



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

PLANNING COMMISSION AGENDA
September 26, 2016

**A meeting of the Farmington Planning Commission will be held on
Monday, September 26, 2016 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - August 22, 2016
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 on Appeal:** Home Child Care
Property owned by: Todd & Colleen Bachman
Property Location: 17 Valley Dr.
Presented by: Colleen Bachman
 - B. **Rezoning Request:** Acreage in front of Twin Falls to be rezoned from C-2 to R-1
Property owned by: Twin Falls Dev. LLC.
Property Location: acreage in front of Twin Falls
Presented by: Keith Marrs
 - C. **Variance Request:** Littlefield Oil requests variance from paving the trailer storage lot and also requests a fee in lieu of sidewalk and street improvements to S. Hunter.
Property owned by: Littlefield Oil
Property Location: 57 S. Hunter
Presented by: Bates & Associates, Inc.
 - D. **Large Scale Development:** Littlefield Oil trailer storage lot
Property owned by: Littlefield Oil
Property Location: 57 S. Hunter
Presented by: Bates & Associates, Inc.
5. Set Public Hearing for Land Use Plan

Planning Commission Minutes
August 22, 2016

1. ROLL CALL – Meeting was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Sean Schader
Jay Moore
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Matt Hutcherson

City Employees Present: Melissa McCarville-
City Business Manager; Steve Tennant, City
Attorney; Chris Brackett – City Engineer

2. Approval of Minutes: July 25, 2016 minutes were approved with one correction; Toni Bahn was absent.

3. Comments from Citizens: Developer Keith Marrs was present to ask for direction regarding seven lots he wishes to rezone from Commercial to Residential in the Twin Falls subdivision. After discussion, it was determined that he does need to come back with rezoning proposal and also can come before the Tech Plat Review Committee at the September 20, 2016 meeting.

4.A. Large Scale Development – Broyles St. Storage Phase II, 267 Broyles

Jorge Duquesne of Blew & Associates was present. There was no one present for public comment. Chris Brackett, City Engineer, presented a memo with one condition:

“1. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans, one (1) set of half size plans and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.”

It was determined that this Phase II will be paved, since they are going to build more units. A reminder of landscaping was made that there should be no fast-growing, tall trees planted beneath power lines. Also, since the north edge of property is adjacent to residential zoning, possible quick growing, hardy, quite inexpensive vegetation was discussed.

Chairman Mann called for question to approve the Large Scale Development for Broyles Street Storage Phase II, contingent upon City Engineer’s conditions being met. Passed unanimously.

5. Request by Rausch Coleman for Rezoning on Fayetteville Property Adjacent to Farmington

A state law requires the review and approval by a city affected by another city’s rezoning adjacent property, as a courtesy. The request is first reviewed by Planning Commission and then is forwarded to City Council.

No Rausch Coleman representative was present to discuss the request for land in the City of Fayetteville, located north of W. Colfax Loop and east of Williams Elementary School. They have requested to rezone from R-PZD (Residential Planned Zoning District) to RSF-8 Residential Single Family (8 units per acre) and R-A Residential Agricultural.

After review and discussion, Chairman Mann called for question with all present voting to recommend approval of the Rausch Coleman zoning proposal and to forward it to the Farmington City Council for their consideration at their next regularly scheduled meeting.

5. Adjournment: Having no further business, Gerry Harris moved to adjourn, seconded by Sean Schader and passed unanimously.

Judy Horne - Secretary

Robert Mann - Chair



Conditional Use on Appeal
Initial Application

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: Colleen Bachman Day Phone: 479-200-9041

Address: 17E Valley Dr Farmington Fax: 10A

• Representative: _____ Day Phone: _____

Address: _____ Fax: _____

• Property Owner: Todd & Colleen Bachman Day Phone: 479-871-4447

Address: 17E Valley Dr Farmington 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 -- 17E Valley Dr
Current Zoning -- R1

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

Type of conditional use requested:

Licensed in-home child care / ~~10-kids~~ 10-kids

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 \$50.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization (by a signature below) from the property owner that the use presented is agreeable to them.
5. Complete the conditional use checklist.
6. 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 for a conditional use at the property as described below has been filed with the City of Farmington on the 2nd day of September, 20116.

Lot 2 of Williams Addition, Farmington AR
PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request for conditional use at the above described property ~~from~~
7 ~~to~~ will be held on the 26th day of September, 20116, 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 request a conditional use on 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 _____

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 _____

Owner/Agent Signature



Conditional Use on Appeal Checklist

Initial Application

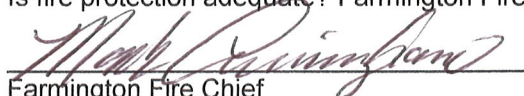
Renewal Application

CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.

Applicant's Name Colleen Bachman Date 9-2-16
Address 17 E Valley Dr Zoning R1
Phone # 479-200-9044 Email colleenbachman@ymail.com
Description of proposed use:
licensed in-home child care for 10 kids

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation on the back of this form.

- Yes 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
 No
- Yes 2. Does applicant reside at the address that this conditional use was applied for?
 No
- Yes 3. The applicant has provided proof that each adjacent property owner has been notified by Return Receipt mail (initial applicants) or personal contact (for renewal only). 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.
 No
- Yes 4. Are public services and utilities available and adequate?
 No
- Yes 5. Is fire protection adequate? Farmington Fire Chief must inspect and sign-off below.
 No


Farmington Fire Chief
- Yes 6. Is the proposed use compatible with the surrounding area and the planned use for the area?
 No
- Yes 7. Is screening and egress safe and convenient?
 No
- Yes 8. Are off-street parking and loading areas adequate?
 No
- Yes 9. Will refuse and service areas **not** cause adverse effects on adjacent property?
 No
- Yes 10. Will off street parking and loading areas **not** cause adverse effects on adjacent property?
 No
- Yes 11. Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)
 No
- Yes 12. Do the subdivision covenants* allow this use (if applicable)?
 No

APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.

*The City of Farmington does not enforce covenants however; property owners and renters need to be aware of the requirements of their subdivision.

RECEIPT

RECEIVED FROM

DATE

No.

519424

FOR RENT

FOR

\$50.00

DOLLARS

ACCOUNT	
PAYMENT	
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

BY

TO

R. H. [Signature]



NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITINAL USE

To all Owners of land laying adjacent to the property at:

Location: 17 E Valley Dr Farmington

Owned by: Todd & Colleen Bachman

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:
Explanation: _____

In home child care

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on September 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 St., Farmington, AR 72730. Ph. #267-3865.

See attached certified receipts



AFFIDAVIT

I hereby certify that I Colleen Bachman
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: Colleen Bachman Date: 9-2-16

Susan Evans
18 N Hunter St
Farmington AR 72730

Perry Calvert
39 E Valley Dr
Farmington AR 72730

Sharon Nowell
9 E Valley Dr
Farmington AR 72730

Jerry Bowen
16 N Hunter St
Farmington AR 72730



760-01312-000

ST

760-01385-000

760-01793-000

760-01724-000

760-01795-000

760-01723-000

760-01797-000

760-01798-000

760-01799-000

760-01978-000

760-01808-000

**Farmington City
Park**

Valley Dr

Valley Dr

Valley Dr

760-01388-000

**Sharon
Shawell**

760-01303-000

760-01664-000

**Percy
Calvert**

760-01666-000

760-01306-000

760-01307-000

760-01308-000

760-01337-000

760-01333-000

760-01391-000

**Shirley
Selfover**

760-01313-000

**Susan
E Orms**

760-01312-000

760-01311-000

760-01310-000

760-01309-000

760-01321-000

S Hunter St

760-01332-000
Google

760-01328-000

760-01323-000

760-01319-000

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powered by: DataScout Pro

7016 1370 0000 1317 3336

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

For delivery information, visit our website at www.usps.com®
FARMINGTON, AR 72730

Certified Mail Fee \$3.30
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

0230 02
Postmark Here
08/30/2016

Postage \$0.47
Total Postage and Fees \$6.47

Sent To Nowell, Sharon
Street and Apt. No., or PO Box No. 9 E Valley Dr
City, State, ZIP+4® Farmington AR 72730
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1370 0000 1317 3367

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

For delivery information, visit our website at www.usps.com®
FARMINGTON, AR 72730

Certified Mail Fee \$3.30
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

0230 02
Postmark Here
08/30/2016

Postage \$0.47
Total Postage and Fees \$6.47

Sent To Jerry Bowen
Street and Apt. No., or PO Box No. 16 N Hunter St
City, State, ZIP+4® Farmington AR 72730
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7016 1370 0000 1317 3348

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

For delivery information, visit our website at www.usps.com®
FARMINGTON, AR 72730

Certified Mail Fee \$3.30
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

0230 02
Postmark Here
08/30/2016

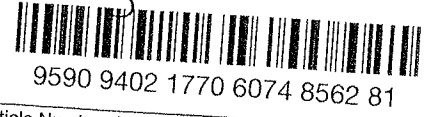
Postage \$0.47
Total Postage and Fees \$6.47

Sent To Perry Calvert
Street and Apt. No., or PO Box No. 39 E Valley Dr
City, State, ZIP+4® Farmington AR 72730
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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:
Perry Calvert
39 E Valley Dr
Farmington AR 72730



9590 9402 1770 6074 8562 81

2. Article Number (Transfer from service label)
7016 1370 0000 1317 3343

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Candace Calvert Agent Address

B. Received by (Printed Name) Candace Calvert C. Date of Delivery 9/12/16

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

3. Service Type

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

Domestic Return Receipt

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

For delivery information, visit our website at www.usps.com®.

FARMINGTON, AR 72730

OFFICIAL USE

0230
02

Certified Mail Fee \$3.30

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.70

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.47

Total Postage and Fees \$6.47

Postmark Here
08/30/2016

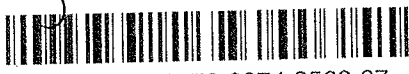
Sent To: Susan Evans
 Street and Apt. No., or PO Box No.: 18 N Hunter St
 City, State, ZIP+4®: Farmington AR 72730

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

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:
 Jerry Bowen
 16 N Hunter St
 Farmington AR 72730



9590 9402 1770 6074 8562 67

2. Article Number (Transfer from service label)
 7016 1370 0000 1317 3367

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
 X *Jerry Bowen*

B. Received by (Printed Name)
 A. Bowen

C. Date of Delivery
 9/1/16

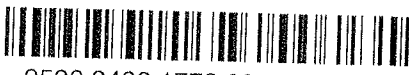
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - 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:
 Susan Evans
 18 N Hunter St
 Farmington AR 72730



9590 9402 1770 6074 8562 74

2. Article Number (Transfer from service label)
 7016 1370 0000 1317 3350

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
 X *H. Carnahan*

B. Received by (Printed Name)
 H. Carnahan

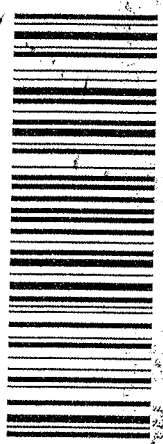
C. Date of Delivery
 9-10-16

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Backman
PO Box 1197
Farmington AR
72730

CERTIFIED MAIL



7016 1370 0000 1317 333B

AKDowell, Sharon
9/11pm
a E Valle. Dr.

Farmington

7273099041197

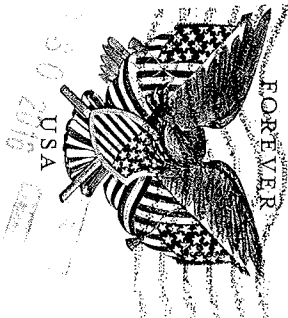
BC: 72730219797

41857-15199-30-41

NIXIE 722 4E 1 0209/09/16

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

U.S. POSTAGE
PAID
FARMINGTON, AR
72730
AUG 30 16
AMOUNT
\$6.00
R2305E124144-02



9-10

Please Return To:

File# 2016-00001835

Lenders Title Company
3761 N Mall Avenue
Fayetteville AR, 72703
Phone: 479-444-3333
Fax: 479-443-4256

File Number: 15-046529-500

Approved as to form by:
J. Mark Spradley, Attorney-at-Law
Transactional data completed by Lenders Title Company

FOR RECORDER'S USE ONLY

WARRANTY DEED
(MARRIED PERSONS)

KNOW ALL MEN BY THESE PRESENTS:

That, Carl Reeves and Jo Ann Reeves, husband and wife, Grantor(s), for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)---and other good and valuable consideration in hand paid by Todd Bachman, a married person, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee(s), and unto his heirs and assigns forever, the following lands lying in the County of Washington and the State of Arkansas to-wit:

Lot Numbered Two (2) of the Williams Addition to the City of Farmington, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto his heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor(s) hereby covenant with the Grantee(s) that they will forever warrant and defend the title to the

Handwritten: VM
Bachman
LIC 15-046529-500
217



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: 15-046529-500

Grantee: TODD BACHMAN
Mailing Address: PO BOX 1197
FARMINGTON AR 727300000

Grantor: CARL REEVES & JO ANN REEVES
Mailing Address: 205 W BUSH ST
PRAIRIE GROVE AR 727530000

Property Purchase Price: \$94,000.00
Tax Amount: \$310.20

County: WASHINGTON
Date Issued: 01/25/2016
Stamp ID: 908091392

Washington County, AR
I certify this instrument was filed on
1/25/2016 11:25:39 AM
and recorded in REAL ESTATE

File# 2016-00001835
Kyle 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): Krista Miller

Grantee or Agent Name (signature): [Signature] Date: 1/25/16

Address: PO BOX 1197

City/State/Zip: Farmington, AR 72730

AFFIDAVIT OF PUBLICATION

I, Karen Caler, solemnly swear that I am the Legal Advertising Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement was published in the following weekly paper(s):

X Washington County Enterprise Leader

of general and bona fide circulation in Washington County, Arkansas

COLLEEN BACHMAN
Notice of Public Hearing

Dates of Publication: September 7, 2016

Publication Charges: \$ 20.75

Karen Caler

Karen Caler

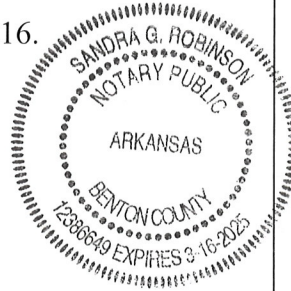
Sworn to and subscribed before me

This 12 day of September , 2016.

Sandra G. Robinson

Notary Public

My Commission Expires: 3-16-2025



NOTICE OF PUBLIC HEARING
A petition for a conditional use at the property as described below has been filed with the City of Farmington on the 1st day of September, 2016.
17 Valley Avenue
Lot 2 of the Williams Addition,
Farmington, AR 72730
A public hearing to consider this request will be held on the 26th day of September, 2016 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas.
All interested persons are invited to attend.
73836347 Sept 7, 2016

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

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: Twin Falls Dev LLC Day Phone: 479-841-3586
 Address: PO Box 605 Farmington Fax: 479-267-5912
 Representative: KEITH MARRS Day Phone: 479 841-3586
 Address: PO Box 605 Fax: SAME
 Property Owner: Twin Falls Dev LLC Day Phone: 479-841-3586
 Address: PO Box 605 Farmington Fax: SAME

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

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

Property Description 9.41
 Site Address -- # Access in Front of Twin Falls
 Current Zoning -- Comm-2 Proposed Zoning -- R-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:

Change from Commercial to Single Family Lots No Sewer
Available for Commercial

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 31 day of August, 2016.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

Single Family

A public hearing to consider this request to rezone the above described property from Commercial to R-1 will be held on the 26th day of Sept, 20016, 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 8-31-16
 Applicant Signature

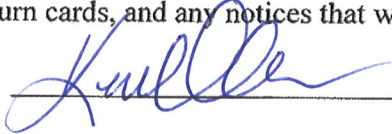
Property Owner/Authorized Agent: *I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating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

[Signature] Date 8-31-16
 Owner/Agent Signature

AFFIDAVIT

I hereby certify that I Kerth Maers
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: 8-31-16

**Keith Marris
P. O. Box 605
Farmington, AR 72730
479-841-3586**

September 1, 2016

To All Property Owners:

This notice is to inform you of my intent to rezone the commercial property located on the front south side of Twin Falls entrance to single family. I plan on getting eight (8) lots, one (1) acre or more on this piece of property. The reason for the change is we have no more lots in Twin Falls. The only interest I have had for commercial lots is a big truck repair garage and storage units which I do not feel is a good fit for Twin Falls.

These lots would be part of Twin Falls Phase 1 covenants, under the direction of the POA and Architectural Control Committee.

If you should have any questions, please feel free to call me at 479-841-3586. Also, you can attend the Planning Commission Meeting at Farmington City Hall, Monday, September 26, 2016 at 6:00 P.M.

Thank you,



Keith Marris
479-841-3586

7016 1370 0000 1317 4685

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

For delivery information, visit our website at www.usps.com®.

SPRINGDALE, AR 72762

OFFICIAL USE

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/07/2016

Sent To L J L Builders
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

7016 1370 0000 1317 4739

U.S. Postal Service™
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 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

LONOKE, AR 72086

OFFICIAL USE

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/07/2016

Sent To First State Bank
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

7016 1370 0000 1317 4715

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

For delivery information, visit our website at www.usps.com®.

FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/07/2016

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

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

7016 1370 0000 1317 4746

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

For delivery information, visit our website at www.usps.com®.

FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/08/2016

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

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

7016 1370 0000 1317 4692

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/07/2016

Sent To Trade Mark Homes
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

7016 1370 0000 1317 4661

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FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/07/2016

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

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

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

FAYETTEVILLE, AR 72702

Certified Mail Fee \$3.30
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.70
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

0230
06

Postmark
Here

Postage \$0.47

Total Postage and Fees \$6.47

09/07/2016

Sent To Goose Creek

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

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

9024 4TET 0000 04ET 9T02

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

FAYETTEVILLE, AR 72703

Certified Mail Fee \$3.30
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.70
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

0230
06

Postmark
Here

Postage \$0.47

Total Postage and Fees \$6.47

09/07/2016

Sent To Brunk

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

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

9294 4TET 0000 04ET 9T02

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

FAYETTEVILLE, AR 72703

Certified Mail Fee \$3.30
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$2.70
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

0230
06

Postmark
Here

Postage \$0.47

Total Postage and Fees \$6.47

09/07/2016

Sent To Riverwood

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

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

4594 4TET 0000 04ET 9T02

SENDER: COMPLETE THIS SECTION

- 1. Article Addressed to:
 - 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.

First State Bank
 Po Box 330
 Lonoke, AR
 72086



9590 9402 1770 6074 8572 02

2. Article Number (Transfer from service label)
 7016 1370 0000 1317 4739

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] Agent
 B. Received by (Printed Name) Denita Sheets Addressee
 C. Date of Delivery 9-9-16
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

For delivery information, visit our website at www.usps.com®

FARMINGTON, AR 72730

OFFICIAL USE

7016 1370 0000 1317 4722

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47

0230
1 06
Postmark
Here
09/07/2016

Sent To: Loomis
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____

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:

L & L Builders
 1800 Willard Street
 Springdale, AR 72762



9590 9402 1770 6074 8571 41

Article Number (Transfer from service label)

7016 1370 0000 1317 4685

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Skylar C. Calkins
- C. Date of Delivery 9-8-16
- 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
- Return Receipt for Merchandise
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Signature Confirmation
- 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:

James Stierle
 355 S. Waterfall Dr
 Farmington, AR 72730



9590 9402 1770 6074 8571 96

Article Number (Transfer from service label)

7016 1370 0000 1317 4746

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) James Stierle
- C. Date of Delivery 9/12/16
- 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
- Return Receipt for Merchandise
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Signature Confirmation
- 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:

Trade Mark Homes
 PO Box 1527
 Farmington, AR 72730



9590 9402 1770 6074 8571 34

2. Article Number (Transfer from service label)

7016 1370 0000 1317 4692

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) Samantha Grachos
- C. Date of Delivery 9-8-16
- 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
- Collect on Delivery
- Collect on Delivery 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:

Goose Creek Properties
 PO Box 1346
 Fayetteville, AR
 72702



9590 9402 1770 6074 8571 27

2. Article Number (Transfer from service label)
 7016 1370 0000 1317 4708
 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.

1. Article Addressed to:

Riverwood Homes LLC
 3420 N. Plainview Ave
 Fayetteville, AR
 72703



9590 9402 1770 6074 8571 72

2. Article Number (Transfer from service label)
 7016 1370 0000 1317 4554
 PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) _____
- 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
- 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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) SAVILE BLANK
- 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
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- 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 Agent Addressee
- B. Received by (Printed Name) Brunk
- C. Date of Delivery 9/8/16
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below: _____

3. Service Type

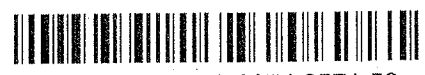
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature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

Matthew Brunk
 403 Waterfalls Dr
 Farmington, AR
 72730



9590 9402 1770 6074 8571 58

2. Article Number (Transfer from service label)
 7016 1370 0000 1317 4678

Domestic Return Receipt

**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:

9.41

Acres on Front of Twin Falls Subdivision

Location

Twin Falls Dev LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from Commercial to R-1 Single Family

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Sept 26th 2016 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), Twin Falls Dev LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), KEITH MARRS, 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.

Keith Marrs
Property Owner – Signature

KEITH MARRS MEMBER
Property Owner - Print

Property Owner – Signature

Property Owner - Print

COPY

WARRANTY DEED

Doc ID: 008403540003 Type: REL
Recorded: 04/21/2005 at 09:00:28 AM
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Stamos Circuit Clerk
File 2005-00016933

KNOW ALL MEN BY THESE PRESENTS:

That Goose Creek Properties, L. L. C., an Arkansas Limited Liability Company, by its Managers, hereinafter called GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by Twin Falls Development, L. L. C., the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Twin Falls Development, L. L. C., hereinafter called GRANTEE, whether one or more, and unto Grantee's heirs, successors, and assigns forever, the following described lands lying in Washington County, Arkansas, to-wit:



SEE ATTACHED EXHIBIT "A"

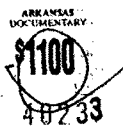
TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto Grantee's heirs, successors, and assigns forever, with all appurtenances thereunto belonging.

GRANTOR hereby covenants with the said GRANTEE that Grantor will forever warrant and defend the title to the said lands against all claims whatever.

IN TESTIMONY WHEREOF, the name of the GRANTOR is hereunto affixed by its Managers this 20th day of April, 2005.

GOOSE CREEK PROPERTIES, L. L. C.

By: *Donald L. Williams*
Donald L. Williams, Manager



By: *Maribelle Williams*
Maribelle Williams, Manager



ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss
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 Donald L. Williams and Maribelle Williams, to me personally well known, who stated that they were Managers of Goose Creek Properties, L. L. C., and were duly authorized in their capacities to execute the foregoing instrument for and in the name and behalf of said corporation, to me well known as the

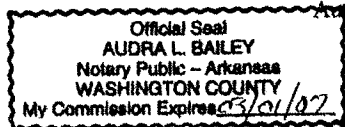
W05-5583

GRANTOR in the foregoing Warranty 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 20th day of April, 2005.

My Commission Expires:

3/1/2007



Audra L. Bailey
Audra L. Bailey, Notary Public

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

By: Audra L. Bailey
Grantor/Agent
PO Box 1005, Farmington, AR 72730
Grantee Address

Prepared by: Wade A. Williams
Attorney at Law
P.O. Box 3039
Holiday Island, AR 72631

EXHIBIT "A"

A part of the North Half (N1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section 27, and a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 34, all in Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a point that is S 89°09'52" E, 1076.44 feet from the NW corner of the SW1/4 of said Section 27 and running thence S 89°09'52" E, 240.55 feet to the NW corner of the SE1/4 of the SW1/4 of said Section 27; thence S 89°09'52" E, 1318.95 feet to the NE corner of said 40 acre tract; thence S 89°04'11" E, 663.64 feet to the NE corner of the W1/2 of the SW1/4 of the SE1/4 of said Section 27; thence S 00°44'01" W, 1322.63 feet to the SE corner of said 20 acre tract; thence S 89°10'01" E, 661.84 feet to the NE corner of the NW1/4 of the NE1/4 of said Section 34; thence S 00°49'11" W, 1322.08 feet to the SE corner of said 40 acre tract; thence N 89°10'13" W, 1322.0 feet to the SW corner of said 40 acre tract; thence N 89°02'44" W, 1440.7 feet along the South line of the N1/2 of the NW1/4 of said Section 34 to the centerline of Washington County Road No. 263 (Jim Brooks Road); thence Northwesterly along said centerline the following N 05°15'52" W, 886.81 feet; N 07°14'17" W, 70.71 feet; N 17°14'17" W, 70.71 feet; N 17°30'68" W, 388.58 feet to the North line of the N1/2 of the NW1/4 of said Section 34; thence leaving said centerline and running S 89°17'03" E, 344.76 feet to the SW corner of the SE1/4 of the SW1/4 of said Section 27; thence N 00°43'06" E, 660.8 feet to the SE corner of the N1/2 of the SW1/4 of the SW1/4 of said Section 27; thence N 89°13'28" W, 354.29 feet along the South line of said 20 acre tract to the centerline of said County Road No. 263; thence Northeasterly along said centerline the following: N 06°33' E, 104.92 feet; N 07°18'49" E, 174.55 feet; N 09°42'52" E, 142.54 feet; N 25°04'36" W, 72.66 feet to the centerline of U.S. Highway No. 62; thence leaving said county road centerline and running N 28°12'57" E, 199.48 feet along said highway centerline to the Point of Beginning, containing 151.39 acres, more or less. Subject to the Washington County Road No. 263 (Jim Brooks Road) right-of-way along the West line, the U.S. Highway No. 62 right-of-way along the Northwest line and any other easements and/or right-of-ways of record.

LESS AND EXCEPT:

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a 3/4 inch rebar being used as the South 1/16 corner of Sections 27 & 28, thence S 88°09'19" E along the North line of the SW1/4 of the SW1/4 of Section 27 a distance of 1127.98 feet to a point on the Easterly right-of-way line of U.S. Highway 62 as established by AHTD Job 412 for the Point of Beginning; thence continue S 88°09'19" E along said North line a distance of 44.38 feet to a point on the Easterly right-of-way line of U.S. Highway 62 as established by AHTD Job R40082; thence S 27°28'05" W along said right-of-way line a distance of 185.72 feet to a point; thence S 31°09'16" W along said right-of-way line a distance of 140.05 feet to a point; thence S 31°09'06" W along said right-of-way line a distance of 423.86 feet to a point; thence N 87°52'24" W a distance of 35.61 feet to a point on the Easterly right-of-way line of U.S. Highway 62 as established by AHTD Job 412; thence N 29°39'11" E along said right-of-way line a distance of 745.06 feet to the Point of Beginning and containing 0.68 acres or 29,752 square feet, more or less, as shown on plans prepared by the AHTD referenced as Job R40082. RA 7/25/03.

AND ALSO:

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Commencing at the NW corner of said SW1/4 SW1/4, thence S 89°09'52" E along the North line of said SW1/4 SW1/4 1078.44 feet to the centerline of U.S. Highway 62; thence S 28°12'57" W along said centerline 199.48 feet; thence S 25°04'36" E, 72.68 feet to the centerline of Washington County Road No. 263 (Jim Brooks Road); thence S 09°42'52" W along said centerline 75.78 feet to the Point of Beginning; thence continuing along said centerline S 09°42'52" W, 66.76 feet; thence S 07°18'49" W along said centerline 174.55 feet; thence S 06°33'00" W along said centerline 104.92 feet to the South line of the N1/2 SW1/4 SW1/4; thence N 89°13'28" W along said South line of the N1/2 SW1/4 SW1/4 152.44 feet to the East right-of-way line of said U.S. Highway 62; thence N 30°08'31" E along said right-of-way line 308.46 feet; thence N 29°43'49" E along said right-of-way line 86.70 feet to the Point of Beginning, containing 25525 square feet or 0.59 acres, more or less.

LandTrust Title & Closing, Inc.
P.O. Box 626
Fayetteville, AR 72702-0626
(479) 251-9000

COPY

Doc ID: 008595510003 Type: REL
Recorded: 06/14/2005 at 02:36:12 PM
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk
File 2005-00025640

WARRANTY DEED (INDIVIDUAL)

KNOW ALL MEN BY THESE PRESENTS:

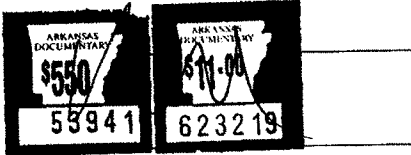
That Dennis Sisemore and Darlene Sisemore, husband and wife, hereinafter called GRANTORS for and in consideration of the sum of One Dollar and no/100 (\$1.00) and other good and valuable consideration paid by Twin Falls Development, L.L.C, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Twin Falls Development, L.L.C, an Arkansas limited liability company, hereafter called GRANTEEES, and unto their heirs and assigns forever, the following described property situate in the County of Washington, State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT A

Subject to all rights of way, covenants and restrictions, easements and all other reservations of record.

TO HAVE AND TO HOLD The same unto the GRANTEEES and unto his/her heirs and assigns forever, with all appurtenances thereunto belonging. And we hereby covenant with GRANTEEES that we will forever warrant and defend the title to the property against all lawful claims whatever.

WITNESS our hands this 10th day of June, 2005.



Dennis Sisemore
Dennis Sisemore

Darlene Sisemore
Darlene Sisemore

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 and State aforesaid, duly commissioned and acting Dennis Sisemore and Darlene Sisemore, husband and wife 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 official seal this 10th day of June, 2005.

Janet L. Braden
Janet L. Braden Notary Public

My commission expires March 5, 2012

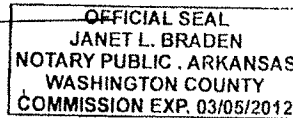


EXHIBIT A

A part of the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 27, township 16 North, Range 31 West, Washington County, Arkansas, described as follows: Beginning at a point in the centerline of old road at a point which 14.68 chains East of the NW corner of said 20 acre tract and running with the centerline of said road S 06° W, 6.80 chains; thence with curve of centerline of road S about 18° E, 3.31 chains to a point where road intersects the South line of said 20 acres; thence East to the SE corner of said 20 acre tract; thence North 10 chains; thence West 5.32 chains to the Beginning Point, containing 4.3 acres, more or less.

Washington
County, Arkansas

RECEIPT

DATE 8-2-76

No. 51367

RECEIVED FROM

John J. [unclear]

\$ 200.00

DOLLARS

FOR RENT

for [unclear] [unclear]

ACCOUNT

[unclear]

PAYMENT

[unclear]

BAL. DUE

[unclear]

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

[unclear]

TO

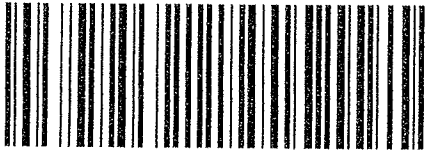
BY

[unclear]

Kent Manns
PO Box 605
Farmington, AR

72730

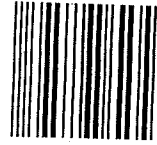
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SEP 7 2016

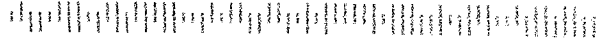
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SCOTT Loomis
12475 Jim Brooks Rd
Farmington, AR

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Extra Services & Fees (check box, add fee as appropriate)	\$2.70
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark
Here

09/07/2016

**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:

9.41

9 Acres on Front of Twin Falls Subdivision

Location

Twin Falls Dev LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from Commercial to R-1 Single Family

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Sept 26th 2016 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.

AFFIDAVIT OF PUBLICATION

I, Karen Caler, solemnly swear that I am the Legal Advertising Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement was published in the following weekly paper(s):

 X Washington County Enterprise Leader

of general and bona fide circulation in Washington County, Arkansas

LEGEND REALTY
PG/City of Farmington

Dates of Publication: September 7, 14, 2016

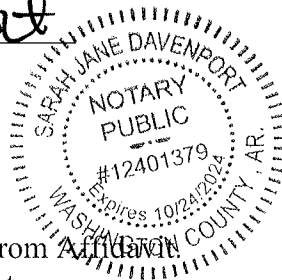
Publication Charges: \$ 42.00

Karen Caler
Karen Caler

Sworn to and subscribed before me

This 16 day of September, 2016.

Sarah Jane Davenport
Notary Public
My Commission Expires: 10/24/24



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

NOTICE OF PUBLIC HEARING
Legal Description:
Parcel ID 760-02403-800, 5.81 AC, and
Parcel ID 760-02764-000, 3.60 AC, on
the east side of Hwy 62 at the entrance
to Twin Falls Subdivision.
A public hearing to consider this
request to rezone the above described
property from Commercial to R-1
Single Family will be held on the 26th
day of September, 2016, at 6:00 p.m. at
Farmington City Hall, 354 West Main,
Farmington, Arkansas. All interested
persons are invited to attend.
73836765 Sept 7, 14, 2016