the North line of the SE1/4 of the
NW1/4 of said Section 24 to an iron pipe; thence leaving said North line and
running S0°33'55"E 1805.22 feet to the Northeast corner of the Stapleton
Subdivision; thence S65°47'W 141.44 feet along the North line of said
subdivision; thence S80°36'W 190.41 feet along said North line of the
of said subdivision; thence leaving said North line and running North 25.0
feet, more or less, to the centerline of the North Fork of the Farmington



Continued

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 we hereby covenant with said GRANTEE(S) that we will forever warrant and defend the title to the said
lands against all claims whatever.

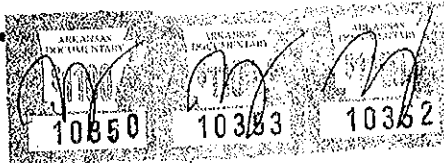
Witness our hand(s) and seal(s) as such GRANTORS, this 22nd day of September, 2003

Sam Ray Welborn, co-trustee
The Mary Holland Welborn Trust u/t/a dated November 2000

Nancy Ann Welborn, co-trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Washington



BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County
aforesaid, duly commissioned and acting, Sam Ray Welborn, co-trustee and Nancy Ann
Welborn, co-trustee, in their capacity(ies) as Trustee of The Mary Holland Welborn
Trust u/t/a dated November 2000
to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the
consideration and purposes therein mentioned and set forth.

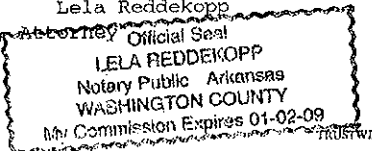
Witness my hand and seal as such Notary Public this 22nd day of September, 2003

My Commission Expires: January 2, 2009

Lela Reddekopp
Notary Public

Prepared under the supervision of Walter P. Mayo, Attorney

WACO Title Company
212 West Emma Avenue
Springdale, AR 72764



CONTINUATION OF LEGAL DESCRIPTION

Branch; thence Northwesterly along said centerline the following: West 20.0 feet, N46°43'26"W 112.52 feet, N80°00'W 30.0 feet, N40°00'W 50.0 feet, N75°00'W 35.0 feet, S82°00'W 20.0 feet, S61°00'W 55.0 feet, S45°00'W 45.0 feet, S77°50'28"W 160.9 feet, S62°25'57"W 15.12 feet, S62°25'58"W 49.88 feet, S40°00'20.0 feet, S30°00'W 35.0 feet, S47°00'W 15.0 feet, S80°00'W 20.0 feet, N75°00'W 75.00 feet, N65°00'W 30.0 feet, N36°34'42"W 94.92 feet, N48°00'W 80.0 feet, S75°00'W 33.0 feet, S55°00'W 25.0 feet, S25°0'W 25.0 feet, S52°07'42"W 92.95 feet; thence leaving said centerline and running N0°24'36"W 550.0 feet to the South line of the E1/2 of the SW1/4 of the NW1/4 of said Section 24; thence N89°46'W 241.21 feet to the Southwest corner of said 20 acre tract; thence N0°19'29"W 1319.73 feet to the Northwest corner of said 20 acre tract; thence N89°46'22"W 651.68 feet to the Southwest corner of the NW1/4 of the NW1/4 of said Section 24; thence N0°34'15"W 1326.81 feet to the point of beginning, containing 99.41 acres, more or less, Washington County, Arkansas. Subject to the Arkansas Western Gas line easement running Southeasterly through the running East and West through the West side, the Arkansas Western Gas line and the SWEPSCO transmission line easements running East and West through the South side, and any other easements and/or right of ways of record. AND

A part of the NW1/4 of the SW1/4 and a part of the NE1/4 of the SW1/4 all in Section 24 Township 16 North, Range 31 West, being more particularly described as follows: Beginning at a point that is N0°22'52"W 1460.67 feet from the Southeast corner of the SW/4 of the SW1/4 of said Section 24, said point of beginning being located on the North right of way line of East Main Street (U.S. Highway No. 62) and running thence S71°58'55"W 95.1 feet along said right of way to an iron pin; thence leaving said right of way and running N2°27'35"W 321.56 feet to an iron pin at a fence corner; thence S84°04'33"W 312.55 feet along a fence line to an iron pin; thence N0°24'36"W 415.0 feet, more or less, to the centerline of the North Fork of the Farmington Branch; thence Easterly along said centerline the following N52°07'42"E 92.95 feet, N25°00'E 25.0 feet, N55°00'E 25.0 feet, N75°00'E 33.0 feet, S48°00'E 80.0 feet, S36°34'42"E 94.92 feet, S65°00'E 30.0 feet, S75°00'E 76.0 feet, N80°00'E 20.0 feet, N47°00'E 15.0 feet, N30°00'E 35.0 feet, N40°00'E 20.0 feet, N62°25'58"E 49.88 feet, N62°25'57"E 15.12 feet, N77°50'28"E 160.9 feet, N45°00'E 45.0 feet, N61°00'E 55.0 feet, N82°00'E 20.0 feet, S75°00'E 35.0 feet, S40°00'E 50.0 feet, S80°00'E 30.0 feet, S46°43'26"E 112.52 feet, East 20.0 feet; thence leaving said centerline and running South 25.0 feet to the Northwest corner of the Stapleton Subdivision; thence South 490.58 feet along the West line of said Subdivision to the North right of way of said East Main Street; thence Southwesterly along said right of way the following: S73°40'50"W 30.5 feet, S65°11'33"W 40.3 feet, S73°40'50"W 459.6 feet more or less to the point of beginning.

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

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantees BAUSEH COLEMAN HOMES LLC

Address P.O. Box 23422  
BARLING, AR. 72923

Subject to Protective Covenants and easements, if any.

(2) #11

FILE # 03-4320

TRUSTEE WARRANTY DEED

Doc ID: 008541320002 Type: REL
Recorded: 08/26/2003 at 08:40:00 AM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2003-00050847

WACO CLO 03-4320 (Rausch-Coleman)

KNOW ALL MEN BY THESE PRESENTS:

That Sam Ray Welborn and Nancy Ann Welborn,
First Successor Co-Trustees of the Mary Holland
Welborn Trust u/t/a dated November, 2000
hereinafter called GRANTORS, for and in consideration of the sum of One (1.00)
dollar and other good and valuable consideration, in hand paid by
Rausch-Coleman Homes, LLC

the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and
convey unto Rausch-Coleman Homes, LLC

hereinafter called GRANTEE(S), and unto its successors and assigns
forever, the following lands lying in Washington County,
to-wit:

The NW1/4 of the NW1/4, the E1/2 of the SW1/4 of the NW1/4, a part of the SE1/4
of the NW1/4, and a part of the N1/2 of the SW1/4, all in Section 24, Township
16 North, Range 31 West, being more particularly described as follows:
Beginning at a stone marking the Northwest corner of the NW1/4 of the NW1/4 of
said Section 24, and running thence S89°19'38"E 1323.86 feet to an iron pin
located at the Northeast corner of said 40 acre tract; thence S0°18'48"W
1316.35 feet to an iron pin located at the Southeast corner of said 40 acre
tract; thence S89°46'28"E 825.0 feet along the North line of the SE1/4 of the
NW1/4 of said Section 24 to an iron pipe; thence leaving said North line and
running S0°33'55"E 1805.22 feet to the Northeast corner of the Stapleton
Subdivision; thence S65°47'W 141.44 feet along the North line of said
subdivision; thence S80°36'W 190.41 feet along said North line of the
of said subdivision; thence leaving said North line and running North 25.0
feet, more or less, to the centerline of the North Fork of the Farmington

Continued

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 we hereby covenant with said GRANTEE(S) that we will forever warrant and defend the title to the said
lands against all claims whatever.

Witness our hand(s) and seal(s) as such GRANTORS, this 22nd day of September, 2003

Sam Ray Welborn, co-trustee
The Mary Holland Welborn Trust u/t/a dated November 2000

Nancy Ann Welborn, co-trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Washington

Notary Public seals for Lela Reddekopp, Washington County, Arkansas, commission expires 01-02-09.

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County
aforesaid, duly commissioned and acting, Sam Ray Welborn, co-trustee and Nancy Ann
Welborn, co-trustee, in their capacity(ies) as Trustee of The Mary Holland Welborn
Trust u/t/a dated November 2000

to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the
consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 22nd day of September, 2003

My Commission Expires: January 2, 2009

Lela Reddekopp
Notary Public

Prepared under the supervision of Walter P. Mayo

WACO Title Company
212 West Emma Avenue
Springdale, AR 72764

LELA REDDEKOPP
Notary Public Arkansas
WASHINGTON COUNTY
My Commission Expires 01-02-09



CONTINUATION OF LEGAL DESCRIPTION

Branch; thence Northwesterly along said centerline the following: West 20.0 feet, N46°43'26"W 112.52 feet, N80°00'W 30.0 feet, N40°00'W 50.0 feet, N75°00'W 35.0 feet, S82°00'W 20.0 feet, S61°00'W 55.0 feet, S45°00'W 45.0 feet, S77°50'28"W 160.9 feet, S62°25'57"W 15.12 feet, S62°25'58"W 49.88 feet, S40°00'20.0 feet, S30°00'W 35.0 feet, S47°00'W 15.0 feet, S80°00'W 20.0 feet, N75°00'W 75.00 feet, N65°00'W 30.0 feet, N36°34'42"W 94.92 feet, N48°00'W 80.0 feet, S75°00'W 33.0 feet, S55°00'W 25.0 feet, S25°0'W 25.0 feet, S52°07'42"W 92.95 feet; thence leaving said centerline and running N0°24'36"W 550.0 feet to the South line of the E1/2 of the SW1/4 of the NW1/4 of said Section 24; thence N89°46'W 241.21 feet to the Southwest corner of said 20 acre tract; thence N0°19'29"W 1319.73 feet to the Northwest corner of said 20 acre tract; thence N89°46'22"W 651.68 feet to the Southwest corner of the NW1/4 of the NW1/4 of said Section 24; thence N0°34'15"W 1326.81 feet to the point of beginning, containing 99.41 acres, more or less, Washington County, Arkansas. Subject to the Arkansas Western Gas line easement running Southeasterly through the running East and West through the West side, the Arkansas Western Gas line and the SWEPCO transmission line easements running East and West through the South side, and any other easements and/or right of ways of record. AND

A part of the NW1/4 of the SW1/4 and a part of the NE1/4 of the SW1/4 all in Section 24 Township 16 North, Range 31 West, being more particularly described as follows: Beginning at a point that is N0°22'52"W 1460.67 feet from the Southeast corner of the SW1/4 of the SW1/4 of said Section 24, said point of beginning being located on the North right of way line of East Main Street (U.S. Highway No. 62) and running thence S71°58'55"W 95.1 feet along said right of way to an iron pin; thence leaving said right of way and running N2°27'35"W 321.56 feet to an iron pin at a fence corner; thence S84°04'33"W 312.55 feet along a fence line to an iron pin; thence N0°24'36"W 415.0 feet, more or less, to the centerline of the North Fork of the Farmington Branch; thence Easterly along said centerline the following N52°07'42"E 92.95 feet, N25°00'E 25.0 feet, N55°00'E 25.0 feet, N75°00'E 33.0 feet, S48°00'E 80.0 feet, S36°34'42"E 94.92 feet, S65°00'E 30.0 feet, S75°00'E 76.0 feet, N80°00'E 20.0 feet, N47°00'E 15.0 feet, N30°00'E 35.0 feet, N40°00'E 20.0 feet, N62°25'58"E 49.88 feet, N62°25'57"E 15.12 feet, N77°50'28"E 160.9 feet, N45°00'E 45.0 feet, N61°00'E 55.0 feet, N82°00'E 20.0 feet, S75°00'E 35.0 feet, S40°00'E 50.0 feet, S80°00'E 30.0 feet, S46°43'26"E 112.52 feet, East 20.0 feet; thence leaving said centerline and running South 25.0 feet to the Northwest corner of the Stapleton Subdivision; thence South 490.58 feet along the West line of said Subdivision to the North right of way of said East Main Street; thence Southwesterly along said right of way the following: S73°40'50"W 30.5 feet, S65°11'33"W 40.3 feet, S73°40'50"W 459.6 feet more or less to the point of beginning.

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

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantees BARSEH COLEMAN HOMES LLC

Address P.O. Box 23422

BARLING, AR 72923

Subject to Protective Covenants and easements, if any.

## NOTICE OF PUBLIC HEARING

A petition by Rausch Coleman Homes, Inc. 3420 N. Plainview Ave., Suite 102, Fayetteville, AR 72703, to rezone and plat the property as described below has been filed with the City of Farmington on the 22nd day of May, 2012.

### Parcel Description (760-01433-010)

A parcel of land situated in the SW/4 of the NW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the Southwest Corner of the SW/4 of the NW/4; thence N 01°54'57" E, 545.77 feet; thence N 89°39'14" E, 76.01 feet; thence in an easterly direction with a tangent curve turning to the right with a radius of 475.00 feet, having a chord bearing of S 89°10'04" E and a chord distance of 19.54 feet, having an interior angle of 02°21'24" and an arc length of 19.54 feet; thence S 87°59'22" E, 530.80 feet; thence S 02°08'08" W, 20.00 feet; thence S 87°59'22" E, 27.78 feet; thence S 01°53'47" W, 533.61 feet; thence N 87°36'42" W, 654.19 feet to the Point of Beginning; containing 8.26 acres, more or less. Subject to all easements of record.

### Parcel Description (760-01410-000)

A parcel of land situated in the NW/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at a point which is S 87°36'45" E, 171.14 feet from the Northwest Corner of said NW/4 of the SW/4; thence S 87°36'42" E, 724.11 feet; thence S 02°01'14" W, 794.77 feet; thence N 87°20'39" W, 726.73 feet; thence N 02°12'28" E, 791.36 feet to the Point of Beginning; containing 13.21 acres, more or less. Subject to all easements of record.

### Parcel Description (760-01433-400)

A parcel of land situated in the NE/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the Southeast Corner of the NE/4 of the SW/4; thence N 87°36'42" W, 654.19 feet; thence N 01°53'47" E, 533.61 feet; thence S 87°59'22" E, 279.09 feet; thence in an easterly direction with a tangent curve turning to the right with a radius of 4955.00 feet, having a chord bearing of S 87°47'43" E and a chord distance of 33.60 feet, having an interior angle of 00°23'19" and an arc length of 33.60 feet; thence S 87°36'03" E, 264.82 feet; thence in an easterly direction with

a tangent curve turning to the left with a radius of 5045.00 feet, having a chord bearing of S 87°48'09" E and a chord distance of 35.48 feet, having an interior angle of 00°24'11" and an arc length of 35.48 feet; thence S 88°00'14" E, 40.99 feet; thence S 01°52'36" W, 535.91 feet to the Point of Beginning; containing 8.04 acres, more or less. Subject to all easements of record.

Parcel Description (760-01408-000)

A parcel of land situated in the SW/4 AND the NW/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the NE Corner of the NW/4 of the SW/4 of said Section 24; thence S 01°54'23" W, 410.24 feet; thence in a southerly direction with a non tangent curve turning to the left with a radius of 970.00 feet, having a chord bearing of S 16°02'06" W, and a chord distance of 168.06 feet, having an interior angle of 09°56'22" and an arc length of 168.27 feet; thence N 64°46'05" E, 111.02 feet; thence N 80°10'35" E, 160.90 feet; thence N 47°20'07" E, 45.00 feet; thence N 62°20'07" E, 55.00 feet; thence N 84°20'07" E, 20.00 feet; thence S 72°39'53" E, 35.00 feet; thence S 37°39'53" E, 50.00 feet; thence S 77°39'53" E, 30.00 feet; thence S 44°23'19" E, 112.52 feet; thence S 87°39'53" E, 12.19 feet; thence S 02°04'55" W, 514.66 feet; thence S 80°51'53" W, 29.05 feet; thence S 68°57'53" W, 40.30 feet; thence S 76°05'53" W, 401.55 feet; thence S 76°12'44" W, 125.42 feet; thence N 00°09'15" W, 293.41 feet; thence in a northerly direction with a tangent curve turning to the left with a radius of 120.00 feet, having a chord bearing of N 03°26'14" W and a chord distance of 13.74 feet, having an interior angle of 06°33'58" and an arc length of 13.75 feet; thence S 86°28'24" W, 334.05 feet; thence N 02°01'14" E, 967.07 feet; thence S 87°36'42" E, 413.12 feet to the point of beginning; containing 17.00 acres, more or less, subject to the right-of-way for Holland Drive and any easements of record.

A public hearing to consider this request to rezone the above described property from R-1 to C-2 and MF-1 will be held on the 25th day of June, 2012, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Parcel Description (760-01433-010)

A parcel of land situated in the SW/4 of the NW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the Southwest Corner of the SW/4 of the NW/4; thence N 01°54'57" E, 545.77 feet; thence N 89°39'14" E, 76.01 feet; thence in an easterly direction with a tangent curve turning to the right with a radius of 475.00 feet, having a chord bearing of S 89°10'04" E and a chord distance of 19.54 feet, having an interior angle of 02°21'24" and an arc length of 19.54 feet; thence S 87°59'22" E, 530.80 feet; thence S 02°08'08" W, 20.00 feet; thence S 87°59'22" E, 27.78 feet; thence S 01°53'47" W, 533.61 feet; thence N 87°36'42" W, 654.19 feet to the Point of Beginning; containing 8.26 acres, more or less. Subject to all easements of record.

Parcel Description (760-01410-000)

A parcel of land situated in the NW/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at a point which is S 87°36'45" E, 171.14 feet from the Northwest Corner of said NW/4 of the SW/4; thence S 87°36'42" E, 724.11 feet; thence S 02°01'14" W, 794.77 feet; thence N 87°20'39" W, 726.73 feet; thence N 02°12'28" E, 791.36 feet to the Point of Beginning; containing 13.21 acres, more or less. Subject to all easements of record.

Parcel Description (760-01433-400)

A parcel of land situated in the NE/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the Southeast Corner of the NE/4 of the SW/4; thence N 87°36'42" W, 654.19 feet; thence N 01°53'47" E, 533.61 feet; thence S 87°59'22" E, 279.09 feet; thence in an easterly direction with a tangent curve turning to the right with a radius of 4955.00 feet, having a chord bearing of S 87°47'43" E and a chord distance of 33.60 feet, having an interior angle of 00°23'19" and an arc length of 33.60 feet; thence S 87°36'03" E, 264.82 feet; thence in an easterly direction with a tangent curve turning to the left with a radius of 5045.00 feet, having a chord bearing of S 87°48'09" E and a chord distance of 35.48 feet, having an interior angle of 00°24'11" and an arc length of 35.48 feet; thence S 88°00'14" E, 40.99 feet; thence S 01°52'36" W, 535.91 feet to the Point of Beginning; containing 8.04 acres, more or less. Subject to all easements of record.

Parcel Description (760-01408-000)

A parcel of land situated in the SW/4 AND the NW/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the NE Corner of the NW/4 of the SW/4 of said Section 24; thence S 01°54'23" W, 410.24 feet; thence in a southerly direction with a non tangent curve turning to the left with a radius of 970.00 feet, having a chord bearing of S 16°02'06" W, and a chord distance of 168.06 feet, having an interior angle of 09°56'22" and an arc length of 168.27 feet; thence N 64°46'05" E, 111.02 feet; thence N 80°10'35" E, 160.90 feet; thence N 47°20'07" E, 45.00 feet; thence N 62°20'07" E, 55.00 feet; thence N 84°20'07" E, 20.00 feet; thence S 72°39'53" E, 35.00 feet; thence S 37°39'53" E, 50.00 feet; thence S 77°39'53" E, 30.00 feet; thence S 44°23'19" E, 112.52 feet; thence S 87°39'53" E, 12.19 feet; thence S 02°04'55" W, 514.66 feet; thence S 80°51'53" W, 29.05 feet; thence S 68°57'53" W, 40.30 feet; thence S 76°05'53" W, 401.55 feet; thence S 76°12'44" W, 125.42 feet; thence N 00°09'15" W, 293.41 feet; thence in a northerly direction with a tangent curve turning to the left with a radius of 120.00 feet, having a chord bearing of N 03°26'14" W and a chord distance of 13.74 feet, having an interior angle of 06°33'58" and an arc length of 13.75 feet; thence S 86°28'24" W, 334.05 feet; thence N 02°01'14" E, 967.07 feet; thence S 87°36'42" E, 413.12 feet to the point of beginning; containing 17.00 acres, more or less, subject to the right-of-way for Holland Drive and any easements of record.

All of the lands described above to be zoned C-2, Highway Commercial, LESS AND EXCEPT,

(Parcel Description

A parcel of land situated in the SW/4 of the NW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Commencing at a fip representing the NE Corner of the SW/4 of the NW/4; thence S 01°53'02" W, 759.89 feet; thence S 01°35'52" W, 20.05 feet; thence S 88°00'14" E, 0.41 feet to the Point of Beginning; thence S 01°53'28" W, 343.81 feet; thence N 87°51'52" W, 1253.52 feet; thence N 01°55'01" E, 361.83 feet; thence N 89°39'14" E, 20.96 feet; thence in an easterly direction with a tangent curve turning to the right with a radius of 475.00 feet, having a chord bearing of S 89°10'04" E and a chord distance of 19.54 feet, having an interior angle of 02°21'24" and an arc length of 19.54 feet; thence S 87°59'22" E, 530.80 feet; thence S 02°08'08" W, 20.00 feet; thence S 87°49'13" E, 682.17 feet to the Point of Beginning, containing 10.16 acres, more or less, subject to all rights of way and easements of record. )

Which is to be Zoned MF-1, Multi-Family, Duplex.

Parcel Description (760-01433-010)

A parcel of land situated in the SW/4 of the NW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the Southwest Corner of the SW/4 of the NW/4; thence N 01°54'57" E, 545.77 feet; thence N 89°39'14" E, 76.01 feet; thence in an easterly direction with a tangent curve turning to the right with a radius of 475.00 feet, having a chord bearing of S 89°10'04" E and a chord distance of 19.54 feet, having an interior angle of 02°21'24" and an arc length of 19.54 feet; thence S 87°59'22" E, 530.80 feet; thence S 02°08'08" W, 20.00 feet; thence S 87°59'22" E, 27.78 feet; thence S 01°53'47" W, 533.61 feet; thence N 87°36'42" W, 654.19 feet to the Point of Beginning; containing 8.26 acres, more or less. Subject to all easements of record.

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A parcel of land situated in the NW/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

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Parcel Description (760-01433-400)

A parcel of land situated in the NE/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the Southeast Corner of the NE/4 of the SW/4; thence N 87°36'42" W, 654.19 feet; thence N 01°53'47" E, 533.61 feet; thence S 87°59'22" E, 279.09 feet; thence in an easterly direction with a tangent curve turning to the right with a radius of 4955.00 feet, having a chord bearing of S 87°47'43" E and a chord distance of 33.60 feet, having an interior angle of 00°23'19" and an arc length of 33.60 feet; thence S 87°36'03" E, 264.82 feet; thence in an easterly direction with a tangent curve turning to the left with a radius of 5045.00 feet, having a chord bearing of S 87°48'09" E and a chord distance of 35.48 feet, having an interior angle of 00°24'11" and an arc length of 35.48 feet; thence S 88°00'14" E, 40.99 feet; thence S 01°52'36" W, 535.91 feet to the Point of Beginning; containing 8.04 acres, more or less. Subject to all easements of record.

Parcel Description (760-01408-000)

A parcel of land situated in the SW/4 AND the NW/4 of the SW/4 of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas.

Beginning at the NE Corner of the NW/4 of the SW/4 of said Section 24; thence S 01°54'23" W, 410.24 feet; thence in a southerly direction with a non tangent curve turning to the left with a radius of 970.00 feet, having a chord bearing of S 16°02'06" W, and a chord distance of 168.06 feet, having an interior angle of 09°56'22" and an arc length of 168.27 feet; thence N 64°46'05" E, 111.02 feet; thence N 80°10'35" E, 160.90 feet; thence N 47°20'07" E, 45.00 feet; thence N 62°20'07" E, 55.00 feet; thence N 84°20'07" E, 20.00 feet; thence S 72°39'53" E, 35.00 feet; thence S 37°39'53" E, 50.00 feet; thence S 77°39'53" E, 30.00 feet; thence S 44°23'19" E, 112.52 feet; thence S 87°39'53" E, 12.19 feet; thence S 02°04'55" W, 514.66 feet; thence S 80°51'53" W, 29.05 feet; thence S 68°57'53" W, 40.30 feet; thence S 76°05'53" W, 401.55 feet; thence S 76°12'44" W, 125.42 feet; thence N 00°09'15" W, 293.41 feet; thence in a northerly direction with a tangent curve turning to the left with a radius of 120.00 feet, having a chord bearing of N 03°26'14" W and a chord distance of 13.74 feet, having an interior angle of 06°33'58" and an arc length of 13.75 feet; thence S 86°28'24" W, 334.05 feet; thence N 02°01'14" E, 967.07 feet; thence S 87°36'42" E, 413.12 feet to the point of beginning; containing 17.00 acres, more or less, subject to the right-of-way for Holland Drive and any easements of record.

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/Owner: Rausch Coleman Development Group  
Day Phone: 479-455-2025

Address: 3420 N. Plainview Ave., Suite 102  
Fayetteville, AR 72703  
Fax: 479-455-2026

Representative: Brett Watts  
Day Phone: 479-455-2025

Address: 3420 N. Plainview Ave., Suite 102  
Fayetteville, AR 72703  
Fax: 479-455-2026

Correspondence should be sent to – Representative

**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 – Holland Drive and Hwy. 62

Current Zoning – C-2 and R-2

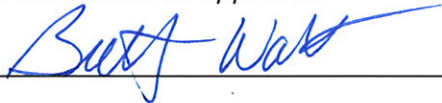
Attach legal description

Financial Interests

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

Rausch Coleman Development Group

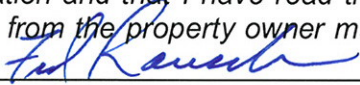
Applicant/Representative: *I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect 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 5/21/12

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.)  Date 5-21-12

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).		✓	NOT YET.
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).		✓	NOT YET
<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.		✓	NO LAND DISTURBANCE
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:			NON NEEDED
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.			1' CONTOURS SHOW
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.			NO GRADING
<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:			WILL BE RE'D @ LARGE SCALE PER LOT.
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.)			@ LARGE SCALE
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.			<del>NOT</del> REQ'D
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.			NONE
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			NONE
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.			NO LAND DISTURBANCE AT THIS TIME

*\*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.*



# Bates & Associates, Inc.

Civil Engineering & Surveying

91 W. Colt Square Suite 3/ Fayetteville, AR 72703

PH: 479-442-9350 \* FAX: 479-521-9350

[www.nwabatesinc.com](http://www.nwabatesinc.com)

June 13, 2012

City Planner  
City of Farmington  
354 West Main Street  
Farmington, AR 72730

**RE: Holland Crossing comments**

Dear Commissioners,

This letter is to fulfill the requirements of item 5 on the rezoning application. We are proposing to rezone the property from RPZD to CS.

1. Attached
2. Set iron pins shown on all new lot corners. Symbol added to legend.
3. Existing structures have been labeled and indicated if they are to be removed.
4. Sign has been located and labeled.
5. It is the intent for the drainage easement to be part of lot 7
6. Sewer, water, and drainage structures are shown and labeled.
7. All existing right-of-way is labeled
8. 100-year flood plain shown. Firm panel and date are referenced. There does not appear to be a FEMA floodway in this area. Further research is required to determine base flood and finished floor elevations.
9. Preliminary Drainage Report provided.

If you have any questions or require additional information, please feel free to call.

Sincerely,

**Bates & Associates, Inc.**

Geoffrey H. Bates, P.E.  
President of Engineering

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

Your comments will become part of the meeting minutes  
And a permanent part of the project file.

DATE: 6/5/2012

PROJECT NAME: Preliminary Plat for Holland Crossing  
ENGINEER/ARCHITECT: Rausch Coleman Development Group

---

UTILITY REPRESENTING:



**COMMUNICATIONS**  
4901 S. 48<sup>th</sup> Street  
Springdale, Arkansas 72762

REPRESENTATIVE NAME: *CHAD HODGE*  
*NWA CONSTRUCTION PLANNER*  
*(479) 717-3607*

- 1. Any damage to or relocation of our existing facilities will be at owners/developers expense.*
- 2.*

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

Applicant: Rausch Coleman Development Group  
Project Name: Holland Crossing  
Engineer/Architect:

Date: June 5, 012

---

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 R. 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 the set iron pins at all of the new property line corners for the new lots. Add the property corner markers to the legend.
3. Label the existing structures on-site and indicate if they are to remain.
4. Locate the sign at the corner of Hwy 62 and Holland Drive and the Walnut Crossing Subdivision on this plat.
5. The property lines for Lots 5-6 do not extend to the western property line. They stop at the existing drainage easement. Is it the intent to have the drainage easement be part of Lot 7?
6. Show all existing sanitary sewer lines, waterlines, and drainage structures. Label them accordingly.
7. Clearly label all existing right-of-way on plat.
8. Show and label the FEMA Designated 100-year Flood Plain. Reference the Firm panel number and effective date. Show the 100-year flood plain, floodway and base flood elevations from the Corp of Engineers Flood Hazard Study. Label the base flood elevation for Lots 1, 2, 4 and 7 on the plat along with the minimum finished flow elevation for these lots.
9. Provide a Preliminary Drainage Report including the detention analysis for the subdivision. If it is determined that detention is required, then provide a preliminary grading and drainage plan.





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

**Technical Plat Review Agenda  
 June 5, 2012**

Technical Plat Review will be held: Tuesday, June 5, 2012 at 2:00 p.m. at City Hall located at 354 W. Main Street, Farmington, Arkansas.

1. Preliminary Plat – Rausch Coleman Development Group for Holland Crossing

AEP/SWEP/CO

- 1) Need 25' UE on the south side of lot 3 & lot 4
- 2) Need 20' UE between lots 2 & 3
- 3) Need 20' UE Along North side of Lot 7
- 4) Need 20' UE Across lot 5 to Holland drive which lines up with note 3.
- 5)

RON BERTRAM  
 14791 973-7333



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

**Technical Plat Review Agenda  
June 5, 2012**

Technical Plat Review will be held: Tuesday, June 5, 2012 at 2:00 p.m. at City Hall located at 354 W. Main Street, Farmington, Arkansas.

1. Preliminary Plat – Rausch Coleman Development Group for Holland Crossing

*need to show water lines + hydrants every 500'  
for Fire Dept.*