



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 27, 2016

**A meeting of the Farmington Planning Commission will be held on
Tuesday, December 27, 2016 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - November 28, 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. **Variance request:** Twin Falls Development LLC. requests a variance from street improvements, curb and guttering.
Property owned by: Twin Falls Development LLC.
Property Location: South lot of entrance to Twin Falls
Presented by: Keith Marrs
5. **NEW BUSINESS**
 - A. **Preliminary/Final Plat:** Twin Falls Addition, Phase III
Property owned by: Twin Falls Development, LLC.
Property Location: Front of Twin Falls Development South side
Presented by: Hawkins Weir Engineers, Inc.
6. Discuss Master Street Plan

Planning Commission Minutes
November 28, 2016

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

PRESENT

Jay Moore
Sean Schader
Matt Hutcherson
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Toni Bahn

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

2. **Approval of Minutes:** October 24, 2016 minutes as amended to show that Gerry Harris was in attendance at the meeting were approved.

3. **Comments from Citizens:** No comments.

4. **Set Public Hearing to Amend Zoning Ordinance Regarding Alcohol Sales:**

Melissa McCarville explained that the recent approval of alcohol sales at the recent General Election requires amendment to zoning ordinance. It needs to state that alcohol can be sold in C-2 and requires permitted use status in C-1.

Gerry Harris moved to set the public hearing for next Planning Commission on December 27, 2016. Motion seconded by Matt Hutcherson and vote by Commissioners was unanimous.

5. **Approval of 2017 Meetings Schedule** – The proposed schedule showing Technical Review proposal submission deadlines, Technical Review meeting dates, Resubmission deadline for Technical Review to Planning Commission meetings, Commission work session dates, and Planning Commission meetings was presented.

Chairman Mann called for question and the Schedule was approved by unanimous vote.

6. **Accepted Resignation of Commissioner Sean Schader** – With regret, the Commission accepted the resignation of Commissioner Sean Schader who is moving out of the city of Farmington. He was commended for his years of service.

7. **Adjournment:** Having no further business, Bobby Wilson moved to adjourn, seconded by Matt Hutcherson and motion passed unanimously.

Judy Horne - Secretary

Robert Mann - Chair

City of Farmington Application for Variance



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

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

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

Property Description
Site Address -- South Lot of Entrance of Twin Falls (Legal Attached)
Current Zoning -- R-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:

Request to Not Due Street Improvements And Curb and Gutter

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:

RECEIPT

DATE 12-12-16

No. 519491

RECEIVED FROM Wm. J. DeLoe

\$ 25.00

FOR RENT

DOLLARS

FOR

ACCOUNT

PAYMENT

BAL. DUE

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

BY

[Signature]

SURVEYOR'S NOTES:

LAST SITE VISIT:
FEBRUARY 12, 2016

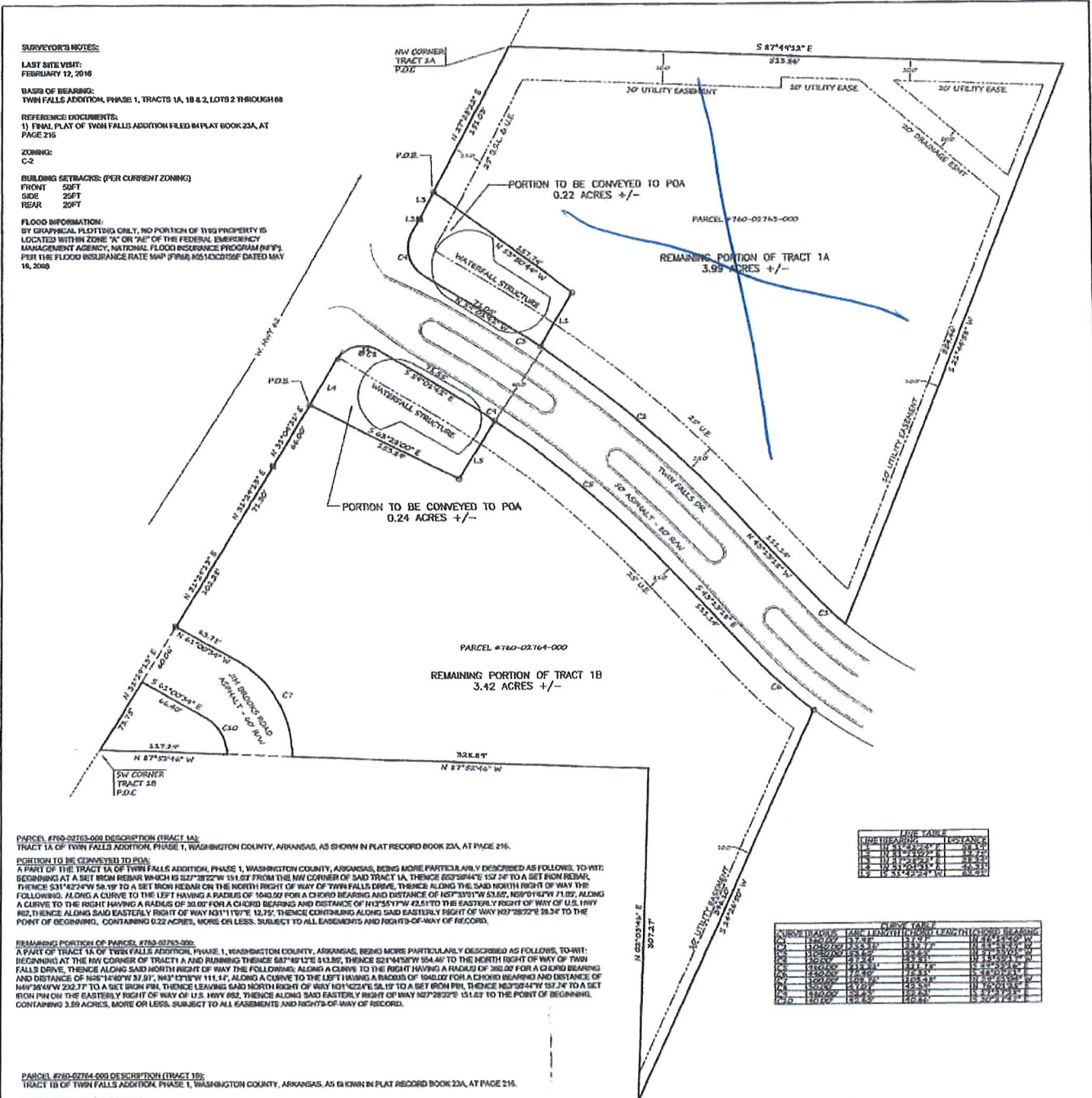
BASE OF BEARING:
TWIN FALLS ADDITION, PHASE 1, TRACTS 1A, 1B & 2, LOTS 2 THROUGH 8

REFERENCE DOCUMENTS:
1) FINAL PLAT OF TWIN FALLS ADDITION FILED IN PLAT BOOK 23A, AT PAGE 216

ZONING:
C-2

BUILDING SETBACKS: (PER CURRENT ZONING)
FRONT 50FT
SIDE 20FT
REAR 20FT

FLOOD INFORMATION:
BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE "X" OR "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM (NFIP), PER THE FLOOD INSURANCE RATE MAP (FIRM), 80513C0050F DATED MAY 16, 2009



| AREA | ACRES | PERCENT |
|-------------------------------|-------|---------|
| PORTION TO BE CONVEYED TO POA | 0.22 | 5.76 |
| REMAINING PORTION OF TRACT 1A | 3.98 | 94.24 |
| PORTION TO BE CONVEYED TO POA | 0.24 | 6.22 |
| REMAINING PORTION OF TRACT 1B | 3.42 | 83.78 |

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| PORTION TO BE CONVEYED TO POA | 0.22 | 5.76 |
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| PORTION TO BE CONVEYED TO POA | 0.24 | 6.22 |
| REMAINING PORTION OF TRACT 1B | 3.42 | 83.78 |

PARCEL #760-02763-000 DESCRIPTION (TRACT 1A):

TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, AT PAGE 216.
PORTION TO BE CONVEYED TO POA:
A PART OF TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON REBAR 1/2" DIA. 151.07' FROM THE NW CORNER OF SAID TRACT 1A, THENCE S87°49'13" E 333.36', THENCE S31°42'24" W 58.19' TO A SET IRON REBAR ON THE NORTH RIGHT OF WAY OF TWIN FALLS DRIVE, THENCE ALONG SAID NORTH RIGHT OF WAY THENCE S31°42'24" W 111.14', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1040.00' FOR A CHORD BEARING AND DISTANCE OF N67°30'17" W 53.85', N67°04'07" W 71.05', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF N12°55'17" W 42.11' TO THE EASTERN RIGHT OF WAY OF U.S. HWY 82, THENCE ALONG SAID EASTERN RIGHT OF WAY N61°11'07" E 12.75', THENCE CONTINUING ALONG SAID EASTERN RIGHT OF WAY N67°25'22" E 28.34' TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REMAINING PORTION OF PARCEL #760-02763-000:

A PART OF TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NW CORNER OF TRACT 1A AND RUNNING THENCE ALONG THE EASTERN RIGHT OF WAY OF U.S. HWY 82 N12°55'17" W 53.85', THENCE S21°45'07" W 54.46' TO THE NORTH RIGHT OF WAY OF TWIN FALLS DRIVE, THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF N67°30'17" W 53.85', N67°04'07" W 71.05', ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1040.00' FOR A CHORD BEARING AND DISTANCE OF N67°30'17" W 53.85', N67°04'07" W 71.05', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF N12°55'17" W 42.11' TO A SET IRON PIN, THENCE LEAVING SAID NORTH RIGHT OF WAY N61°11'07" E 12.75' TO A SET IRON PIN ON THE EASTERN RIGHT OF WAY OF U.S. HWY 82, THENCE ALONG SAID EASTERN RIGHT OF WAY N67°25'22" E 28.34' TO THE POINT OF BEGINNING, CONTAINING 3.98 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #760-02764-000 DESCRIPTION (TRACT 1B):

TRACT 1B OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, AT PAGE 216.
PORTION TO BE CONVEYED TO POA:
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REMAINING PORTION OF PARCEL #760-02764-000:

A PART OF TRACT 1B OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, AT PAGE 216 LESS AND EXCEPT:
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CONTAINING 3.42 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

CITY OF FARMINGTON PLANNING APPROVAL:
APPROVED BY THE CITY OF FARMINGTON PLANNING DEPT.
BY: *[Signature]* DATE: 2-22-2016

REC ID: 0187487001 Type: REL
Date: 02/17/2016 at 00:23:18 PM
Fee Amt: \$15.00 Page: 1 of 1
Surveyor: Kyle Sylvester District Clerk
PL 2016-00006775



TRACT SPLIT

FOR USE OF:
KEITH MARRS

LOCATION: W. HWY 62
WASHINGTON COUNTY, ARKANSAS
SEC 27, T-46-N, R-21-W

DRAWN BY: JSM
PLAT NO. 16-0763 DATE: 02/12/2016

ATLAS

PROFESSIONAL LAND SURVEYING

P.O. BOX 266
59 MAIN STREET
WEST FOLEY, AR 72774
PH: 479-291-5477

PS #1756
OAA #2878

LEGEND

- SET #4 REBAR
- ⊙ EXISTING #4 REBAR
- ⊙ ALUMINUM MONUMENT
- UTILITY POLE
- YARD HYDRANT
- WATER VALVE
- BOUNDARY LINE
- ASPHALT/GRAVEL/CONCRETE
- RIGHT OF WAY
- BUILDING SETBACK LINE
- OVERHEAD POWER

NOTES:
ALL ASSESSMENTS, EASEMENTS, AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE BASED ON THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON, ARKANSAS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION SHOWN ON THIS PLAT IS ACCURATE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION SHOWN ON THIS PLAT IS ACCURATE AND CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION SHOWN ON THIS PLAT IS ACCURATE AND CORRECT.

NOTICE OF PUBLIC MEETING

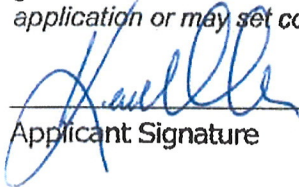
A petition for a variance at the property described below has been filed with the City of Farmington on the 12th day of December, 2016.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

LEGAL Attached - VARIANCE ON Street improvements And CURBS & gutter

A public meeting to consider this request for variance at the above described property will be held on 27th day of Dec, 2016, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

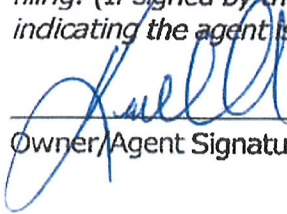
Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect 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 12-9-16

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 the agent is authorized to act on their behalf.)



Date 12-9-16

Owner/Agent Signature

PORTION TO BE CONVEYED TO POA:

A PART OF THE TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO BEGINNING AT A SET IRON REBAR WHICH IS S27°28'22"W 151.03' FROM THE NW CORNER OF SAID TRACT 1A, THENCE S53°58'44"E 157.74' TO A SET IRON REBAR THENCE S31°42'24"W 58.15' TO A SET IRON REBAR ON THE NORTH RIGHT OF WAY OF TWIN FALLS DRIVE, THENCE ALONG THE SAID NORTH RIGHT OF WAY THE FOLLOWING: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1040.00' FOR A CHORD BEARING AND DISTANCE OF N57°33'01"W 53.65', N59°01'42"W 71.05', ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF N13°55'17"W 42.51' TO THE EASTERLY RIGHT OF WAY OF U.S. HWY #62, THENCE ALONG SAID EASTERLY RIGHT OF WAY N31°11'07"E 12.75', THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY N27°28'22"E 28.24' TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REMAINING PORTION OF PARCEL #760-02763-000:

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PARCEL #760-02764-000 DESCRIPTION (TRACT 1B):

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CONTAINING 3.42 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT SPLIT

FOR USE OF:

KEITH MARRS

LOCATION:

W. HWY 62
WASHINGTON COUNTY, ARKANSAS
SEC 27, T-16-N, R-31-W

CREW CHIEF: TW

DRAWN BY: NM

PLAT No. 16-023

DATE: 02/15/2016



A T L A S

PROFESSIONAL LAND SURVEYOR

P.O. BOX 1026
51 MAIN STREET
WEST FOLE, AR 72774
PH. 479.294.6177

PS #12
COA #26

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.

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

COPY

Doc ID: 00859510003 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:

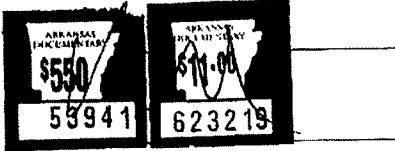
That Dennis Sisemore and Darlene Sisemore, husband and wife, hereinafter called GRANTORS for and in consideration of the sum of One Dollar and no/100 (\$1.00) and other good and valuable consideration paid by Twin Falls Development, L.L.C, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Twin Falls Development, LLC, an Arkansas limited liability company, hereafter called GRANTEES, 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 GRANTEES and unto his/her heirs and assigns forever, with all appurtenances thereunto belonging. And we hereby covenant with GRANTEES 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

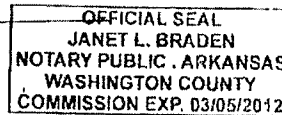
County of Washington

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



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

A. K. Williams
Grantee or Agent

PO Box 605
Farmingington, AR 72730
Send next tax statement to Grantee's Address

Prepared by Audra L. Bailey, Attorney at Law, PA, PO Box 626, Fayetteville, AR 72702. Phone #479-267-4476.

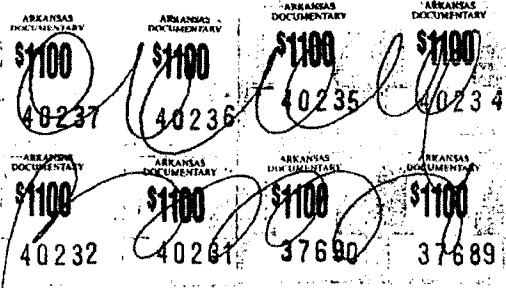
COPY

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
Betts Stamps 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

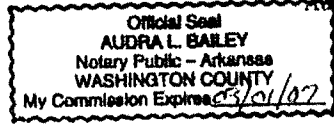
W05-5583

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 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.

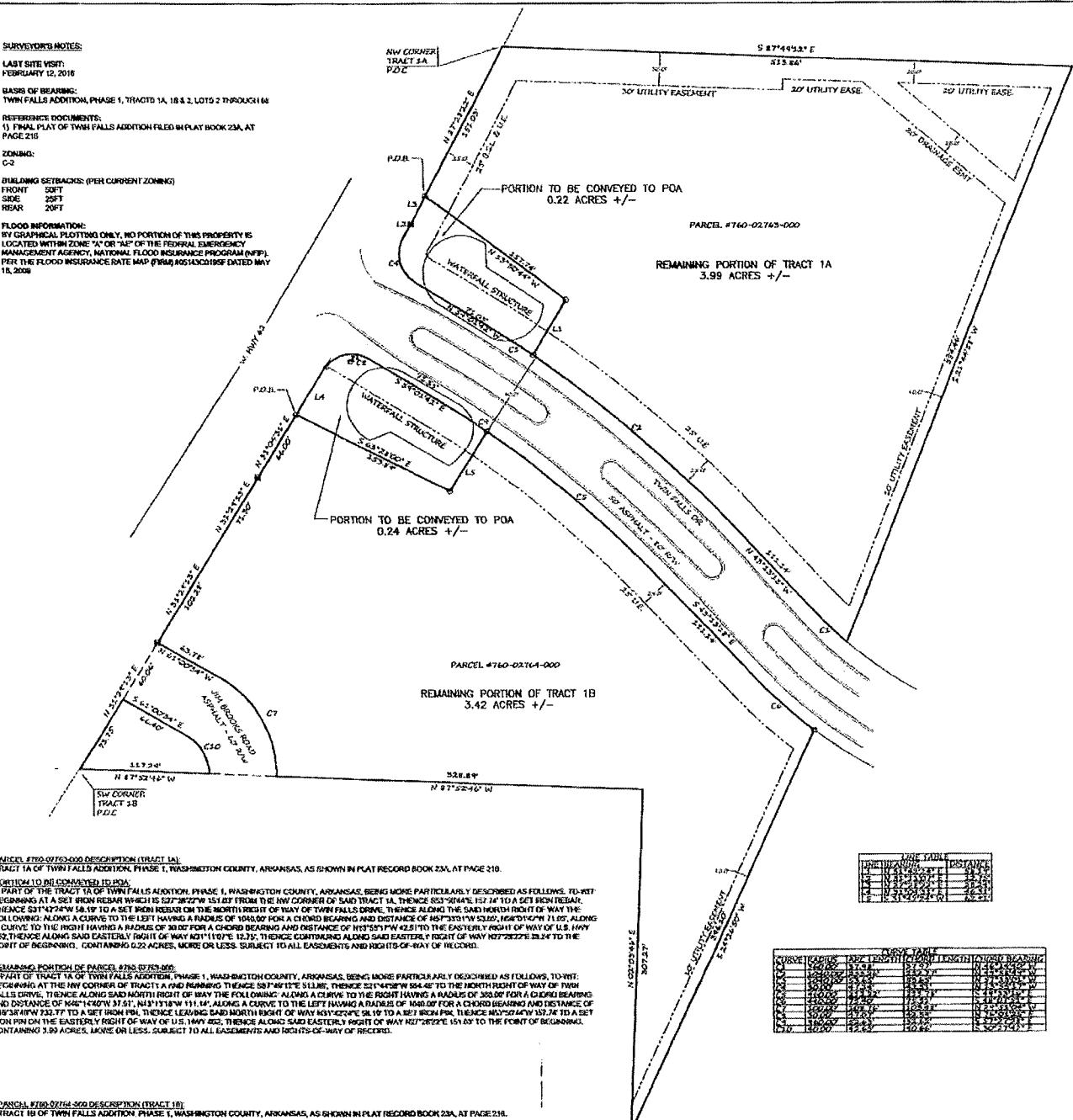
AND ALSO:

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.

SURVEY DATA NOTES:

LAST SITE VISIT:
FEBRUARY 12, 2016
BASIS OF BEARING:
TWIN FALLS ADDITION, PHASE 1, TRACT 1A, 1B & 2 THROUGH 11A
REFERENCE DOCUMENTS:
1) FINAL PLAN OF TWIN FALLS ADDITION FILED IN PLAT BOOK 23A, AT PAGE 216
ZONING:
C-2
BUILDING SETBACKS (PER CURRENT ZONING)
FRONT 50FT
SIDE 25FT
REAR 20FT

FLOOD INFORMATION:
BY GRAPHICAL PLATTING ONLY, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AP" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM (NFIP). PER THE FLOOD INSURANCE RATE MAP (FIRM) #05130C0189F DATED MAY 18, 2009



PARCEL #760-02764-000 DESCRIPTION (TRACT 1A)

TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, AT PAGE 216.
NORTH(1) TO BE CONVEYED TO POA:
A PART OF TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON REBAR WHICH IS 527'30.22\"

REMAINING PORTION OF PARCEL #760-02764-000

A PART OF TRACT 1A OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NW CORNER OF TRACT 1A AND RUNNING THENCE S87°40'12\"

PARCEL #760-02764-000 DESCRIPTION (TRACT 1B)

TRACT 1B OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23A, AT PAGE 216.
PORTION TO BE CONVEYED TO POA:
A PART OF TRACT 1B OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SW CORNER OF TRACT 1B AND RUNNING THENCE ALONG THE EASTERLY RIGHT OF WAY OF U.S. HWY 62, N31°29'15\"

REMAINING PORTION OF PARCEL #760-02764-000

A PART OF TRACT 1B OF TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SW CORNER OF TRACT 1B AND RUNNING THENCE ALONG THE EASTERLY RIGHT OF WAY OF U.S. HWY 62, N31°29'15\"

CONTAINING 3.42 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LINE TABLE

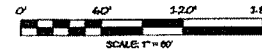
| LINE NO. | TYPE | LENGTH | BEARING |
|----------|------|--------|---------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |

ASBY TABLE

| NO. | DATE | TYPE | LENGTH | BEARING |
|-----|------|------|--------|---------|
| 1 | ... | ... | ... | ... |
| 2 | ... | ... | ... | ... |
| 3 | ... | ... | ... | ... |
| 4 | ... | ... | ... | ... |

CITY OF FARMINGTON PLANNING APPROVAL:
APPROVED BY THE CITY OF FARMINGTON PLANNING OFFICE
DATE: 2-22-2016

Doc ID: 10174510001 Typ: REL
Rec'd: 02/18/2016 at 02:23:18 PM
Fee Amt: \$15.00 Page 1 of 1
Washington County, AR
Circuit Clerk
File # 2016-00006775



TRACT SPLIT
FOR USE OF:
KEITH MARRS
LOCATION: W. Hwy 62
WASHINGTON COUNTY, ARKANSAS
SEC 27, T. 46 N., R. 21 W.
CIRCUIT CLERK: TW
DRAWN BY: NM
PLAT NO: 16-002 DATE: 02/12/2016



A T L A S
PROFESSIONAL LAND SURVEYING
P.O. BOX 2006
51 MAIN STREET
WEST BOKAR, AR 72774
PH: 479-294-6777
PS # 1725
COA # 2875

- LEGEND**
- SET #4 REBAR
 - EXISTING #5 REBAR
 - ALUMINUM MONUMENT
 - U UTILITY POLE
 - Y YARD MONUMENT
 - W WATER VALVE
 - BOUNDARY LINE
 - PORTY/TIE LINE
 - ASPHALT/GRAVEL/CONCRETE
 - RIGHT OF WAY
 - BUILDING SETBACK LINE
 - OVERHEAD POWER

NOTES:
1. ALL PROFESSIONAL LAND SURVEYING IS CONDUCTED BY THE SURVEYOR AND HIS OR HER ASSISTANTS.
2. ALL CORNER MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH THE SURVEYOR'S PLAN AND THE SURVEYOR'S RECORDS.
3. THE SURVEYOR'S PLAN AND RECORDS SHALL BE THE BASIS FOR THE SURVEYOR'S REPORT.
4. THE SURVEYOR'S REPORT SHALL BE THE BASIS FOR THE SURVEYOR'S PLAN AND RECORDS.
5. THE SURVEYOR'S PLAN AND RECORDS SHALL BE THE BASIS FOR THE SURVEYOR'S REPORT.
6. THE SURVEYOR'S REPORT SHALL BE THE BASIS FOR THE SURVEYOR'S PLAN AND RECORDS.
7. THE SURVEYOR'S PLAN AND RECORDS SHALL BE THE BASIS FOR THE SURVEYOR'S REPORT.
8. THE SURVEYOR'S REPORT SHALL BE THE BASIS FOR THE SURVEYOR'S PLAN AND RECORDS.
9. THE SURVEYOR'S PLAN AND RECORDS SHALL BE THE BASIS FOR THE SURVEYOR'S REPORT.
10. THE SURVEYOR'S REPORT SHALL BE THE BASIS FOR THE SURVEYOR'S PLAN AND RECORDS.

City of Farmington
Application and Checklist
Preliminary Plat

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

Applicant: Twin Falls Dev LLC Day Phone: 479-841-3586
 Address: PO BOX 605 Farmington Fax: 479-267-5912
 Representative: Keith Morris Day Phone: 479-841-3586
 Address: PO BOX 605 Farmington Fax: 479-267-5912
 Property Owner: Twin Falls Dev Day Phone: 479-841-3586
 Address: PO BOX 605 Farmington Fax: 479-267-5912

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

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

For office use only:

Fee paid \$ _____ Date _____ Receipt # _____

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

Property Description

Site Address -- FRONT OF Twin Falls Dev South Side

Current Zoning -- R-1

Attach legal description

Financial Interests

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

Keith Morris
Rick Mooney

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 11-16-16
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 11-16-16
Owner/Agent Signature

CITY OF FARMINGTON
 APPLICATION & CHECKLIST
 FOR A
FINAL PLAT / REPLAT

STAFF USE ONLY

Date Application Submitted _____
 Date Accepted as Complete _____
 Case/Appeal Number _____
 Public Hearing Date _____

FEE: FINAL PLAT

| | |
|------------|---------|
| 1-10 LOTS | \$300 |
| 11-25 LOTS | \$500 |
| 26-50 LOTS | \$1,000 |
| 51-75 LOTS | \$1,500 |
| 76 & UP | \$2,000 |

APPLICATION:

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

GENERAL INFORMATION:

Applicant: Keith Marrs _____
 Address: P.O. Box 605 _____
 Farmington, AR 72730 _____

Day Phone: 479-267-5911 _____
 Fax #: _____

Representative: _____
 Address: _____

Day Phone: _____
 Fax #: _____

Property Owner: Twin Falls Development, LLC _____
 Address: P.O. Box 605 _____
 Farmington, AR 72730 _____

Day Phone: _____
 Fax #: _____

Indicate where correspondence should be sent:

- Applicant
- Representative
- Owner

DESCRIBE PROPOSED PROJECT IN DETAIL (Attach to application)

PROPERTY DESCRIPTION

Site Address: Intersection of Highway 62 and Jim Brooks Road

Current Zoning District R-1

Legal Description of Property: May be found on deed or current survey of property. **(Attach to application)**

FINANCIAL INTERESTS

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

Twin Falls Development, LLC

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 application. I understand that the City may not approve my application or may set conditions on approval.

_____ Date: 11-22-16

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/her behalf.)

_____ Date: 11-22-16

Checklist:*

- | YES | NO | N/A | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Completed application form. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Payment of application fee \$ <u>300.00</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. One AutoCad drawing to a scale of 1" = 100' or larger of all required information including exact dimensions of plat. (Drawing size = 24" X 36" or 18" X 24") <u>fifteen</u> copies of the plat or plan (folded to 9" X 12" or 10" X 10 1/2"). Plats shall use layers, symbols and line types as required by the Consulting City Engineer. |

The following information shall appear on the plat:

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Names, addresses and telephone numbers of the record owners, engineer, and surveyor (sealed and signed) preparing the plat or plan. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. North arrow, graphic scale, acreage, zoning, date of preparation and area (in square feet or acres) of the plat, and date of survey. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Sign-Off block per City requirements, as furnished by the Planning Department. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Title block located in the lower right hand corner indicating the name and type of project, firm or individual preparing drawings and date. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Note regarding wetlands determination, if any. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Location of all pins and monuments. The plat will indicate the state plane coordinates of the monuments. One out of each four monuments shall contain a brass plate indicating elevation in accordance with item 12. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Written legal description that reads clockwise (Note: if the project is contained in more than one tract, the legal for each individual tract and a total tract description must be provided.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Point-of-beginning from a permanent well-defined reference point. This P.O.B. shall be clearly labeled on the drawing. |

*Applicant shall positively certify each item. Where "NO" or "N/A" is checked, Applicant shall submit a written explanation why the item is not positively certified.

- | YES | NO | N/A | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Labeled property lines with bearings, dimensions and curve data. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Highway right-of-way lines clearly labeled. (The proposed R.O.W. lines shall be shown and dimensioned.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Clear representation of the FEMA Designated 100-yr Floodplain and/or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study. A listing of all lots that are located in the Flood Hazard Area and the symbol of "FP" located on each lot. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVD 1988 datum. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. Provide a complete and accurate legend. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000'). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. The location of all existing and proposed buildings, dimensions of buildings, square feet and dimensioned setbacks from the building to property lines. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Revision block. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 17. Drawing title (Final plat or Replat). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 18. Minimum finished floor elevations for lots in residential subdivisions shall be the highest of 1) one (1) foot above the top of the curb at the center of the driveway or 2) one (1) foot above finished grade at the highest point around the perimeter of the house or 3) the elevation indicated on the plat. |

PROPOSED AND EXISTING UTILITIES AND DRAINAGE IMPROVEMENTS

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. The width, approximate locations and purposes of all existing and proposed utilities, drainage improvements and easements for drainage, water and sewer, utilities, flood control or other public purposes within and adjacent to the project. Existing easements shall show the name of the easement holder, purpose of the easement and instrument number of the recorded document. If an easement is blanket or indeterminate in nature, it must be released. |
|-------------------------------------|--------------------------|--------------------------|---|

PROPOSED AND EXISTING STREETS AND RIGHTS-OF-WAY

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. The location, width, and names or designations of all existing and proposed streets, alleys, paths and other rights-of-way, whether public or private, within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data. Private streets shall be clearly indicated. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. The location of all existing and proposed street lights every intersection, cul-de-sac and every 300' and associated easements to serve each light. |

PROPOSED LOTS

YES NO N/A

- 1. The lot layout, the dimensions of each lot, number of each lot, total area in square footage or acreage to the nearest one-hundredth (1/100th) acre of each lot and the minimum finished floor elevations for each lot. The finished floor elevation for lots in the FEMA 100 year flood plain shall be established a minimum of two (2) feet above the 100-year flood elevations. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.

- 2. The designation of all "outlots" and anticipated uses if known.

SITE SPECIFIC INFORMATION

- 1. The location of existing or proposed ground leases or access agreements.

- 2. The boundaries, acreage and use of existing and proposed public areas in and adjacent to the project. If land is to be offered for dedication for park or recreation purposes or for the purpose of providing public access to any public water, river or stream, it shall be designated.

- 3. A description of proposed public or commonly held areas and draft "open-space" easement agreements, if applicable.

- 4. Copy of filed covenants, POA agreements with conditions and restrictions, if any. Show on the plat the instrument number of the recorded documents.

- 5. A written description of requested variances and waivers from any city requirement.

- 6. Proposed building setbacks. (A variance is necessary for proposed setbacks less than those set forth in the zoning district.)

- 7. The location & size of existing and proposed signs, if any.

DATA ON DISKETTE

- 1. Magnetic media or CD with all information in AutoCad or a similar format (DWG or DXF) must be submitted with the final plat. Questions concerning this requirement should be directed to Planning.

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTED IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF FARMINGTON, ARKANSAS.

| | |
|---------------|---------------------------|
| _____ DATE | _____ ELECTRIC |
| _____ DATE | _____ GAS SERVICE |
| _____ DATE | _____ TELEPHONE |
| _____ DATE | _____ CABLE TELEVISION |
| _____ DATE | _____ WATER |
| _____ DATE | _____ SEWER |

CERTIFICATES OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF FARMINGTON AS EACH PERTAINS TO THIS PLAT AND TO THE AREA OF RESPONSIBILITY SHOWN BELOW.

| | DATE | SIGNATURE |
|--------------------------------------|-------|--|
| <u>BUILDING SETBACK DIMENSIONS:</u> | _____ | _____ BUILDING INSPECTOR |
| <u>PUBLIC PROTECTION PROVISIONS:</u> | _____ | _____ FIRE CHIEF |
| | _____ | _____ POLICE CHIEF |
| <u>STREETS AND DRAINAGE:</u> | _____ | _____ CITY'S ENGINEERING CONSULTANT |
| <u>WATER SYSTEM:</u> | _____ | _____ FAYETTEVILLE CITY ENGINEER OR WASHINGTON WATER |
| <u>SEWER SYSTEM:</u> | _____ | _____ FAYETTEVILLE CITY ENGINEER |

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED BY THE FARMINGTON PLANNING COMMISSION AT A MEETING HELD _____, 20__.

DATE

CHAIRMAN

ACCEPTANCE OF DEDICATIONS:

DATE

MAYOR OF FARMINGTON

DATE

CITY CLERK

EASEMENT PLAT CERTIFICATIONS

An easement plat should have all of the same certifications as a final plat with the following exceptions.

CERTIFICATE OF SURVEY AND ACCURACY:

I HERBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE CORNERS HAVE BEEN SET AS INDICATED ON THE PLAT.

DATE

PROFESSIONAL SURVEYOR/NO.

(Or as approved by the City's Consulting Engineer)

(The only certificate of acceptance needed is the following)

CERTIFICATE OF ACCEPTANCE:

DATE

CITY'S ENGINEERING CONSULTANT



December 12, 2016

Ms. Melissa McCarville, Business Manager
City of Farmington
354 W. Main
Farmington, Arkansas 72730

Re: Twin Falls Addition, Phase III
Farmington, Arkansas
HWEI Project No. 2016089

Dear Ms. McCarville:

This letter will transmit fifteen (15) copies of the revised Preliminary and Final Plats for Twin Falls Addition, Phase III for the December 27, 2016 Planning Commission Agenda. Below are the responses to the Technical Plat Review comments provided by Mr. Christopher B. Brackett, P.E.

1. We acknowledge comments from the Technical Plat review must be addressed prior to resubmission for the Planning Commission Meeting.
2. In regard to improvements on Jim Brooks Road, the Owner has submitted a variance request for the noted improvements.
3. A note has been added to the plats stating the property does not contain any wetlands or waters of the U.S.
4. Please see Note 1 on each plat stating the subject property lies outside any identified flood hazard areas.
5. Soils testing information will be provided by the Designated Representative that performed the referenced soils testing.
6. Water meter locations have been added to the revised plats.

If you need any additional information, please feel free to contact me.

Sincerely,

HAWKINS-WEIR ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read 'Larry E. Yancey', is written over the typed name below it.

Larry E. Yancey, P.E.

LEY/cnc

Enclosures: Fifteen (15) copies of the Preliminary and Final Plats
Copy of the Technical Plat Review Comments

cc: Mr. Keith Marrs with copies of the plats

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

Applicant: Twin Falls Development, LLC
Project Name: Twin Falls Addition, Phase III – Preliminary Plat
Engineer/Architect: Hawking-Weir Engineers, Inc.

Date: December 7, 2016

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Show improvements to Jim Brooks Road as per the City of Farmington Master Street Plan, including but not limited to curb and gutter, sidewalk and street lights.
3. Add a note regarding the wetlands determination.
4. Add a note regarding the FEMA Designated 100-year Floodplain.
5. Provide the soil testing results from the soil sample locations shown on the plan to verify that the soil conditions can support the lots shown.
6. Show proposed water meter locations.

Melissa McCarville

From: Shane Bell <sbell@pgtc.com>
Sent: Tuesday, December 06, 2016 3:23 PM
To: 'Melissa McCarville'
Subject: Technical Plat Review

Melissa,

If you don't mind, would you pass along that I have no comments on the Twin Falls Addition-Phase III? All of the proposed easements look good to me. I will not be able to make the Technical Plat meeting tomorrow.

Thanks.

Shane Bell | Outside Plant Manager
Office | 479-846-7255 Mobile | 479-841-0980



RESTRICTIVE COVENANTS
TWIN FALLS ADDITION, PHASE III
WASHINGTON COUNTY, AR

KNOW ALL BY THESE PRESENTS:

WHEREAS, Twin Falls Development, LLC, an Arkansas Corporation (the Owners) have caused certain lands owned by them to be platted into a subdivision known as Twin Falls Addition, Phase III to Washington County, Arkansas, and the plat thereof appears of record in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, in Plat Book _____Page_____; and,

WHEREAS, Owners desire to provide for the use of property for the highest of residential uses and to restrict its uses as such;

NOW THEREFORE, Owners hereby adopt the covenants stated herein and agree that the stated covenants shall apply to all of the property now platted as Twin Falls Addition, Phase III to Washington County, Arkansas, as covenants running with the land:

1 SCOPE OF APPLICATION. These covenants shall apply in their entirety to Lots 128-134, now known and described as Twin Falls Addition, Phase III to Washington County, Arkansas, as shown on the recorded plat thereof.

2 LAND USE AND BUILDING TYPES. No lot in the subdivision shall be used for any other purpose than single-family residential as that term is defined in the Farmington Municipal Zoning Ordinance. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories and each such dwelling shall have a private garage for the storage of not less than three automobiles and 600 square feet. No business or commercial use shall be carried on or permitted in any structure or in any portion of this subdivision in keeping with the general plan to develop this property for the highest class of residential occupancy. Cabana structures may be built and maintained within the building area on any lot in the subdivision when used in connection with a swimming pool. The interior area of a detached cabana will not be included in the determination of the minimum dwelling sizes.

3 DWELLING SIZE AND QUALITY. Size, design, location and site development of dwellings and permitted accessory buildings in this subdivision shall be subject to the prior approval of an Architectural Control Committee hereinafter designated. The Architectural Control Committee ("the Committee") shall approve no plans which provide for construction of residences on lots in this subdivision unless such plans include the

following

- a. 2500 square feet of heated and livable floor space, measured by the outside wall dimensions,
- b. all exterior material except facia and sofit and gables specifically approved by the Architectural Control Committee to be constructed of brick or stone,
- c. Roof pitch must be 10/12 pitch roof or greater with Architectural Shingles approved by the Architectural Control Committee,
- d. all mailboxes shall be approved by the Developer at a cost to the Owner of each individual lot to insure uniformity, and purchased from Hearth & Home in Bentonville, AR, unless approved otherwise by the Architectural Control Committee.
- e. gutters are required on all structures,
- f. all dwellings placed upon the premises shall be of new construction and shall be of the highest class workmanship and best quality materials,
- g. Concrete sidewalks, four (4) foot wide, must be installed by the owner.

All sidewalks must provide four feet of green space between the back of the curb and the beginning of the sidewalk. It shall be the lot owner's sole responsibility to keep the sidewalks on his or her lot in good repair at all times. Repairs made to the sidewalk shall match exactly the construction of the original sidewalk.

4. ARCHITECTURAL CONTROL. No residence, permitted accessory building, fence, wall or other structure shall be constructed, created or maintained upon any lot in the subdivision, nor shall any modification, alteration or change be made in the exterior of any existing residence or permitted accessory building until the construction, grading and drainage and landscape plans and specifications showing the nature, size, shape, dimensions, materials and location of the same shall have been submitted to and approved, in writing, by the Committee, or the Committee has waived its right in the manner hereinafter provided.

Approval of plans for construction of principal residences and permitted accessory buildings shall not be unreasonably withheld by the Committee based upon the style of design of the exterior of such proposed principal residences as long as the same are designed, in whatever style, in accordance with the highest standards of architectural design.

5. THE ARCHITECTURAL CONTROL COMMITTEE. The Architectural Control Committee shall consist of one member, Twin Falls Development, LLC and shall remain active until all lots in the subdivision have been improved. In the event of the resignation of Twin Falls Development, LLC, Twin Falls Development, LLC, shall designate a replacement. Any property owner in the subdivision seeking to obtain the required approval or any plans for construction, modification, alteration or improvements on his, her or its property shall submit the same including elevations in two (2) copies to the Architectural Control Committee 21 days before construction is to begin. A written receipt from any member of the Architectural Control Committee shall be prima facie evidence of the delivery of such plans and the date thereof. If, within thirty (30) days from the date of delivery of such plans to

a member of it, the Architectural Control Committee has not stated to the owner deficiencies in the proposal for such construction or alteration or improvements, the owner may proceed with such construction or alterations as though affirmative approval had been received from the Architectural Control Committee. Notice shall be given to the owner at the address for the owner indicated in the city telephone directory or as otherwise indicated by the owner, in writing, to the Architectural Control Committee by certified mail with return receipt requested. If deficiencies are noted and called to the owner's attention in the proposed plans within the thirty (30) day period following delivery thereof to a member of the Architectural Control Committee by the owner, the owner shall not proceed with any such construction or alteration until such deficiencies have been corrected to the satisfaction of the Committee. The Committee shall have full power to enforce the provisions and restrictions herein by an action for an injunction as fully as though they were the owners of property in the subdivision and whether or not they are actually owners of property in the subdivision. Penalty for not complying with this section shall be an initial \$500.00 fine payable to the Property Owners Association, with additional penalties at a rate of \$50.00 per day accruing until written permission is granted by the Committee to continue construction.

6. GENERAL RESTRICTIONS.

a. No noxious or offensive activity and no commercial activities of any kind shall be carried on upon any lot in this subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

b. No manufactured housing, trailer, mobile home, tent, shack, or barn shall be erected on any lot in this subdivision, temporary or permanently, except for temporary use by construction contractors only. Tents used for recreational purposes of a short duration shall not be considered as excluded by this provision.

c. Recreational vehicles (RV's), travel trailers, utility and box trailers of any type, hunting vehicles, dune buggies, race cars, etc., shall **not** be placed or stored on any lot, including the garage or outbuilding(s). Boats, canoes, personal watercraft (motorized or non-motorized), four-wheelers, and motor bikes may be stored in the garage or outbuilding(s) provided that they can be completely concealed by an overhead door. "Completely concealed" means that the overhead door must seal with the concrete slab when fully closed, and that no portion of such items will protrude from the structure, including trailer tongues.

d. Motorized recreational vehicles including, but not limited to, motorcycles, go-carts, scooters, mopeds, and any other similar mechanical device emitting noises, smoke or other environmental pollutants shall not be operated within the Subdivision except for the sole and exclusive purpose of ingress and egress to and from the lots. This restriction shall not apply to equipment normally used for lawn or garden maintenance so long as said equipment is operated during daylight hours only, in the ordinary and usual manner intended.

e. No signs, billboards, posters or advertising devices shall be permitted upon any of the lots in this subdivision except that the owner of each lot may place house numbers and the owner's name upon his or her mail box or dwelling; however, each letter thereof shall be no more than 6 inches in height and 6 inches in width; and owners may place a sign not more than 4 square feet in size advertising the property for sale should it be offered for sale by the owners.

f. No visible radio or TV antennas, aerials, ground-mounted satellite dishes, or other similar devices shall be permitted on any lot. Small dish-type satellite TV antennas (such as those currently marketed by Dish Network and Direct TV or their future equals), having a maximum antenna diameter of 24", are permitted as long as they are not visible from the public street. Placement of such antennas be approved by the Architectural Control Committee before installation.

g. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for commercial purposes.

h. No trash, ashes or other refuse may be thrown or dumped on any of the lots in the subdivision.

i. No building material of any kind or character shall be placed or stored upon any lot in the subdivision until the owner is ready to commence construction of the improvements requiring such materials. Building materials shall not be placed or stored in the street or between the curb and property lines.

j. No privy, cesspool, or disposal plant shall be installed or maintained on any lot in the subdivision except a septic system on each individual lot capable of handling a single family dwelling.

k. All garages shall be finished inside and shall be fully enclosed with garage doors.

l. No access to adjoining parcels outside the subdivision shall be made through any lots.

~~m. All driveways in the subdivision shall consist of concrete and driveways of at least Eighteen [18] feet in width.~~

n. No trucks, mail carts, dune buggies, golf carts, mobile homes, commercial vehicles, travel trailers, campers, boats, motors or trailers shall be kept on the lot

or in the street except that such items may be stored or parked inside an enclosed garage. There shall be no automobile repairs or parking of dead or junk automobiles, trucks, boats, personal watercraft, or motorcycles on any lot.

o. Grass, weeds and vegetation shall be kept mowed and cleared at regular intervals on each lot by the owner thereof so as to maintain the same in a neat and attractive manner. No debris shall be allowed to accumulate upon any lot.

7. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line than the minimum building setback lines shown on the recorded plat. Side yards shall be maintained between the side lot lines and the building line of not less than 10 feet. Porches, steps, chimneys, window boxes and other portions of a permitted structure shall not project beyond the minimum setback line, but, except as herein limited, eaves and cornices may overhang the building setback lines. No building or permitted accessory building will be permitted or constructed nearer than 20 feet to the rear property line of any lot. Swimming pools shall not be considered to be a "building" or "permitted accessory building" within the meaning of this section and may be constructed nearer to the rear lot line than the restriction on buildings.

8. DIVISION OF LOTS. A "lot" as that word is used herein shall consist of a numbered lot as shown on the plat of the subdivision, together with any portion or portions of an adjacent lot or lots comprising a single building site. No lot shown on the plat may be subdivided.

9. FENCING AND ORNAMENTAL STRUCTURES. No fences shall be erected on any portion of a lot between the line drawn across the front foundation or building line of the principal dwelling and intersecting the side lot lines and the front lot line. No fences composed principally of wire or metal or chain link shall be constructed on any portion of any lot, visible from the street. It is the intention of this covenant to require permitted fencing to be of a decorative nature and not solely utilitarian. The decorative side of all fencing shall face the outside of each lot. All fencing materials must be approved by the Architectural Control Committee.

10. DEFINITION OF "PRINCIPAL DWELLING." The term "principal dwelling," "residence" or "principal residence" as used in these restrictive covenants shall refer to a residence meeting the requirements hereof and approved by the Committee for construction in the Subdivision.

11. EASEMENTS. No recorded easement shall be used by any company or person, other than the owner of the affected lot or lots, for any purpose other than those designated on the plat of the subdivision.

12. DETENTION PONDS: The Property Owner's Association retains ownership of Tract "2" of the Subdivision which is designated on the Final Plat of Twin Falls Addition, Phase I, as a non-building lot to be used for storm water detention. By accepting a conveyance of any lot in the Subdivision, each owner acknowledges and agrees that neither Washington County nor the City of Farmington, in the event the property is subsequently annexed into the corporate boundaries of the city, is responsible for the construction and maintenance of the detention ponds and neither governmental entity can be held liable for any damages as a result in the failure to properly maintain Tracts "2" in the Subdivision.

By accepting a conveyance of any lot in this Subdivision, each individual property owner is responsible, both jointly and severally, for the maintenance, upkeep and improvements to the detention pond in the Subdivision and any damages caused to property owners for the failure to maintain the detention pond.

13. SOIL AND SUBSURFACE CONDITIONS. The Developer has made no attempt to determine the suitability or adequacy of the soil and subsurface conditions for the development of individual lots or the construction of houses and improvements thereon and does not warrant the suitability of the soil for any purpose. The Owner(s) of individual lots(s) shall satisfy themselves as to the suitability of the soil for their specific needs and the Developer shall be held free and harmless from any obligation thereto.

14. PROPERTY OWNERS' ASSOCIATION. There shall be formed a property owners' association, organized by the Developer of said subdivision. By-laws of said organization shall be adhered to by all property owners, assessments as set by said property owners' association shall be paid when due by all lot owners and said property owners' association shall be responsible for maintaining the common ground, entrances, and any other costs and expenses associated with the common areas of the subdivision. There is an annual assessment for each lot of \$150.00 per year beginning January 1. Upon sale of each lot \$150.00 will be assessed to each lot as a transfer fee payable to the Property Owners' Association.

15. PERSONS BOUND BY THESE COVENANTS. All persons or corporations who now own or shall hereafter acquire any of the lots in this subdivision shall be deemed to have agreed and covenanted with the owners of all other lots in this subdivision and with its or their heirs, successors and assigns to conform to and observe the restrictions, covenants and stipulations contained herein for a period of 25 years from the date these covenants are recorded, and these covenants shall thereafter automatically extend in effect for successive periods of 10 years unless prior to the end of the original term or any successive term of the application hereof a majority of the then owners of lots in the subdivision agree to the amendment or removal of these covenants in whole or in part. No changes in these covenants shall be valid unless a majority of the then owners of lots in the subdivision agree to the amendment of these covenants, except those provisions contained in Paragraph 12, and the

same shall be placed of record in the office of the Recorder of Washington County, Arkansas, duly executed and acknowledged by the requisite number of owners. Penalty for not complying with these Restrictive Covenants shall be an initial \$500.00 fine payable to the POA, with additional penalties at a rate of \$50.00 per day, accruing until the POA agrees the property is in compliance with the covenants.

16 RIGHT TO ENFORCE. The covenants, agreements and restrictions herein set forth shall run with the title to the lots in this subdivision and bind the present owners, their heirs, successors and assigns, future owners and their heirs, successors and assigns; all parties claiming by, through or under them shall be taken to hold, agree and covenant with the owners of other lots in the subdivision, their heirs, successors and assigns, and with Owners, as to the covenants and agreements herein set forth and contained. None shall be personally binding on any person, persons, or corporations except with respect to breaches committed during its, his or their holding of title to lots in the subdivision. Any owner or owners of lots in this Subdivision, or Owners, shall have the right to sue for and obtain an injunction, prohibitive or mandatory, to prevent the breach of or to enforce the observance of any of the covenants, agreements or restrictions contained herein together with any other rights to which they might otherwise be entitled under the laws of State of Arkansas. The invalidation of any one of these covenants, restrictions or agreements herein contained by the order of a court of competent jurisdiction shall in no way affect any of the other provisions hereof which will remain in full force and effect.

IN WITNESS WHEREOF, the Owners have hereunto set their hand and seals this 23 day of NOVEMBER, 2016.



Twin Falls Development, LLC
By: Keith Marris, Member

ACKNOWLEDGEMENT

State of Arkansas
County of Washington

On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared Keith Marrs to me well known to be the person whose name appears in the foregoing instrument, and stated that they had executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand on this _____ day of _____, 2016.

Notary Public