



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

PLANNING COMMISSION AGENDA
December 18, 2017

**A meeting of the Farmington Planning Commission will be held on
Monday, December 18, 2017 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - November 27, 2017
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. Approve the 2018 schedule of Farmington Planning Commission meetings/submission deadlines.
5. **PUBLIC HEARING**
 - A. **Variance Request:** Request a variance from the front setback requirements
Property owned by: Alberta Investments, LLC
Property Location: 246 E. Anabranh Court (Lot 5)
Presented by: Jessie Fulcher
 - B. **Variance Request:** Request a variance from the front setback requirements
Property owned by: Alberta Investments, LLC
Property Location: 262 E. Anabranh Court (Lot 6)
Presented by: Jessie Fulcher
 - C. **Rezone Request:** 126.03 Acres on Double Springs Rd. from A-1 to R-1
Property owned by: Red Canyon Development, LLC.
Property Location: Double Springs Rd.
Presented by: Jorgensen & Associates
6. **NEW BUSINESS**
 - A. **Preliminary Plat:** Hillside Estates
Property owned by: Lots 101, LLC.
Property Location: North Garland McKee
Presented by: Blew & Associates, PA

Planning Commission Minutes
November 27, 2017

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

PRESENT

Howard Carter
Jay Moore
Matt Hutcherson
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Toni Bahn

City Employees Present: Melissa McCarville, City Business Manager; Rick Brammall, City Inspector; Steve Tennant, City Attorney

2. **Approval of Minutes:** October 23, 2017 Minutes were approved as written.
3. **Comments from Citizens:** No comments by citizens.

PUBLIC HEARING

4A. Rezoning Request from R-2 to MF-2 for Lot 17 on Rainsong Street, Grasslands Subdivision

Property owner is Southwinds Real Estate, Inc. Jason Young of Bates and Associates Engineers was present to discuss the request.

Representatives of the City had no comments.

At the October 2017 meeting, Mr. Jason Young asked to table the rezoning request until further review and study could be completed regarding covenants and restrictions on the property.

He explained that he had discovered there are no covenant restrictions on the property in question, therefore he was present to again ask for the rezoning from R-2 to MF-2. He said the area in question has not been subdivided into separate lots.

Nathan Ogden who wishes to develop the property was asked why he had not asked for a higher zoning designation such as MF-1 which would require 7,500 square feet per unit rather than the 6,000 square feet requirement of MF-2. This would reduce the number of units built and would result in less land being covered and less runoff from buildings. Mr. Ogden said he wished to maximize land use as much as possible to get as much out of it as he could. With MF-1 zoning, he said fewer units could be built. The MF-2 zoning classification would allow 14 units to be built.

Comments:

Gaylon Estopy, a property owner in the area (151 – 153 Rainsong) talked about the flooding and lack of good drainage at that location. He brought photos of the flooding which showed the entire street near the creek and property in question under water.

Janet Nordlie, Operating Manager of Peachtree Village, had sent a letter which had been provided to each Commissioner. A copy of the letter is **attached** to these minutes. She also was present at this meeting and spoke against the zoning request. She reiterated the main points of the letter:

- 1) The Farmington Planning Commission's purpose provides for resident safety and general welfare as well as for adequate public utilities and facilities.
- 2) The existing drainage system on Rainsong Street is inadequate and puts residents at risk during flooding.
- 3) MF-2 zoning allows for more building and parking coverage of the lot than R-2. More land coverage leaves less area for water absorption and causes more water drainage off the lot.

She concluded by noting that in April 2017 many Peachtree residents had to be moved to another area in the building due to flooding of their apartments. They could not be moved out of the building because the flooding blocked Rainsong Street in both directions.

Judy Horne said that e-mail messages from Daniel Kelsey and Cris Bartlett that expressed strong opposition to the rezoning would be **attached** to these minutes. Each Commissioner had received these e-mails prior to the meeting.

Melissa McCarville, City Business Manager, explained the process for appeal if Commission denies rezoning request. The next step would be to appeal to City Council at their December 11 meeting, which also is a public meeting. However, the City Council is not required to notify the people involved in the surrounding area.

Chairman Robert Mann called for question to rezone Lot 17 on Rainsong from R-2 to MF-2. Upon roll call vote, the vote was six "No" and zero "Aye". Motion failed.

Melissa McCarville told Mr. Young they have 15 days to appeal the decision.

4B. Rezoning Request from R-1 to R-3 for 65 North Double Springs Road – Home Star Rentals, LLC (Tom Sims) property owner

Ferdi Fourie of Civil Design Engineers, Inc. presented the request for the property located between Ridgedale St. and Wolfe Lane.

Melissa McCarville reminded that this property had been considered several months ago for multi-family zoning but they had pulled the request from the agenda to await the approval of new zone R-3.

Public Comment:

Barbara O'Brien, 336 Ridgedale, said increased density, transient renters, and increased traffic on Ridgedale and on the short stub street, Sugar Pine (when opened to the new development), would devalue the Ridgedale homeowners' property. She was also concerned about the drainage runoff onto current property owners, some who have spent considerable money to try and control the water flow. She said that she had seen Mayor Ernie Penn on TV and that he had stated Farmington was not like other communities. She felt that crowded housing would actually make Farmington just like surrounding cities.

Doug Falknor, 324 Ridgedale, also was opposed to the rezoning. He said that their area was zoned R-1; he further noted that with the R-3 zone, even more units could be built on the property than if it had been zoned for multi-family.

Pat Page, 315 Ridgedale, was concerned about a potential fire hazard due to the layout and close arrangement of the housing units. Also, she believed that rentals would deteriorate and cause a decline in the Ridgedale property values; she said the traffic on Double Springs would become very hazardous because the Middle School caused big traffic back-ups morning and afternoon; she was concerned about the increased water flow off of roofs and driveways that would flood the Ridgedale homes; and she was concerned about personal disagreement issues that might occur among renters in the proposed development.

Jay Moore asked about size of the proposed homes and Tom Sims of Trademark Homes said they would range from 1,400 to 1,800 square feet with room for 5 cars to be parked in back of each home. Jay Moore was concerned about traffic problems on Double Springs. Tom Sims said it was only a problem at the two peak times each weekday (morning and afternoon.)

Mr. Sims said that with R-3 zero-lot line designation, some of the single-family homes would be sold and would be in the \$155,000 to \$225,000 range. He felt this development would actually increase property value of homes in the area.

Chairman Mann called for question. Upon roll call, "Ayes" were Howard Carter, Judy Horne, and Bobby Wilson. "No" votes were Jay Moore, Matt Hutcherson, and Gerry Harris. With a tie vote of 3 – 3, Chairman Mann voted "Aye" to make the vote 4 "Aye" and 3 "No" and motion passed. This will go to City Council for their December 11, 2017 meeting.

4C. Request to reconsider rezoning prior to 12 months for Farmington Heights-Phase 2 S. 54th Street

Ferdi Fourie of Civil Design Engineers, Inc. was present to answer questions. He had presented a proposal recently, but Planning Commission had denied the rezoning request. The rule states that another request can't be made for one year. However, at that time, the R-3 zone was not available to be included in the rezoning proposal. That is why this request was being made prior to the one-year waiting period.

The City had no comments regarding the request.

Jay Moore questioned if it was possible to ask for two different zones (R-2 and R-3) in one tract of land. The answer was "Yes." Gerry Harris asked if the areas shown as R-2 could later be changed by the developer to R-3. The answer was "No. The developer would have to use the plan as presented."

There was no public comment.

Chairman Mann called for question and motion passed 6-0 in favor of allowing the request for rezoning prior to the one-year waiting period.

4D. Rezoning Request from A-1 to R-2 and R-3 for Farmington Heights-Phase 2 – S. 54th Street Property owned by Indian Territory, LLC

Ferdi Fourie of Civil Design Engineers, Inc. stated the first phase had been the property on West Sellers Road. The rezoning request now is for Phase 2 - land south of Phase 1 - and located on South 54th Street. The R-3 (zero-lot-line) area will include 9 acres and R-2 will include 21 acres.

Jay Moore asked who would maintain the lawn areas for the R-3 zero-lot-line homes. Mr. Fourie thought a POA would determine that. The homes in R-3 would range from 1,400 – 1,800 square feet.

Public Comment:

Ashley Swaffer, 558 Sellers Road (located just north of proposed Phase 2) said she was opposed to this rezoning. She said it does not fit in with the area nor specifically with the recently approved Phase 1 subdivision which is zoned R-1. She said she could support an R-1 zone for the entire area, but not this current proposal. She felt it was going to greatly increase traffic

Mr. Fourie said there were 125 lots (approximately 3 lots per acre) in Phase 1 that was approved previously.

Several Commissioners questioned the proposed rezoning request.

Chairman Mann called for question to rezone the property on S. 54th Street from A-1 to R-2 and R-3 however, due to the discussion, Mr. Fourie asked that this request be tabled until the December meeting. Request was granted.

4E. Variance Request - Lot Split – 814 Gibson Hill Road, Property owned by Barbara J. Mashburn Revocable Trust

The request was presented by Leonard Gabbard, surveyor for James Layout Services.

Melissa McCarville said the city had previously given three lot-splits for a total of four lots. That is why they now had to come to the Planning Commission for one additional lot split. After that, they would have to wait 10 years for any further lot splits OR they could submit subdivision plan prior to ten years.

The area in question is 75 acres with all lots greatly exceeding the R-E (Residential Estate) 2 acre minimum. These are small farms.

Public Comment:

Lance Poole, 910 Gibson Road said he was building a home on 12 acres there. He said he would have a well and a septic system; West Washington Water Authority is not allowing additional taps at this time. He was concerned about the impact on his land and also wanted clarification about the lot splitting.

Chairman Mann called for question to waive subdivision requirements and allow a lot-split into 4 lots. Motion passed unanimously, 6-0.

5. Adjournment: Having no further business, meeting was adjourned.

FARMINGTON PLANNING COMMISSION -- 2018 Schedule of Meetings and Submission Deadlines

SUBMISSION DEADLINE	TECHNICAL REVIEW MEETING DATES	RESUBMISSION DEADLINE TR TO PC MEETING	PLANNING COMMISSION WORK SESSION DATES	*PLANNING COMMISSION MEETING DATES
12:00 Noon	2:00 P.M.	12:00 Noon	6:00 P.M.	6:00 P.M.
December 19, 2017	January 2, 2018	January 9, 2018	January 16, 2018	January 22, 2018
January 23, 2018	February 6, 2018	February 13, 2018	February 20, 2018	February 26, 2018
February 20, 2018	March 6, 2018	March 13, 2018	March 19, 2018	March 26, 2018
March 20, 2018	April 3, 2018	April 10, 2018	April 16, 2018	April 23, 2018
April 17, 2018	May 1, 2018	May 8, 2018	May 14, 2018	May 21, 2018
May 22, 2018	June 5, 2018	June 12, 2018	June 18, 2018	June 25, 2018
June 19, 2018	July 3, 2018	July 10, 2018	July 16, 2018	July 23, 2018
July 24, 2018	August 7, 2018	August 14, 2018	August 20, 2018	August 27, 2018
August 21, 2018	September 4, 2018	September 11, 2018	September 17, 2018	September 24, 2018
September 18, 2018	October 2, 2018	October 9, 2018	October 15, 2018	October 22, 2018
October 23, 2018	November 6, 2018	November 13, 2018	November 19, 2018	November 26, 2018
November 13, 2018	November 27, 2018	December 4, 2018	December 10, 2018	December 17, 2018

*Planning Commission normally meets on the 4th (fourth) Monday of the month. In 2018 this will be adjusted for the May meeting which falls on Memorial Day and the December meeting which falls on Christmas Eve. Work sessions are normally the week before the meeting, this year in January we will meet on Tuesday January 16th, the Monday is MLK Day, and in February we will meet Tuesday, February 20th to avoid the the third Monday which is President's Day

City of Farmington, Arkansas Application for Variance/Waiver



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/Board of Adjustment until all information is furnished.

Applicant: Rouseh Coleman Homes Day phone: 301-6639
Address: 4058 N. College Ave. Fax: _____
Representative: Jesse Fulcher Day phone: 301-6639
Address: " " Fax: _____
Property Owner: Alberte Investments LLC Day phone: 301-6639
Address: 4058 N. College Ave. Fax: _____

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

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

Property description: 740-03870-005 (Lot 5)
Site address: 246 E. Anabronch Court
Current zoning: MF-1

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:
see letter & exhibit attached.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.

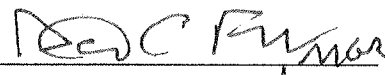
PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on _____ day of _____, 20____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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 11/10/17
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 the agent is authorized to act on their behalf.)

 _____ Date 11-10-17
Owner/Agent Signature

RECEIPT

DATE 11/14/17

No. 137

RECEIVED FROM Rollish Coleman

\$ 25.00

yearly fire policy DOLLARS

FOR RENT
 FOR vacation request 246 Andean

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY Sherita

November 13, 2017

City of Farmington Board of Adjustment

Holland Crossing – Front Setback Variance (Lot 5)

Please accept this letter and the attached variance application as our request for a variance from the front setback requirement for a planned two-family unit located on Lot 5 of Holland Crossing. Lots 1-5 of Holland Crossing are platted along Alberta Street and all are impacted by a 100-foot wide overhead power line easement. Development of any structure within this easement is prohibited and the power company is unwilling to vacate any portion of the easement. In order to develop these lots, all of the homes have been constructed at or near the required 25-foot front setback along Anabranck Court.

Our plan is to construct the unit on Lot 5 in line with the units already constructed on Lots 1-4. However, Lot 5 is also adjacent to the cul-de-sac and therefore the right-of-way and front setback lines begin to curve rather than run in a continuous straight line. Placing the unit on Lot 5 in line with the previous units and outside of the 10-foot side building setback results in the front setback clipping the corner of the structure.

The 100-foot power line easement impacts over 35% of the lot and when combined with the curving setback line, creates a unique hardship that is a burden for this lot. A small reduction in the building setback is still in keeping with the spirit and intent of the zoning ordinance. Given the minimal encroachment into the front setback, which will be unnoticeable, we are requesting approval of a setback variance of approximately 4.60 feet for a width of approximately 6 feet.

Thanks,



Jesse Fulcher

SQUARE FOOTAGE:
 SOD - 12086.57± SQ. FT.
 DRIVE & PATIOS - 1260.86± SQ. FT.
 SIDEWALK - 309.00± SQ. FT.



JAKE WORTHINGTON
 Residential Plot Plans
 P.O. Box 2021
 Alma, AR 72921
 (479)-226-6400
 e-mail: zjakew@gmail.com

SWEPCO Powerline Easement

100.0' SWEPCO POWERLINE ESMT.

N01°58'07"E 155.84'

S88°01'53"E 73.49'

S02°33'11"W 20.00'

46.17'
 S87°58'13"E

S01°58'07"W 47.13'

LOT 5
 0.378 Acre

Proposed 1-Story Brick & Frame

Setback Encroachment

ARC L. 50.80'
 ARC R. 100.74'
 CH. B. S13°06'58"W
 CH. D. 50.27'

10.0' BSL

16.67'

28.36'

25.0'

50.0' R/W

25.0'

5.0' GREENSPACE
 5.0' SIDEWALK
 1.0'

Prop. Conc. Drive
 ARC L. 3.49'
 ARC L. 7.18'

ARC L. 10.67'
 ARC R. 19.00'
 CH. B. S75°52'19"W
 CH. D. 10.54'

ARC L. 37.75'
 ARC R. 60.00'
 CH. B. S77°48'04"W
 CH. D. 37.13'

ARC L. 30.76'
 ARC R. 130.00'
 CH. B. S29°01'32"W
 CH. D. 30.69'

ARC L. 11.92'
 ARC L. 18.84'

4.89' OVERHANG INTO BSL

20.40' OVERHANG

UTILITY ESMT.

EAST ANABRANCH COURT
 (50.0' R/W, 28.0' Asphalt w/Curb & Gutter)

FARMINGTON, WASHINGTON COUNTY, ARKANSAS
 PLOT PLAN OF
 LOT 5,
 FINAL PLAT OF LOTS 8 & 9 OF
 HOLLAND CROSSING COMMERCIAL SUBDIVISION

FOR USE BY:
 Rausch Coleman Homes
 PROPERTY ADDRESS:
 246 East Anabanch Court
 Farmington, AR

DATE: 10-4-2017
 JOB NO: 16-12-01
 SCALE: 1"=20'

- NOTES:
- ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET FORMAT.
 - ALL HOUSE DIMENSIONS SHOWN ARE TO OUTSIDE OF FRAME UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - ALL PROPERTY, RIGHT-OF-WAY, SETBACK, AND EASEMENT LINES SHOWN ARE BASED ON SUBDIVISION PLAT PROVIDED BY DEVELOPER.

- LEGEND
- SUBJECT PROPERTY LINE
 - ADJOINER PROFILE LINE
 - ROAD CENTERLINE
 - BUILDING SETBACK LINE
 - EASEMENT LINE
 - CALCULATED POINT
- ABBREVIATIONS
- R/W = RIGHT-OF-WAY
 - ESMT. = EASEMENT SETBACK LINE
 - BSL = BUILDING SETBACK LINE
 - ARC L. = ARC LENGTH
 - ARC R. = ARC RADIUS BEARING
 - CHORD B. = CHORD DISTANCE
 - CHORD D. = CHORD DISTANCE

REVISIONS	DATE
PORCHES	7-12-2017
DUPLEX RELOCATE	10-4-2017



(2) 111

TRUSTEE WARRANTY DEED

Doc ID: 008837680002 Tyde: REL
Recorded: 10/24/2003 at 08:04:38 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2003-00056112

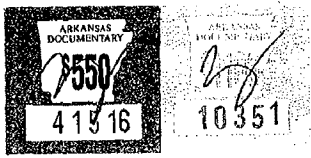
WACO CLU 03-4380 (Rausch-Coleman)

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

File 2003-00050847

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

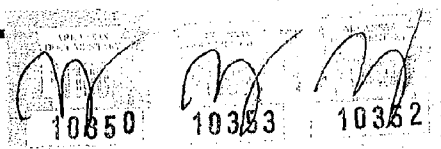
Sam Ray Welborn Co-trustee
Sam Ray Welborn, co-trustee
The Mary Holland Welborn Trust u/t/a dated November 2000

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

THIS DEED IS BEING RE-RECORDED TO SCRIVENOR'S ERROR IN LEGAL DESCRIPTION.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Washington



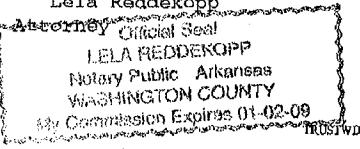
BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County
aforesaid, duly commissioned and acting, Sam Ray Welborn, co-trustee and Nancy Ann
Welborn, co-trustee, in their capacity(ies) as Trustee of The Mary Holland Welborn
Trust u/t/a dated November 2000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

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'W 20 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 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 Bausch Coleman Homes LLC
 Address P.O. Box 23422
BARLING, AR 72923

Subject to Protective Covenants and easements, if any.

1/2

This instrument prepared by:
Charles Edward Young III, Attorney
After recording, return to:
Elite Tide 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:

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.

ELITE # 3-11731W

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

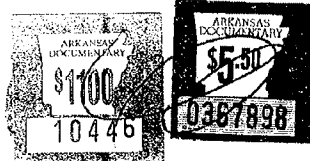
I hereby certify under penalty of false swearing
That the legally correct amount of documentary
stamps have been placed on this instrument

Rausch-Coleman Homes, LLC
[Grantee]
Post Office Box 23423
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

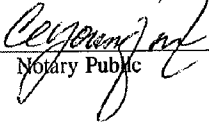
}
} ss.
}

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

NOTICE OF PUBLIC HEARING

A petition for a variance at the property described below has been filed with the City of Farmington on the 14th day of November, 2017.

Legal Description:

Lot 5 and Lot 6 of the Holland Crossing Subdivision

Variance Description:

The request is for a front setback reduction along Lot 5 and Lot 6, from 25 feet to 20 feet.

A public meeting to consider this request for variance at the above described property will be held on 18th day of December, 2017, at 6:00 PM at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

City of Farmington, Arkansas Application for Variance/Waiver



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/Board of Adjustment until all information is furnished.

Applicant: Rausch Coleman Homes Day phone: 301-6439
Address: 4058 N. College Ave. Fax: _____
Representative: Jesse Fulcher Day phone: 301-6439
Address: " " Fax: _____
Property Owner: Alberte Investments LLC Day phone: 301-6439
Address: 4058 N. College Ave. Fax: _____

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

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

Property description: 740-03870-006 (Lot 6)
Site address: 202 E. Anabronch
Current zoning: MF-1

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

see letter & exhibit attached.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on ____ day of _____, 20____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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 11/10/17
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 the agent is authorized to act on their behalf.)*

 Date 11-10-17
Owner/Agent Signature

RECEIPT

DATE 11/14/17

No. 540320

RECEIVED FROM Rausch Coleman

\$ 75.00

Twenty five dollars DOLLARS

FOR RENT Vacance 262 @ national

FOR

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY Stessa

November 13, 2017

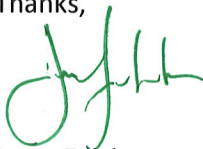
City of Farmington Board of Adjustment

Holland Crossing – Front & Side Setback Variance (Lot 6)

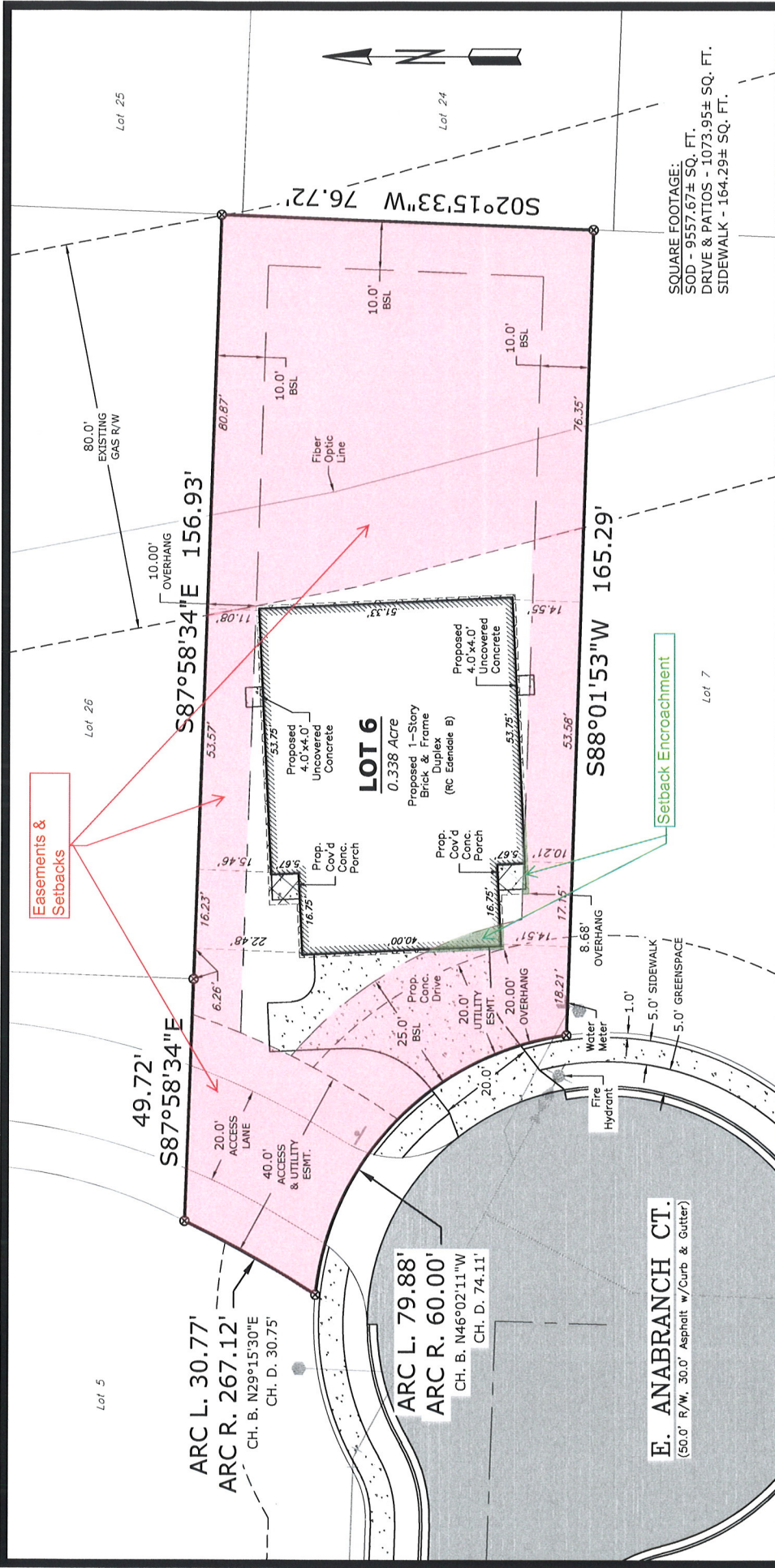
Please accept this letter and the attached variance application as our request for a variance from the front and side setback requirements for a planned two-family unit located on Lot 6 of Holland Crossing. Lot 6 is severally impacted by an existing 80-foot wide high-pressure gas line easement. This easement eliminates approximately 6,400 square feet of usable area from the property, or about 43% of the property. The easement coupled with a 25-foot front setback results in 64% of the property being unbuildable. The gas company will not vacate any amount of the existing easement and no structures can be built within the easement.

The amount of lot area that is dedicated to easements and setbacks is an undue hardship that is unique to this property. Granting a setback variance to allow a minor encroachment of 1.32 feet into the side setback and approximately 5 feet into the front setback does not diminish the spirit and intent of the zoning ordinance. Adequate building setbacks will be provided and development will be in compliance with building codes.

Thanks,



Jesse Fulcher



SQUARE FOOTAGE:
 SOD - 9557.67± SQ. FT.
 DRIVE & PATIOS - 1073.95± SQ. FT.
 SIDEWALK - 164.29± SQ. FT.

JAKE WORTHINGTON
 Residential Plot Plans
 P.O. Box 2021
 Alma, AR 72921
 (479) - 226-6400
 e-mail: zjakew@gmail.com

FARMINGTON, WASHINGTON COUNTY, ARKANSAS
 PLOT PLAN OF
 LOT 6,
 FINAL PLAT OF LOTS 8 & 9 OF
 HOLLAND CROSSING COMMERCIAL SUBDIVISION

FOR USE BY:
 Rausch Coleman Homes
 PROPERTY ADDRESS:
 266 East Anabranck Court
 Farmington, AR

DATE: 10-6-2017
 JOB NO: 16-12-01
 SCALE: 1"=20'

NOTES:

- ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET FORMAT.
- ALL HOUSE DIMENSIONS SHOWN ARE TO OUTSIDE OF FRAME UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL PROPERTY, RIGHT-OF-WAY, SETBACK, AND EASEMENT LINES SHOWN ARE BASED ON SUBDIVISION PLAT PROVIDED BY DEVELOPER.

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CALCULATED POINT

ABBREVIATIONS

- R/W = RIGHT-OF-WAY
- ESMT. = EASEMENT
- BSL = BUILDING SETBACK LINE
- PROP. = PROPOSED
- ARC R. = ARC RADIUS
- ARC B. = ARC BEARING
- CHORD B. = CHORD BEARING
- CHORD D. = CHORD DISTANCE

REVISIONS	DATE
PORCHES	7-12-2017
DUPLEX RELOCATE	10-6-2017

20 0 20
 Scale in Feet

Easements & Setbacks

E. ANABRANCK CT.
 (50.0' R/W, 30.0' Asphalt w/Curb & Gutter)

Lot 5

Lot 26

Lot 25

Lot 24

Lot 7

ARC L. 30.77'
 ARC R. 267.12'
 CH. B. N29°15'30"E
 CH. D. 30.75'

ARC L. 79.88'
 ARC R. 60.00'
 CH. B. N46°02'11"W
 CH. D. 74.11'

49.72'
 S87°58'34"E

156.93'
 S87°58'34"E

165.29'
 S88°01'53"W

76.72'
 S02°15'33"W

80.0' EXISTING GAS R/W

10.00' OVERHANG

11.08'

53.57'

53.75'

15.46'

16.23'

22.48'

6.26'

20.0'

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TRUSTEE WARRANTY DEED

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Recorded: 10/24/2003 at 08:04:38 PM
Fee Amt: \$11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2003-00056112

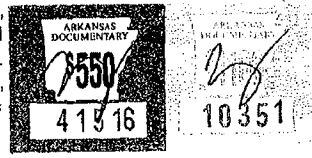
WACO CLU 03-4330 (Rausch-Coleman)

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

File 2003-00050847

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.

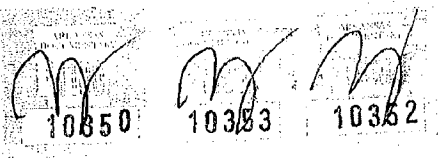
Witness our hand(s) and seal(s) as such GRANTORS, this 22nd day of September, 2003

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

THIS DEED IS BEING RE-RECORDED TO SCRIVENOR'S ERROR IN LEGAL DESCRIPTION.

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF Washington



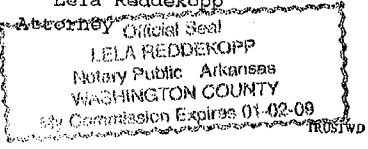
BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County
aforesaid, duly commissioned and acting, Sam Ray Welborn, co-trustee and Nancy Ann
Welborn, co-trustee, in their capacity(ies) as Trustee of The Mary Holland Welborn
Trust u/t/a dated November 2000
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'W 20 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 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'E76.0 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.

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:

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.

ELITE# 3-11731W

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.

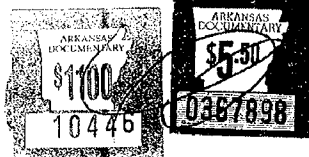
Marilyn R. Burdette TTE &
**Marilyn R. Burdette, Trustee of the
Marilyn R. Burdette Trust u/t/d
January 20, 1984 - Grantor**

*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

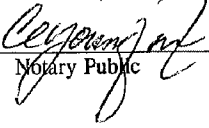
}
} ss.
}

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

**Certificate of Resolution
Of
Alberta Investments, LLC**

The undersigned hereby certifies, that the member of Alberta Investments, LLC, a limited liability Company organized under the laws of the State of Arkansas, that a meeting of the Board of Managers of said Limited Liability Company was duly called and held on the 9th day of October, 2014, and the following Resolution was adopted, to wit: Rausch Coleman Homes, LLC is the only member of the company.

The following persons were present:

Name	Title	Signature
John R. Rausch	Manager	
David C. Frye	Manager	

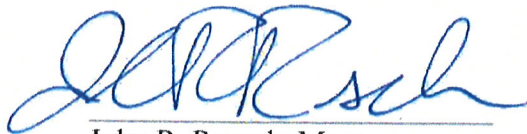
BE IT HEREBY RESOLVED, that any one of these individuals are authorized and directed as Managers to execute any and all instruments, deeds, mortgages, bonds, contracts, agreements, promissory notes, affidavits, and other documents necessary to carry out and further the overall business objectives of the limited liability company. Only one signature is required for these transactions.

WHEREAS, the Company desires to engage in various business activities including the purchase and sale of real property;

WHEREAS, these activities may require the Company to execute contracts, documents, agreements, leases, affidavits, and other documents from time to time;

IT IS HEREBY FURTHER RESOLVED, that the foregoing is a full and correct copy of the Resolution as it appears in the book of the Company and that the said Resolution has not been rescinded, modified or amended and is now in full force and effect.

In Witness Whereof, I hereby set my hand this 9th day of October, 2014.



John R. Rausch, Manager
Rausch Coleman Homes, LLC
(Member)

NOTICE OF PUBLIC HEARING

A petition for a variance at the property described below has been filed with the City of Farmington on the 14th day of November, 2017.

Legal Description:

Lot 5 and Lot 6 of the Holland Crossing Subdivision

Variance Description:

The request is for a front setback reduction along Lot 5 and Lot 6, from 25 feet to 20 feet.

A public meeting to consider this request for variance at the above described property will be held on 18th day of December, 2017, at 6:00 PM at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

**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: Red Canyon Dev LLC Day Phone: _____
Address: 1204 E. Joyce Fayette 72703
Representative: Jagerson Assoc Day Phone: 442-4127
Address: 124 W. Scrubridge Fax: _____
Property Owner: Red Canyon Dev LLC Day Phone: _____
Address: 1204 E. Joyce 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 -- See Attached
Current Zoning -- A-1 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:
R-1 Single Family For A subdivision

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

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 7th day of Nov, 2017.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to R-1 will be held on the 18th day of Dec, 2017, 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 11-7-17
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 11-7-17
Owner/Agent Signature

RECEIPT

DATE 11-7-17

No. 540338

RECEIVED FROM Dorgensen & Assoc \$ 25.00

Twentyfive & no/100 DOLLARS

FOR RENT Rozone Red Canyon Prop.
 FOR _____

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman

AGENT AUTHORIZATION

I (We), Kevin Riggins "Red Canyon LLC", the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), David Jorgensen, 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.


Property Owner – Signature

Kevin Riggins
Property Owner - Print

Property Owner – Signature

Property Owner - Print

AFFIDAVIT

I hereby certify that I Kevin Riggins "Red Canyon LLC"
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: 11-7-17

1/1
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 3-135063W)

Doc ID: 007504290003 Type: REL
Recorded: 07/28/2004 at 08:51:03 AM
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk
File 2004-00030063

TRUSTEE'S WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

13663W
THAT WE, BILL G. SELLERS, TRUSTEE OF THE BILL G. SELLERS INTER VIVOS REVOCABLE TRUST (U/T/D 10-16-1990) AND RUTH ANN SELLERS, TRUSTEE OF THE RUTH ANN SELLERS INTER VIVOS REVOCABLE TRUST (U/T/D 10-16-1990), GRANTORS, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by RED CANYON DEVELOPMENT, L.L.C., 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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY ITS REFERENCE.

SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS 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 Grantors hereby covenant with said Grantee that Grantors will forever warrant and defend the title to said lands against all lawful claims whatsoever.

And Grantors do 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 our official hands and seals this 23rd day of June, 2004.

Bill G. Sellers, Trustee
Bill G. Sellers, Trustee of the Bill G. Sellers Inter Vivos Revocable Trust (u/t/d 10-16-1990) - Grantor

Ruth Ann Sellers, Trustee
Ruth Ann Sellers, Trustee of the Ruth Ann Sellers Inter Vivos Revocable Trust (u/t/d 10-16-1990) - Grantor

Exhibit "A"
[legal description]

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH 88 DEGREES 48' 02" WEST-197.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 23' 07" WEST- 1,629.86 FEET; THENCE NORTH 01 DEGREES 13' 46" EAST- 1,456.41 FEET; THENCE SOUTH 89 DEGREES 41' 28" EAST-1,327.99 FEET; THENCE SOUTH 89 DEGREES 10' 19" EAST-1,321.57 FEET; THENCE SOUTH 01 DEGREES 27' 04" WEST-1,126.81 FEET; THENCE NORTH 87 DEGREES 36' 15" WEST-463.25 FEET; THENCE SOUTH 03 DEGREES 07' 21" WEST-1,292.65 FEET; THENCE SOUTH 67 DEGREES 22' 09" WEST-148.32 FEET; THENCE SOUTH 00 DEGREES 22' 09" WEST-193.40 FEET; THENCE NORTH 89 DEGREES 07' 26" WEST-294.91 FEET; THENCE NORTH 00 DEGREES 51' 45" EAST-144.66 FEET; THENCE NORTH 89 DEGREES 11' 35" WEST-591.11 FEET; THENCE SOUTH 00 DEGREES 42' 13" EAST-142.88 FEET TO THE POINT OF BEGINNING, CONTAINING 126.03 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY.

TOGETHER WITH:

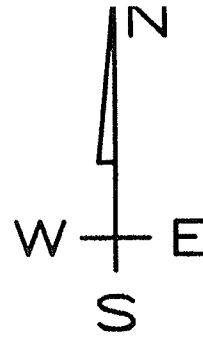
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 01 DEGREES 01' 48" WEST-214.50 FEET; THENCE NORTH 41 DEGREES 29' 52" WEST-291.86 FEET; THENCE SOUTH 88 DEGREES 48' 02" EAST-197.28 FEET TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY.

DEED RESTRICTION: ANY SUBDIVISION DEVELOPED UPON THE AFOREMENTIONED LANDS BY THE GRANTEE, ITS SUCCESSORS OR ASSIGNS SHALL BE ACCOMPANIED BY RECORDED PROTECTIVE COVENANTS FOR SAID SUBDIVISION REQUIRING AT LEAST 70% OF ANY HOMES BUILT THEREON TO BE NO LESS THAN 2,000 SQUARE FEET WITH THE REMAINING 30% OF ANY HOMES BUILT THEREON TO BE NO LESS THAN 1,850 SQUARE FEET. ADDITIONALLY, TO THE EXTENT NOT PRECLUDED BY ANY GOVERNMENTAL BODIES HAVING AUTHORITY TO APPROVE THE DEVELOPMENT AND ESTABLISHMENT OF ANY SUCH SUBDIVISION ON THE AFOREMENTIONED LANDS, THE SUBDIVISION SHALL (I) BE NAMED "SELLERS" OR AS PROVIDED BY GRANTORS AND APPROVED BY GRANTEE AND ANY GOVERNMENTAL BODIES HAVING AUTHORITY OVER THE SAME, AND (II) ALL STREET NAMES SHALL BE NAMED AFTER THE CHILDREN AND GRANDCHILDREN OF BILL G. SELLERS AND RUTH ANN SELLERS OR AS PROVIDED BY GRANTORS AND APPROVED BY GRANTEE AND ANY GOVERNMENTAL BODIES HAVING AUTHORITY OVER THE SAME.



(IN FEET)
1 inch = 150 ft.



ADJOINING PROPERTY OWNERS:

PARCEL: 760-02350-000
297 N. DOUBLE SPRINGS RD.
297 N. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730

PARCEL: 760-02350-700
25 N. DOUBLE SPRINGS RD.
25 N. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730-2515

PARCEL: 760-02350-800
THERESA McDERMOTT
117 N. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730

PARCEL: 760-02351-000 & 765-02352-000
PHYLLIS YOUNG
546 GOOSE CREEK RD.
FARMINGTON, AR 72730-8506

PARCEL: 760-02351-200
DAVID & MICHELE McCONNELL
14489 DRAIN RD.
FARMINGTON, AR 72730-8707

PARCEL: 760-02356-000
MATTHEW & LORI BURNS
464 W. GOOSE CREEK RD.
FARMINGTON, AR 72730

PARCEL: 760-02358-000
ROGER & DOLLIE McCRATIC
434 GOOSE CREEK RD.
FARMINGTON, AR 72730-8505

PARCEL: 760-02360-000
JOHN & AMY PURIFOY
585 N. COUNTRY FARM RD
FAYETTEVILLE, AR 72704

PARCEL: 760-02382-000
GOOSE CREEK PROPERTIES LLC
P.O. BOX 1346
FAYETTEVILLE, AR 72702

PARCEL: 760-02741-000
JAY & HAVEN PEARCY
483 W. HYDRANGEA DR.
FARMINGTON, AR 72730

PARCEL: 760-02743-000
MOHAMMAD & ROSHAN ISMAIL
471 W. HYDRANGEA DR.
FARMINGTON, AR 72730

PARCEL: 760-02745-000
BEAU THOMPSON
433 W. HYDRANGEA DR.
FARMINGTON, AR 72730

PARCEL: 760-02747-000
SHANNON SHRUM
429 W. HYDRANGEA DR.
FARMINGTON, AR 72730

PARCEL: 760-02748-000
KEVIN & KRISTEN KIGORE
592 M. MCLEOD DR.
FARMINGTON, AR 72730-2951

PARCEL: 765-16214-000
PFALZGRAF FAMILY TRUST
KELLYE & CHARLOTTE PFALZGRAF
20 N. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730

PARCEL: 765-1625-400
GHOST RIDER DEVELOPMENT INC.
9524 WEY BRIDGE DR.
FORT SMITH, AR 72916

PARCEL: 765-16225-500
GARY & KELLE HAMBLÉN
102 S. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730

PARCEL: 765-16225-600
WALTER BURNETT II
62 S. DOUBLE SPRINGS RD.
FARMINGTON, AR 72730

PARCEL: 765-16225-800
PURETT FAMILY TRUST
GARY PURETT, KEVIN PURETT, STEPHEN PURETT
438 RIVER PARK DR.
REDDING, CA 96003

124 W Sunbridge Drive,
Fayetteville, AR 72703

Office: 479.442.0127



LEGEND

- ✕ CALCULATED POINT
- ⊙ FOUND RAILROAD
- SET IRON PIN & CAP
- ⊕ POWER POLE
- △ CENTERLINE MAP
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ SL STREET LIGHT
- EXISTING 8" S
EX SS-8
- PROPOSED 8" S
SS-8
- EXISTING WATER
WL-8
- PROPOSED 8" WATER
WL-8
- CENTERLINE
- BUILDING SIDE
- UTILITY EASEMENT
- NEW 5' SIDE
- UTILITY CROSSING
UTX
- EXISTING CURB
- FINISHED CURB

PROJECT DI



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

11/8/17

To Whom It May Concern;

On behalf of the owners of property located on the west side of Double Springs Rd and south of Silverthorne, we are requesting to rezone the property from A-1 to R-1 single family. This is for 126 acres. This will be reviewed by the Farmington Planning Commission on Dec 18 at 6:00 at City Hall. You are welcome to attend.

Thank you

David L. Jorgensen, P.E.

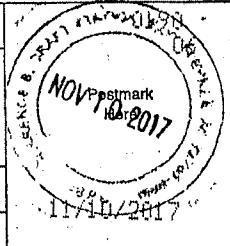
7015 1520 0002 2903 9446

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

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

OFFICIAL USE

Certified Mail Fee	\$3.35
	\$2.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.49
Total Postage and Fees	\$6.59



Sent To: **PFALZGRAF FAMILY TRUST**
 Street and Apt. No.: **KELLYE & CHARLOTTE PFALZGRAF**
 City, State, ZIP+4: **20 N. DOUBLE SPRINGS RD. FARMINGTON, AR 72730**
 PS Form 3800

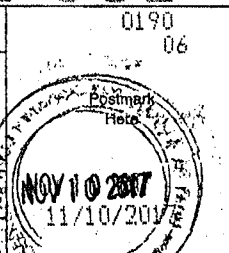
7015 1520 0002 2901 9453

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

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

OFFICIAL USE

Certified Mail Fee	\$3.35
	\$2.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.49
Total Postage and Fees	\$6.59



Sent To: **KEVIN & KRISTEN KIGORE**
 Street and Apt. No.: **592 M. MCLEOD DR.**
 City, State, ZIP+4: **FARMINGTON, AR 72730-2951**
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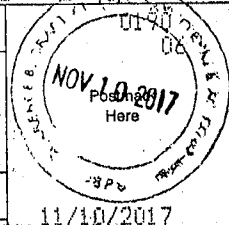
7015 1520 0002 2903 9408

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Certified Mail Fee	\$3.35
	\$2.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.49
Total Postage and Fees	\$6.59



Sent To: **PURETT FAMILYTRUST**
 Street and Apt. No.: **PURETT**
 City, State, ZIP+4: **438 RIVER PARK DR. REDDING, CA 96003**
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FAYETTEVILLE, AR 72704

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

Return Receipt (hardcopy) \$2.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$11.49

Total Postage and Fees \$14.84

Sent To

Street and City, State: JOHN & AMY PURIFOY
 585 N. COUNTRYSIDE FARM RD
 FAYETTEVILLE, AR 72704

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

Return Receipt (hardcopy) \$2.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To

Street and City, State: MATTHEW & LORI BURNS
 464 W. GOOSE CREEK RD.
 FARMINGTON, AR 72730

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FAYETTEVILLE, AR 72702

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

Return Receipt (hardcopy) \$2.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To

Street and City, State: GOOSE CREEK PROPERTIES LLC
 P.O. BOX 1346
 FAYETTEVILLE, AR 72702

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Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$2.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To

Street and City, State: DAVID & MICHELE McCONNELL
 14489 DRAIN RD.
 FARMINGTON, AR 72730-8707

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FAYETTEVILLE, AR 72702

Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$2.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To

Street and City, State: ROGER & DOLLIE McCRATIC
 434 GOOSE CREEK RD.
 FARMINGTON, AR 72730-8505

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Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$2.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To

Street and City, State: PHYLLIS YOUNG
 546 GOOSE CREEK RD.
 FARMINGTON, AR 72730-8506

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FARMINGTON, AR 72730

Certified Mail Fee \$2.75

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

Return Receipt (hardcopy) \$2.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$1.59

Total Postage and Fees \$4.34

Sent To

Street and City, State: THERESA McDERMOTT
 117 N. DOUBLE SPRINGS RD.
 FARMINGTON, AR 72730

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Certified Mail Fee \$3.35

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

Return Receipt (hardcopy) \$2.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$3.84

Sent To

Street and City, State: 25 N. DOUBLE SPRINGS RD.
 25 N. DOUBLE SPRINGS RD.
 FARMINGTON, AR 72730-2515

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<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	\$0.49
Total Postage and Fees	\$8.59

Sent To
 Street and Apt. 297 N. DOUBLE SPRINGS RD.
 City, State, ZIP 297 N. DOUBLE SPRINGS RD.
 FARMINGTON, AR 72730

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<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	\$0.49
Total Postage and Fees	\$8.59

Sent To
 Street and Apt. JAY & HAVEN PEARCY
 City, State, ZIP 483 W. HYDRANGEA DR.
 FARMINGTON, AR 72730

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<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	\$0.49
Total Postage and Fees	\$8.59

Sent To
 Street and Apt. MOHAMMAD & ROSHAN ISMAIL
 City, State, ZIP 471 W. HYDRANGEA DR.
 FARMINGTON, AR 72730

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<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	\$0.49
Total Postage and Fees	\$8.59

Sent To
 Street and Apt. GARY & KELLE HAMBLÉN
 City, State, ZIP 102 S. DOUBLE SPRINGS RD.
 FARMINGTON, AR 72730

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<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	\$0.49
Total Postage and Fees	\$8.59

Sent To
 Street and Apt. BEAU THOMPSON
 City, State, ZIP 433 W. HYDRANGEA DR.
 FARMINGTON, AR 72730

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OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<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	\$0.49
Total Postage and Fees	\$8.59

Sent To
 Street and Apt. SHANNON SHRUM
 City, State, ZIP 429 W. HYDRANGEA DR.
 FARMINGTON, AR 72730

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<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	\$0.49
Total Postage and Fees	\$8.59

Sent To
 Street and Apt. WALTER BURNETT II
 City, State, ZIP 62 S. DOUBLE SPRINGS RD.
 FARMINGTON, AR 72730

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FORT SMITH, AR 72916

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<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	\$0.49
Total Postage and Fees	\$8.59

Sent To
 Street and Apt. GHOST RIDER DEVELOPMENT INC.
 City, State, ZIP 9524 WEY BRIDGE DR.
 FORT SMITH, AR 72916

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