



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

PLANNING COMMISSION AGENDA
February 26, 2018

**A meeting of the Farmington Planning Commission will be held on
Monday, February 26, 2018 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - January 22, 2018
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. **Rezone Request:** 541/555 Rheas Mill Rd. from R-1 to R-O
Property owned by: Brent Vinson
Property Location: 541/555 Rheas Mill Rd.
Presented by: Brent Vinson
 - B. **Variance Request:** 541/555 Rheas Mill Rd.-variance for paved parking
Property owned by: Brent Vinson
Property Location: 541/555 Rheas Mill Rd.
Presented by: Brent Vinson
5. Set Public Hearing for Cell Tower Ordinance.
6. Annual election of Officers.

Planning Commission Minutes January 22, 2018

1. **ROLL CALL** – Meeting was called to order by Vice Chairman Gerry Harris. A quorum was present.

PRESENT

Howard Carter
Jay Moore
Matt Hutcherson
Toni Bahn
Gerry Harris
Bobby Wilson

ABSENT

Judy Horne
Robert Mann, Chair

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

2. **Approval of Minutes:** December 18, 2017 Minutes were approved as written.

3. **Comments from Citizens:**

Gerry Harris commented the City is working on a solution regarding the flooding issues. Letters were sent to let residents know there will be a meeting in February to discuss issues with City officials and engineers. Please no personal comments or attacks to members of the planning commission or City Staff. There is an officer in the room if needed.

Neil Barnes-11034 North Hwy 170 – stated he did go to city council meeting to speak with them about the drainage issue. Mr. Barnes asked Chris Brackett if there was a 404 permit. Chris Brackett answered that a 404 permit was not necessary. Mr. Barnes stated he appreciates everyone trying to work together to solve the issue.

Diana Lee- 10690 North Garland McKee Rd. - posed the question if the February meeting works together or independently of the drainage issue. Chris Brackett explained that the money the developer would have spent on the detention pond will be given to the city to make improvements needed to better drainage overall. The 10 acre pond wasn't going to work for downstream effects. The money will be paid before the city signs the plat. Diana asked if development will start before knowing what drainage issue and solution are. Chris Brackett explained that money was better spent if given to city to work to fund a more effective solution. Developer could have proceeded in meeting city ordinances but would have the same problems with drainage they have now. The City is going to spend a lot of money to make this a good solution. Developer will end up spending \$100,000-150,000 toward this. Diana pointed out that they have been given multiple options that haven't been followed through with. Jay explained that we now finally have a plan and have heard issues, to work with citizens, developer, engineer, etc. to find a solution to the drainage issues. He went on to remind everyone that the developer is giving money toward the solution and will move us further along than just following city ordinances. Gerry encouraged all to come to Feb. meeting. Bring ideas and be a part of the solution.

PUBLIC HEARING

4. **Rezone request for Farmington Heights Phase II from A-1 to R-1 and R-3 (Single- Family Residential), Property owned by Indian Territory, LLC:**

Ferdi Fourie of Civil Design Engineers, Inc. was present to answer questions.

No comments were made by the City.

Vice Chairman Harris asked if everyone had read the memo from City Engineer, Chris Brackett. Mr. Brackett's memo follows:

"The Final Plat for the Hillside Estates has been reviewed and it is our opinion that the Planning Commission's approval should be a conditional on the following comments.

1. The final cost estimate for the agreement accepted with the Preliminary Plat between the City and the Developer must be accepted by the City and payment must be paid prior to final plat signatures by the City.
2. An inspection to verify that the new property corners have been set must be made prior to final plat signatures by the City."

Public Comment:

Ashley Swafford-5581 Sellers Rd.- lives north of the area. She is opposed to R-3 because it doesn't fit in the area. Supports rezoning to R-1. High density housing doesn't fit in with existing land use. Also concerned with addition of traffic with more housing in the area. Ferdi Fourie stated that he would be willing to amend it from A-1 to R-1 only and leave out the R-3. Ashley Swafford asked Melissa McCarville and Steve Tennant if they could vote on it since they are changing the request from A-1 to R-1 and R-3 to A-1 to R-1 only. Steve Tennant addressed the question and said that they legally are fine to hear and vote on it now rather than waiting the 12 months to hear it again. Jay Moore asked for clarification and said that he feels that Ashley is right that the area is not right for the R-3 zoning.

Gerry Harris called the question to approve the rezone request for Farmington Heights phase 2 from A-1 to R-1. Upon roll call, ayes were Howard Carter, Jay Moore, Matt Hutcherson, Gerry Harris, Toni Bahn and Bobby Wilson; absent, Judy Horne and Robert Mann.

NEW BUSINESS

5. Final Plat for Hillside Estates located on North Garland McKee, owned by Lots 101, LLC (Tom Sims) property owner:

George Duquesne of Blew and Associates, P.A. was present to discuss the request.

Representatives of the City had no comments.

Chris Brackett went over the memo dated 1-22-18 (see Memo)

Public Comment:

Neil Barnes, 11034 North Hwy 170- wants to make sure city doesn't lose bargaining power. Tom Sims said has already received two bids and is waiting on a third. He is concerned with increase of water

drainage. Mr. Barnes also stated that there is another 500 acres that could be developed. Wants to make sure city and tax payers don't lose leverage.

Steve Tennant clarified Chris Brackett's memo stating that everything has to be paid before city signs off on final plat

Diana Lee-10690 North Garland McKee Rd. - stated why approve now; why not delay. Chris Brackett answered that negotiation is give and take. City will let the developer move forward because three houses will matter minutely. City has committed to the money spent. Diana Lee pointed out that two other solutions haven't happened. Chris Brackett clarified that we could let developer just make improvements called for by city ordinance and pass it but there won't be a major change with decrease in the issues. But what city is trying to do will be a substantial improvement with costs shared with city and developer. City would have spent \$250,000 for a tiny improvement or can improve much more with money from developer. Diana Lee doesn't understand what the hurry is. Chris Brackett explained it again. Bobby Wilson explained that a small pond was required by our ordinances, but developer even came back and offered a bigger pond. The longer we drag out discussion the longer it takes until work is being done.

Tenant further explained that developer wouldn't be adding to the problem so would have met the ordinances and drainage manual. This work will get closer to really truly fixing the problem. He asked Chris for a ballpark figure. Chris said would be upwards of half a million dollars or more.

Robert Caster- wanted clarification on spending money from developer. City will pay majority. And clarify that the new development won't add to the problem. Jay clarified that citizens are worried that Planning Commission is putting developer above citizens but they aren't.

Neil Barnes- wanted to clarify for neighbors. Sims is only asking for 3 houses and is negotiating with the city to give money to help fund solution. Planning Commission is handcuffed when developer meets the ordinances and regulations. This needs to be taken into consideration.

Gerry Harris stated again that since the developer meets the city ordinances, we are legally bound to approve.

Diana Lee- hopes when Commission makes future decisions to keep in mind when asked for rezoning, etc. to look forward. She also stated she appreciates work the Planning Commission does.

Robert Caster- still wanted more clarification on ordinance and previous explanations were given again.

Chris Brackett said City is trying to fix problem caused by a subdivision development that was built years ago under Washington County guidelines because it wasn't in Farmington at that time.

Gerry Harris closed the floor public comment. She called the question for approving Hillside Estates final plat. Upon roll call, ayes were Howard Carter, Bobby Wilson, Gerry Harris and Toni Bahn. The no's were Jay Moore and Matt Hutcherson; absent Judy Horne and Robert Mann.

Motion passed 4-2.

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

Judy Horne - Secretary

Robert Mann - Chair

re
2/8/18

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: Brent Vinson Day Phone: (479) 841-2282
 Address: 541 Rheas Mill Rd. Fax: _____
 Representative: Brent Vinson Day Phone: (479) 841-2282
 Address: 541 Rheas Mill Rd. Fax: _____
 Property Owner: Brent Vinson Day Phone: (479) 841-2282
 Address: 541 Rheas Mill Rd. 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 -- 541 Rheas Mill Rd./555 Rheas Mill Rd.
 Current Zoning -- R1 Proposed Zoning -- RO

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:
I am requesting a residential office zoning in order to use the property as a park facility and the existing barn as a pavilion.

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

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

2. Pay a \$25.00 application fee

3. Provide a copy of the deed of the property.

4. Written authorization from the property owner if someone other than the owner will be representing the request.

5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

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

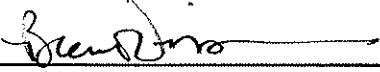
PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 201_____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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

 Date 2.7.18
Applicant Signature

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

 Date 2.7.18
Owner/Agent Signature

RECEIPT DATE 2/8/18 No. 540327

RECEIVED FROM Brett Vanson \$ 25.00

twenty five dollars and 00/100 DOLLARS

FOR RENT FOR rezone request 541 Rees Mill Rd.

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY Shasta

Parcel: 760-01856-000
 Prev. Parcel: 001-12074-000
 As of: 1/31/2018

Washington County Report

ID: 35225

Property Owner

Name: LUNSFORD, GARY A; HESSE,
GINGER G

Mailing Address: 548 RHEAS MILL RD
FARMINGTON, AR 72730

Type: (RI) Res. Improv.

Tax Dist: (061) FARMINGTON SCH, FARM

Millage Rate: 53.60

Property Information

Physical Address: 548 RHEAS MILL RD

Subdivision: 22-16-31 FARMINGTON OUTLOTS

Block / Lot: N/A / N/A

S-T-R: 22-16-31

Size (Acres): 0.000

Extended Legal: PT SW SW 1.38 A. FURTHER DESCRIBED FROM 2013-14166 AS: A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-two (22), Township Sixteen (16) North, Range Thirty-one (31) West, being more particularly-described as follows: Commencing at the Southwest corner of said 40 acre tract, said point being an existing 5/8" iron; thence East along the South line of said 40 acre tract 812.00 feet; thence leaving the South line of said 40 acre tract N00° 18'00"E 43.16 feet to a set 1/2 " steel pin on the North right-of-way of Rheas Mill Road for the true point of beginning; thence 889°56'11 "W along said right-of-way 160.00 feet to a set 1/2" steel pin; thence leaving said right-of-way N00°18'00"E 332.01 feet to a set 112" steel pin; thence East 160.00 feet to a set 1/2" steel pin; thence S00°18'00"W 331.84 feet to the point of beginning, containing 1.22 acres, more or less, Washington County, Arkansas. LESS AND EXCEPT: A part of the Southwest Quarter (SW-1/4) of the Southwest Quarter (SW 1/4) of Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a point which is N89°40'34"E 810.66 feet from the SW corner of said 40 acre tract, and running thence North 729.59 feet; thence N89°.22'19"E 300.47 feet; thence S00°02'09"W 464.93 feet; thence West 163.96 feet; thence South 267.19 feet; thence S89°40'34nW 136.21 feet to the point of beginning.

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$1,491
Land:	\$32,150	\$6,430	\$6,430	Homestead Credit:	\$0 <small>Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.</small>
Building:	106950	21390	21390		
Total:	\$139,100	\$27,820	\$27,820		

Land

Land Use	Size	Units
	1.000	House Lot
	0.380	Acres
Total	1.380	

Parcel: 760-01856-000
Prev. Parcel: 001-12074-000
As of: 1/31/2018

Washington County Report

ID: 35225

Deed Transfers

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/2/2017	2017	20686	SpecWarr	511.50	\$155,000	LUNSFORD, GARY A; HESSE, GINGER	Unval.	Improved
4/5/2017	2017	10302	MtgDeed			PENNYMAC LOAN SERVICES LLC	N/A	N/A
4/29/2013	2013	14166	Warr. Deed	551.10	\$167,000	RACKLEY, ANGELA J & GARY	Unval.	Improved
5/5/2006	2006	18244	Survey			TREAT, WILLIAM J & SARAH E	N/A	N/A
5/5/2006	2006	11076	Survey			TREAT, WILLIAM J & SARAH E	N/A	N/A
3/16/2006	2006	11077	Warr. Deed	521.40	\$158,000	TREAT, WILLIAM J & SARAH E	Valid	Improved
1/1/1994	934	417	Warr. Deed	0.00	\$0	MASSIE, MYRL & MARTHA	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$139,100.00	\$27,820.00
2016	\$139,100.00	\$27,820.00
2017	\$139,100.00	\$27,820.00

Parcel: 760-01856-000
 Prev. Parcel: 001-12074-000
 As of: 1/31/2018

Washington County Report

ID: 35225

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	2,146	3	1973	42	Average	

Exterior Wall: BRICK VEN	Plumbing: Full: 2
Foundation: Slab	Fireplace: N/A
Floor Struct: ElevSlab	Heat / Cool: Central
Floor Cover: Carpet & Tile	Basement: N/A
Insulation: Ceilings Walls	Basement Area:
Roof Cover: Asphalt Shingle	Year Remodeled:
Roof Type: Gable	Style:

Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1886
B	OP	Porch, open	174
C	GARC	Garage conversion	260
D	MFA	Garage - masonry finished, att	340
E	PS	Patio slab	635

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Outbuilding, frame		12x12	1		
Driveway, concrete		7x16			
Asphalt Driveway		22x37			
Asphalt Driveway		12x136			
Asphalt Driveway		8x16			
Storm Shelter					

Parcel: 760-01853-001
 Prev. Parcel: 760-01853-000
 As of: 1/31/2018

Washington County Report

ID: 87148

Property Owner

Name: WILLIAMSON, STEVE & DENISE

Property Information

Physical Address: 562 RHEAS MILL WC 96

Mailing Address: 200 STONECREST LN
 RUSSELLVILLE, AR 72802

Subdivision: 22-16-31 FARMINGTON OUTLOTS

Block / Lot: N/A / N/A

Type: (RI) Res. Improv.

S-T-R: 22-16-31

Tax Dist: (061) FARMINGTON SCH, FARM

Size (Acres): 0.000

Millage Rate: 53.60

Extended Legal: PT SW SW 2.00A FURTHER DESCRIBED FROM 2014-8556 AS: A part of the SW 1/4 of the SW 1/4 of Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows. to-wit: Beginning at a point which lies East 419.60 feet from the SW corner of said 40 acre tract and running thence N 00°18'00" E. 375.00 feet; thence East 232.40 feet; thence S 00°18' 00" W, 375.00 feet; thence West 232.40 feet to the point of beginning containing 2.00 acres, more or less.

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$2,063
Land:	\$43,750	\$8,750	\$8,750	Homestead Credit:	\$0 <small>Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.</small>
Building:	148700	29740	29740		
Total:	\$192,450	\$38,490	\$38,490		

Land

Land Use	Size	Units
	1.000	House Lot
	1.000	Acres
Total	2.000	

Deed Transfers

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/8/2014	2014	8556	Warr. Deed	693.00	\$210,000	WILLIAMSON, STEVE & DENISE	Unval.	Improved
2/6/2014	2014	2950	CorrDeed			WILLIAMSON, CRYSTAL	N/A	N/A
2/5/2014	2014	2860	CorrDeed			WILLIAMSON, CRYSTAL	N/A	N/A
1/29/2014	2014	2526	Quit Claim			WILLIAMSON, CRYSTAL	N/A	N/A
2/15/2013	2013	5640	Warr. Deed	297.00	\$90,000	WILLIAMSON, JOSEPH B & CRYSTAL	Change After Sale	Improved
9/13/2010	2010	27472	Warr. Deed	155.10	\$47,000	DRESEL, GENE	Unval.	Improved
12/2/2002	2002	187878	Warr. Deed			WEBB, KRISTIN E & JAMIE L	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$192,450.00	\$38,490.00
2016	\$192,450.00	\$38,490.00
2017	\$192,450.00	\$38,490.00

Parcel: 760-01853-001
 Prev. Parcel: 760-01853-000
 As of: 1/31/2018

Washington County Report

ID: 87148

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	2,008	4	2014	2	Average	

Exterior Wall: MASONVEN

Foundation: Slab

Floor Struct: ElevSlab

Floor Cover: Carpet & Tile

Insulation: Ceilings Walls

Roof Cover: Fiberglass Shingle

Roof Type: Hip

Plumbing: Full: 2

Fireplace: N/A

Heat / Cool: Central

Basement: N/A

Basement Area:

Year Remodeled:

Style:

Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	2008
B	MFA	Garage - masonry finished, att	720
C	OP2	Porch, half open	36
D	OP	Porch, open	96
E	OP2	Porch, half open	36
F	OP2	Porch, half open	80
G	OP	Porch, open	60

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Utility Bldg, Low, Exc Class		30x40			2011
G.P. Barn Lean-To		12x40			
Driveway, concrete		27x32			
Driveway, concrete		12x32			

Other Adjustments

Code	Type	Quantity
FLOORC	T	402

Parcel: 760-01912-000
 Prev. Parcel: 001-12241-000
 As of: 1/31/2018

Washington County Report

ID: 35275

Property Owner

Name: DANENHAUER, CHRIS & AUDREA

Property Information

Physical Address: 533 RHEAS MILL RD

Mailing Address: PO BOX 777
 FARMINGTON, AR 72730

Subdivision: 27-16-31 FARMINGTON OUTLOTS

Block / Lot: N/A / N/A

Type: (RI) Res. Improv.

S-T-R: 27-16-31

Tax Dist: (061) FARMINGTON SCH, FARM

Size (Acres):

Millage Rate: 53.60

Extended Legal: PT NW NW 2.22 A.

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$1,389
Land:	\$46,500	\$9,300	\$9,300	Homestead Credit:	\$350
Building:	115750	23150	23150	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$162,250	\$32,450	\$32,450		

Land

Land Use	Size	Units
	1.000	House Lot
	1.000	Acres
	0.220	Acres
Total	2.220	

Deed Transfers

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
11/3/2008	2008	38569	SpecWarr	415.80	\$126,000	DANENHAUER, CHRIS & AUDREA	FinInst	Improved
9/24/2007	2007	36492	MtgDeed			PHH MORTGAGE CORPORATION	N/A	N/A
2/24/2005	2005	8223	Warr. Deed	495.00	\$150,000	BACHMANN, TIMOTHY C.	Change After Sale	Improved
8/13/2002	2002	116929	Warr. Deed	491.70	\$149,000	LEE, TIMOTHY S. & PAMELA	Valid	Improved
11/30/1999	99	108655	Warr. Deed	287.10	\$87,000	FOSTER, GLEN R. & ANGELA B.	Change After Sale	Improved
6/29/1999	99	65005	Warr. Deed	0.00	\$0	SUPERIOR FEDERAL BANK, FSB	N/A	N/A
1/1/1994	1405	485	Warr. Deed	0.00	\$0	RHODES, DOUGLAS L. & FRED A. M.	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$162,250.00	\$32,450.00
2016	\$162,250.00	\$32,450.00
2017	\$162,250.00	\$32,450.00

Not a Legal Document.
 Subject to terms and conditions.
www.actDataScout.com

Parcel: 760-01912-000
 Prev. Parcel: 001-12241-000
 As of: 1/31/2018

Washington County Report

ID: 35275

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE+	Frame Siding Std.	2,937	4	1936	74	Average	

Exterior Wall: SIDING	Plumbing: Full: 2
Foundation: Closed Piers	Fireplace: Type: 1s Sgl. Qty: 1
Floor Struct: Wood with subfloor	Heat / Cool: Central
Floor Cover: Softwood	Basement: N/A
Insulation: Ceilings Walls	Basement Area:
Roof Cover: Fiberglass Shingle	Year Remodeled:
Roof Type: Gable	Style:

Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1431
B	FEP	Frame enclosed porch	196
C	MN	Main Living Area	78
D	MN	Main Living Area	210
E	OP	Porch, open	24
F	OP	Porch, open	39
G	PS	Patio slab	283
H	1+	1+, Upper Level	1218

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Storm Shelter					
Outbuilding, frame		6x8			
Fence, split rail 3		80			
Pole Shed		10x36			
Garage - frame finished, detach		24x30			
Driveway, concrete		30x20			
Concrete slab, reinforced		11x11			

Parcel: 760-01914-000
 Prev. Parcel: 001-12243-000
 As of: 1/31/2018

Washington County Report

ID: 35278

Property Owner

Name: MAYFIELD, JIMMY R & AE RA

Property Information

Physical Address:

Mailing Address: 117 PRAIRIE DAWN CIR
 THE WOODLANDS, TX 77385

Subdivision: 27-16-31 FARMINGTON OUTLOTS

Block / Lot: N/A / N/A

Type: (RV) Res. Vacant

S-T-R: 27-16-31

Tax Dist: (061) FARMINGTON SCH, FARM

Size (Acres): 0.000

Millage Rate: 53.60

Extended Legal: PT NW NW 2.83 A. FURTHER DESCRIBED FROM 2015-8536 AS: A part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 16 North, Range 31 West Washington County, Arkansas, being more particularly described as follows, to wit: Commencing from computed point, located at the Northeast corner of said forty acre tract and thence S00°09'08" W 503.00 to a found iron pin, thence N89°59'31" W 190.45 to a found iron pin, thence N89°59' 25" W 155.75 to a set iron pin, thence N 89°59'51" W 172.91 to a set iron pin; said pint being the true point of beginning and running S00°00'01" W 441.11 to a set iron pin, thence S89°48'57" W 278.60 to a set iron pin, North 442.00 to a found iron pin , thence S89°59'51" E 278.60 to a set iron pin and the point of beginning, containing in all 2.82 acres, more or less.

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$580
Land:	\$54,150	\$10,830	\$10,830	Homestead Credit:	\$0 <small>Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.</small>
Building:	0	0	0		
Total:	\$54,150	\$10,830	\$10,830		

Land

Land Use	Size	Units
	1.000	House Lot
	1.000	Acres
	0.830	Acres
Total	2.830	

Deed Transfers

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/11/2015	2015	8236	CorrDeed			MAYFIELD, JIMMY R & AE RA	N/A	N/A
2/11/2015	2015	3519	Warr. Deed	161.70	\$49,000	MAYFIELD, JIMMY R & AE RA	Valid	Land Only
1/22/2008	2008	2481	Quit Claim			MAHAN, MINDY & MATTHEW	N/A	N/A
10/12/2005	2005	45587	Quit Claim			GIBSON, JAMES DOUGLAS; TTEE OF	N/A	N/A
10/18/1993	93	60355	Warr. Deed	0.00	\$0	GIBSON, JAMES D & CARLA R	N/A	N/A
5/20/1991	1415	123	Warr. Deed	0.00	\$0	PRICE, JAMES R & REGINA A	N/A	N/A

Parcel: 760-01914-000
Prev. Parcel: 001-12243-000
As of: 1/31/2018

Washington County Report

ID: 35278

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$25,000.00	\$5,000.00
2016	\$25,000.00	\$5,000.00
2017	\$54,150.00	\$10,830.00

Parcel: 760-01911-000
 Prev. Parcel: 001-12240-000
 As of: 1/31/2018

Washington County Report

ID: 35273

Property Owner

Name: FIRST BAPTIST CHURCH,
 FARMINGTON ARK; PENN,
 CHEATHAM, DOSTER TTEE
Mailing Address: 1529 DEVONSHIRE PL
 FAYETTEVILLE, AR 72703
Type: (ER) Ex. Religious
Tax Dist: (061) FARMINGTON SCH, FARM
Millage Rate: 53.60
Extended Legal: PT NW NW 7.00 A

Property Information

Physical Address: 589 RHEAS MILL RD
Subdivision: 27-16-31 FARMINGTON OUTLOTS
Block / Lot: N/A / N/A
S-T-R: 27-16-31
Size (Acres): 0.000

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$0
Land:				Homestead Credit:	\$0
Building:			0		
Total:					

Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Deed Transfers

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/1/1994	1397	385	Warr. Deed	0.00	\$0	FIRST BAPTIST CHURCH FARMINGTON	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015		
2016		
2017		

Parcel: 760-01914-003
 Prev. Parcel: 760-01914-002
 As of: 1/31/2018

Washington County Report

ID: 114400

Property Owner

Name: PORTER, GREGORY L & SHIRLEY
 M

Mailing Address: 518 WASTER AVE
 FARMINGTON, AR 72730

Type: (AV) Agri Use/Vacant

Tax Dist: (061) FARMINGTON SCH, FARM

Millage Rate: 53.60

Property Information

Physical Address:

Subdivision: 27-16-31 FARMINGTON OUTLOTS

Block / Lot: N/A / N/A

S-T-R: 27-16-31

Size (Acres): 0.550

Extended Legal: PT NW NW 0.55A FUTHER DESCRIBED FROM 2014-22781 AS: A part of th NW 1/4 of the NW 1/4 of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 27, Township 16 North, Range 31 West, thence S00°09'08" W 503.00 feet; thence S89° 59'31" W 190.45 feet; thence N89°59'25" W 155.75 feet to a set iron pin which is the point of beginning; thence South 139.20 feet to a set iron pin; thence S89°54'54" W 173.19 feet to an iron pin; thence N00°00'40" W 139.59 feet to an iron pin; thence S89°47'05" E 173.22 feet to the point of beginning, containing 0.55 acres more or less.

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$1
Land:	\$100	\$20	\$20	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$100	\$20	\$20		

Land

Land Use	Size	Units
Pasture(13)	0.550	Acres
Total	0.550	

Deed Transfers

Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/29/2014	2014	22781	Warr. Deed	577.50	\$175,000	PORTER, GREG & SHIRLEY	Additional Properties	Improved
1/11/2010	2010	812	Survey			SHARPSHAIR, JEREMY SCOTT;	N/A	N/A
1/11/2010	2010	811	Survey			SHARPSHAIR, JEREMY SCOTT;	N/A	N/A
1/8/2010	2010	813	Warr. Deed	36.30	\$11,000	SHARPSHAIR, JEREMY SCOTT;	Unval.	Land Only
1/8/2010	2010	6036	CorrDeed			SHARPSHAIR, JEREMY SCOTT;	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$12,500.00	\$2,500.00
2016	\$100.00	\$20.00
2017	\$100.00	\$20.00

Ownership Description

Name: VINSON, BRAD A & TRACY L

534 RHEAS MILL RD

FARMINGTON

AR 72730-9664

Subd.: 11810 22-16-31 FARMINGTON OUTLOTS

S-T-R: 22-16-31

Acres:

Tax Unit: 061 FARMINGTON SCH, FARM

Location: 534 RHEAS MILL RD

Legal: PT SW SW 4.03 A.

Type: RI Res: Impr
Taxable: O Owner Occ
Neigh: 11810
Owner: 90752

Block: Lot:

City: FARMINGTON
Map: 3,4
Old PID: 760-01852-000

Assessment Summary

Year	2015	20%	2014	20%
Land	62,700	12,540	62,700	12,540
Bldgs	113,350	22,670	122,900	24,580
Total	176,050	35,210	185,600	37,120

Review Record

Date	By	Reason	Land	Buildings	Total
7/5/2015	MDH RV	2015 REAPPRAISAL	62,700	113,350	176,050
7/1/2010	MDH RV	2010 REAPPRAISAL	62,700	122,900	185,600

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input checked="" type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record

Date	Amount	Purpose	Note
1/1/2002	109,000	NC New Cons	NEW DWG (534 RHEA MILL RD)

Ownership Record

Date	Book	Page	Amount	Type	Grantee	Remarks
2/1/2002	2002	20133	150,000	WD	VINSON, BRAD & TRACY	LPW FOR 2002: 4.03A FR #000 VINSON

Land Record

Sub PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	AC	HS
1 HL	1.000	1.000	0.000	.000	25000.00	0.00					25,000		
2 AC	1.000	1.000	0.000	.000	25000.00	0.00					18,750		
3 AC	1.000	1.000	0.000	.000	25000.00	0.00					12,500		
4 AC	1.030	1.030	0.000	.000	25000.00	0.00					6,438		

Total: 62,700

RPID: 35222 Parcel: 760-01853-000

Washington County Urban Property Record Card - 2017

Card: 1

Ownership Description

Name: WEBB, JERRY E & BRENDA KAY
588 RHEAS MILL RD
FARMINGTON
AR 72730-9664

Type: AV Ag Vac
Taxable: N No Adj
Neigh: 11810
Owner: 92660

Subd.: 11810 22-16-31 FARMINGTON OUTLOTS

Block: Lot:

S-T-R: 22-16-31 Acres: 1.37
Tax Unit: 061 FARMINGTON SCH, FARM
Location: RHEAS MILL RD

City: FARMINGTON
Map: 3,4
Old PID: 001-12071-000

Legal: PT SW SW 1.37 AC

FURTHER DESCRIBED FROM 2015-27769 AS:
A part of the Southwest quarter of the
Southwest quarter of Section 22 of

Assessment Summary

Year	2015	20%	2014	20%
Land	300	60	60,150	12,030
Bldgs			159,300	31,860
Total	300	60	219,450	43,890

Review Record

Date	By	Reason	Land	Buildings	Total
8/6/2015	SAB SP		300		300
FOR 2015: 2.25 AC WITH ALL IMPS TO 760-01853-002					
SCOT E & BETH A WILES. ALSO CHANGED LAND					
7/5/2015	MDH RV		60,150	144,050	204,200
2015 REAPPRAISAL					
7/1/2010	MDH RV		60,150	159,300	219,450
2010 REAPPRAISAL					
7/2/2007	MDH RV		41,100	187,400	228,500
6/16/2004	MDH RV		33,850	175,850	209,700

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record

Date: 5/8/1997 Amount: 9,504 NC New Cons Purpose: 24X36 STORAGE BUILDING Note:

12/27/2002 LPW SP 29,050 194,200 223,250
LPW FOR 2002: 2.00A TO #001 WEBB

Ownership Record

Date	Book Page	Amount	Type	Grantee
9/29/2015	2015 237769		BD	WEBB, JERRY & BRENDA
1/1/1994	816 450		WD	WEBB, JERRY & BRENDA

Remarks
RNL 10-1-15 NO REV
SAB 8/6/15 FOR 2015: 2.25 AC WITH ALL IMPS TO

Land Record

Use	Location	Soil	Acres	Rate	O	Adj	%	Value	AC	HS
P	12		.437		245.00			107		
P	13		.933		210.00			196		

ADJ 760-01853-000 & 760-01857-001. CHANGED LAND FROM MKT TO AG

Total: 300

RPID: 35280 Parcel: 760-01915-000

Washington County Urban Property Record Card - 2017

Card: 1 of 1

Ownership Description

Name: PORTER, GREGORY L & SHIRLEY M

518 W ASTER AVE

FARMINGTON AR 72730

Subd.: 11860 27-16-31 FARMINGTON OUTLOTS

S-T-R: 27-16-31 Acres: 1.98

Tax Unit: 061 FARMINGTON SCH, FARM

Location: W ASTER AVE

Legal: PT NW NW 1.98A

FURTHER DESCRIBED FROM 2014-22781 AS:

Tract 3: A part of the NW 1/4 of the NW 1/4 of Section 27, Township 16 North,

Assessment Summary

Type: AM Ag: Misc
Taxable: N No Adj
Neigh: 11860
Owner: 71635

Block: Lot:

Year	2016	20 %	2015	20 %
Land	400	80	37,150	7,430
Bldgs				
Total	400	80	37,150	7,430

Review Record

Date	By	Reason	Land	Buildings	Total
8/22/2016	SAB	TC	400		400
FOR 2015: CHANGED LAND BACK TO AG. ADJOINS					
760-01914-003 & 760-01914-001					
7/5/2015	MDH	RV		37,150	37,150
2015 REAPPRAISAL					
7/1/2010	MDH	RV		600	600
2010 REAPPRAISAL					
7/2/2007	MDH	RV		600	600

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input checked="" type="checkbox"/> Static	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> Chat/Seal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input checked="" type="checkbox"/> None

Building Permit Record

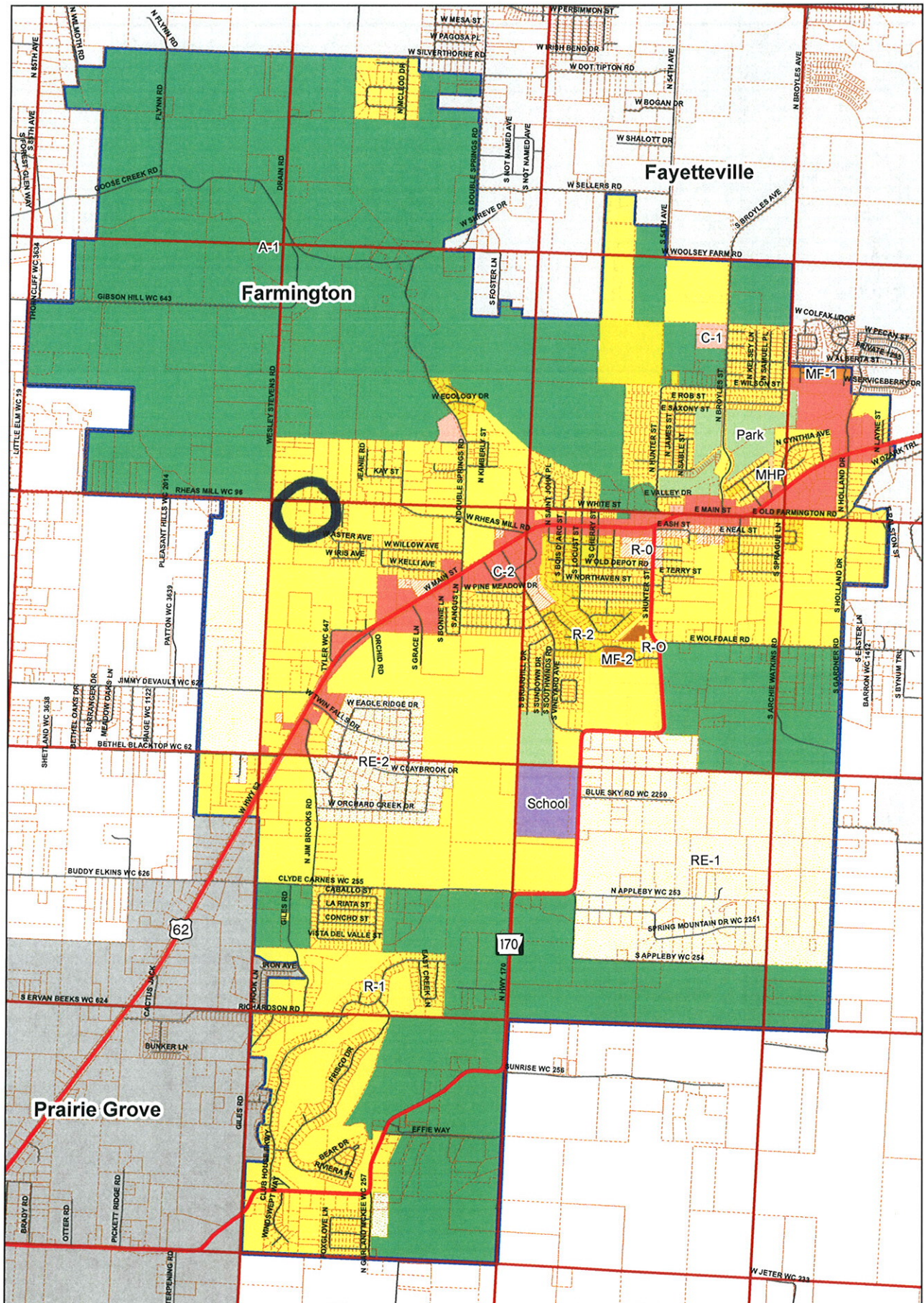
Date	Amount	Purpose	Note
6/16/2003	SJJ	SP	600 76,600 77,200
SJJ FOR 2003: 1.20A TO #001 DONNA VINSON W/			
IMPS			
6/16/2003	SJJ	SP	600 600
SJJ FOR 2003: 1.82A TO #002 BRENT VINSON W/			
IMPS			

Ownership Record

Date	Book	Page	Amount	Type	Grantee	Remarks
8/29/2014	2014	22781	175,000	WD	PORTER, GREG & SHIRLEY	ENT 9/8/14
12/30/2009	2010	811		SV	SHARPSHAIR, JEREMY SCOTT;	BJB 2010-811 SV NO REV
7/25/2003	2003	38833		SV	SHARPSHAIR, JEREMY SCOTT;	WJC 2003-38833 SV FOR BRENT VINSON
6/30/2003	2003	34978	35,000	WD	SHARPSHAIR, JEREMY SCOTT;	PYM 2003-34978 WD \$115.50 REV (35M)

Land Record

Use	Location	Soil	Acres	Rate	O	Adj	%	Value	AC	HS
P	13		1.980	210.00				416		

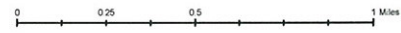


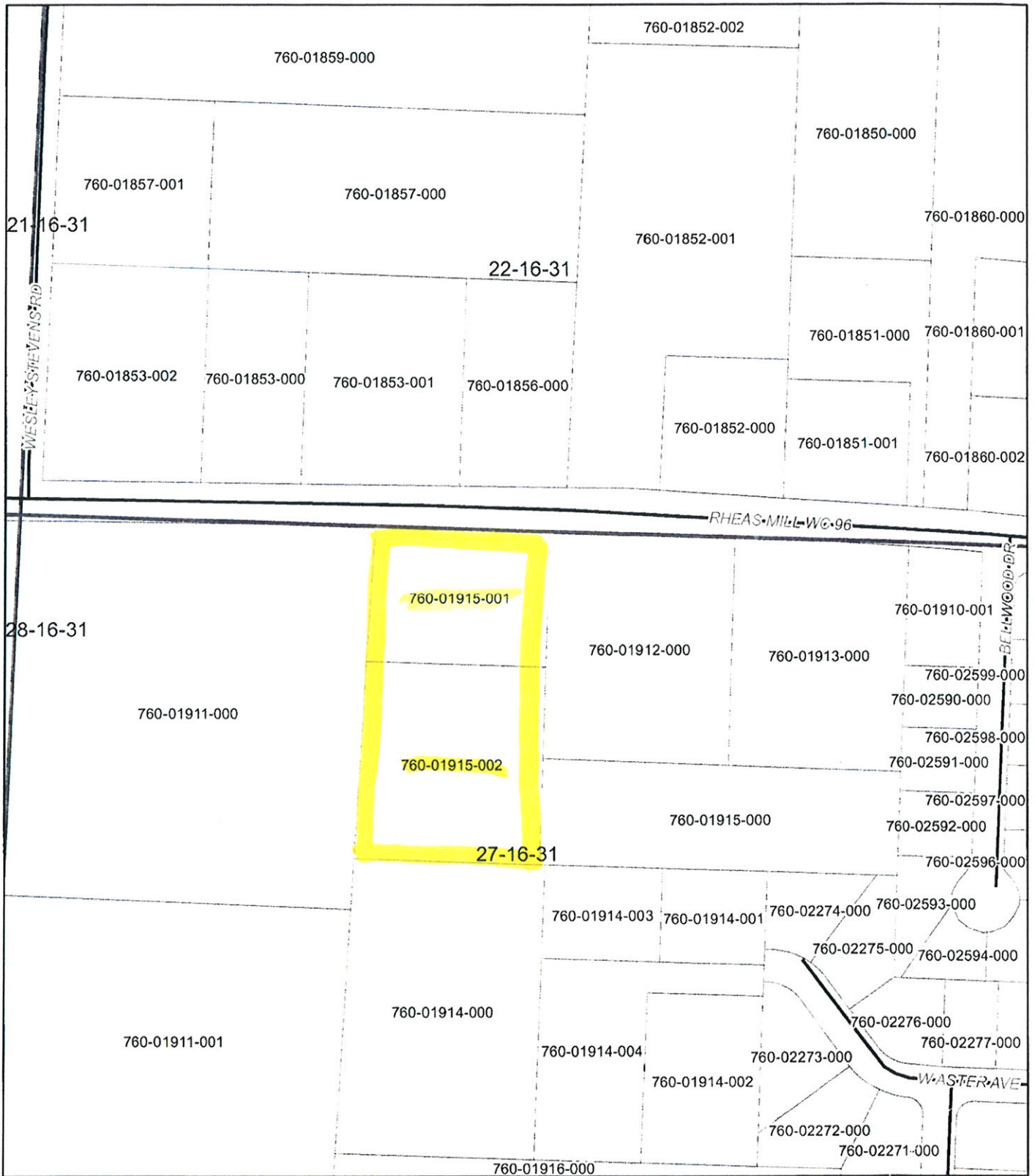
Map Features

A-1	R-2	Highway
P-A	RE-1	Reserve
C-1	RE-2	Park
C-2	MHP	D.S.R.
MF-1	MF-2	
R-0		
R-1		

Disclaimer: This map was developed from the latest available information and is intended to provide a general overview of the zoning districts. It is not intended to be used as a legal document. For more information, please contact the City of Farmington Planning Commission.

City of Farmington Zoning





County Disclaimer: These maps were created by Washington County using data created or acquired by its Assessor's office, Dept. of Emergency Management, and Road Department and in accordance with Arkansas Code 15-21-502 (2) (B), which states "The digital cadastre manages and provides access to cadastral information. Digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre." and Arkansas Code 15-21-502 (6) which indicates that "Digital cadastre" means the storage and manipulation of computerized representations of parcel maps and linked databases." These maps have been developed from the best available sources. No guarantee of accuracy is granted, nor is any responsibility for reliance thereon assumed. In no event shall said Washington County be liable for direct, indirect, incidental, consequential or special damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising out of use of or reliance on the maps. The parcel lines shown are considered a graphical representation of the actual boundaries. Washington County is in no way responsible for or liable for any misrepresentation or re-use of these maps. Distribution of these maps is intended for informational purposes and should not be considered authoritative for engineering, legal and other site-specific uses.

760-01853-001
Steve & Denise
Williamson Property
200 Stonecrest Lane
Russellville, AR 72802
R-1 Zoning

760-01856-000
Gary Lunsford & Ginger
Hesse Property
548 Rheas Mill Road
Farmington, AR 72730
R-1 Zoning

760-01852-001
Brad & Tracy
Vinson Property
534 Rheas Mill Road
Farmington, AR 72730
R-1 Zoning

RHEAS MILL ROAD
(WC 96)

760-01911-001
First Baptist Church Property
Penn, Cheatham, Doster TTEE
1529 Devonshire Place
Fayetteville, AR 72730
R-1 Zoning

259.37'
200'
+/-1.2 Acres
760-01915-000
Brent Vinson Property
555 Rheas Mill Road
Farmington, AR 72730
R-1 Zoning

200.02'
760-01912-000
Chris & Audrea
Danenhauer Property
533 Rheas Mill Road
Farmington, AR 72730
R-1 Zoning

262.11'
+/-1.82 Acres
760-01915-000
Brent Vinson Property
541 Rheas Mill Road
Farmington, AR 72730
R-1 Zoning

303'
303.03'
760-01915-000
Gregory & Shirley
Porter Property
518 W Aster Avenue
Farmington, AR 72730
R-1 Zoning



SITE PLAN
541 & 555 Rheas Mill Road
+/-3.02 Acres
February 7, 2018

266.24'
760-01914-000
Jimmy & Ae Ra
Mayfield Property
117 Prairie Dawn Circle
The Woodlands, TX 77385
R-1 Zoning

760-01914-003
Gregory & Shirley
Porter Property
518 W Aster Avenue
Farmington, AR 72730
R-1 Zoning

541 Rheas Mill Road

Farmington, Arkansas

Legend



Rheas Mill Rd

541 Rheas Mill Rd

Google Earth

© 2018 Google



200 ft

2318994FY



LENDERS TITLE
C O M P A N Y

WARRANTY DEED

We, James D. Gibson and Carla R. Gibson
husband and wife, for and in consideration of the sum of Ten and 00/100*****
***** Dollars \$ (10.00)***** and
other valuable consideration to us in hand paid by Brent Vinson, a single person

_____, hereafter called Grantee _____, the receipt of which is hereby acknowledged,
do hereby grant, bargain, sell and convey unto Grantee _____, and unto his heirs and assigns forever,
the following lands in Washington County, Arkansas:

A part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of
Section 27, Township 16 North, Range 31 West and being more particularly
described as follows, to-wit: Beginning at a point which is 539.68 feet West
and S 00°47'00" E 202.02 feet from the Northeast corner of said Forty acre
tract and running thence West 262.11 feet, thence South 303.00 feet, thence
East 266.24 feet, thence N 00°47'00" W 303.03 feet to the point of beginning.
Containing 1.82 acres, more or less. Subject to and having rights to a 60 foot
wide ingress and egress access easement off the West side of herein described
tract.

Subject to existing easements, building lines, restrictions
and assessments of record, if any.

I certify under penalty of false swearing that the legally correct amount of documentary stamps
have been placed on this instrument. If none shown, exempt or no consideration paid

Grantee or Agent Brent Vinson Brent Vinson

Grantee's Address 541 Rheas Mills Road, Farmington, Arkansas 72730

TO HAVE AND TO HOLD the same unto Grantee _____ and unto his heirs and assigns forever,
with all appurtenances thereunto belonging.

And we hereby covenant with Grantee _____ that we will forever warrant and defend the title to said lands
against all claims whatever.

And we, James D. Gibson and Carla R. Gibson
for the consideration recited herein, do hereby release and relinquish unto the said Grantee s and unto
his heirs and assigns, all of our right of dower, curtesy and homestead in and to said lands.

WITNESS our hands and seals this 6th day of
June, 20 03.

James D. Gibson
James D. Gibson

Carla R. Gibson
Carla R. Gibson

ACKNOWLEDGMENT

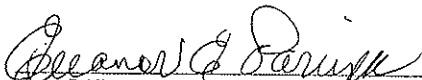
STATE OF ARKANSAS
COUNTY OF Washington

BE IT REMEMBERED, That on this day came before me, the undersigned, a Notary Public, within and for the county aforesaid, duly commissioned and acting James D. Gibson and Carla R. Gibson, husband and wife to me well known as the grantor s in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me, the said James D. Gibson and Carla R. Gibson, husband and wife

_____ to me well known and declared that they had, of their own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of their spouse.

WITNESS my hand and seal as such Notary Public on this 6th day of June, 2003.



(Notary Public Eleanor E. Parizek)

My commission expires: 7/24/12



**LENDERS TITLE
C O M P A N Y**

Affidavit and Revision Agreement

LTC File No.: 2318994FY

Loan No.:

Buyers: Brent Vinson

Sellers: James D. Gibson and Carla R. Gibson

The undersigned parties to the Offer and Acceptance for the sale of real property (Lenders Title Company File Number 2318994FY) hereby state and affirm that all conditions precedent to the closing of this transaction have been satisfied or waived.

The undersigned borrower(s)/buyer(s) and/or seller(s) have been advised by the closing agent that the loan documents (if applicable) which they are executing this date do not have prior approval of or the acceptance by the investor which has issued its commitment to purchase the loan. As a condition of proceeding with the closing of this transaction, we will execute whatever additional documents may be required, or will correct documents already signed, in order to make this loan eligible for conformity with the loan commitment.

Any request by the lender and/or closing agent for additional documents or for corrections shall be prima facie evidence of the necessity for same. A written statement from the lender, investor or closing agent, addressed to borrower(s)/buyer(s) and/or seller(s) shall be conclusive evidence of the necessity for said additional documents or corrections.

Failure or refusal of borrower(s)/buyer(s) and/or seller(s) to execute the required additional documents, or to correct those already executed, shall constitute a default under the terms of the loan documents and shall give the lender the option of declaring all sums secured by the loan documents immediately due and payable.

We are aware that Lenders Title Company does not warrant or guarantee the condition of the property. We hereby certify and we will hold the following parties harmless of any faults found in the property: Lenders Title Company and Arvest Bank-Lowell (Lender).

I/We, hereby certify that we are aware that the taxes used in the proration and/or escrow set up was based on the current tax information available from the County Tax Collectors office. Should the tax amount change due to a re-appraisal or millage rate increase or decrease, it may result in a difference in the amount paid/due. I/We hereby hold Lenders Title Company, harmless should the tax amount used in the calculation change for any of the above reasons.

Dated this 6th day of June 20 03

Brent Vinson
Brent Vinson

James D. Gibson
James D. Gibson

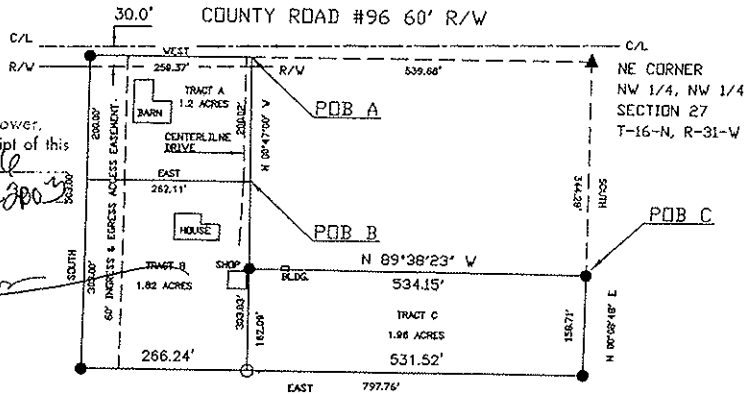
Carla R. Gibson
Carla R. Gibson

Closing Agent Eleanor E. Parizek

PLAT OF SURVEY

I, undersigned borrower,
hereby acknowledge receipt of this
this _____ day of _____
_____ 2003

Brent Vinson



SURVEYED FOR: BRENT VINSON

ADJOINING OWNER:
JIMMY GIBSON

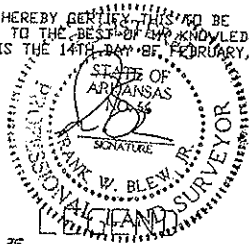
SURVEY DESCRIPTION:

TRACT A: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 539.68' WEST OF THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE WEST 259.37', THENCE SOUTH 200.00', THENCE EAST 262.11', THENCE N00°47'00\"/>

TRACT B: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 539.68' WEST AND S00°47'00\"/>

TRACT C: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS 344.29' SOUTH OF THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N89°38'23\"/>

CERTIFICATION: I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 14TH DAY OF FEBRUARY, 2003.



These standard symbols will be found in the drawing.

- ◆ P/K NAIL
- SET IRON PIN
- ▲ FOUND PIPE
- ▲ RAILROAD SPIKE
- FOUND IRON PIN
- STATE MONUMENT
- X—X— FENCE
- FOUND STONE



BLEW LAND SURVEYING

524 W. SYCAMORE 4
FAYETTEVILLE, AR
72703
479-443-4506

Scale: 1"=200'	Date: 02/16/03	LT #
Drawn: BDB	Checked: FWB	Job# 03-052

After recording please return to:
Waco Title Company
6815 Isaac's Orchard Rd, Ste D
Springdale, AR 72762

**WARRANTY DEED
(UNMARRIED)**

File #: 1403325-103

KNOW ALL MEN BY THESE PRESENTS:

That I, **Donna Vinson, an unmarried person**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Brent Vinson, an unmarried person**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **Brent Vinson, an unmarried person**, hereinafter called GRANTEE(S) and unto his heirs and assigns forever, the following lands lying in Washington County, Arkansas to-wit:

A part of the NW1/4 of the NW1/4 of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at a point which is 539.68 feet West of the NE corner of said 40 acre tract and running thence West 259.37 feet, thence South 200.00 feet, thence East 262.11 feet, thence N 00°47'00" W 200.02 feet to the point of beginning, containing 1.2 acres, more or less. Subject to that portion in County Road right of way on the North side of herein described tract. Also, subject to and having rights to a 60 foot wide ingress and egress access easement off the West side of herein described tract.

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

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto his heirs and assigns forever, with all appurtenances thereto belonging. And I hereby covenant with said Grantee(s) that I will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of
Katy M. Sager, Attorney
6815 Isaac's Orchard Road
Springdale, AR. 72762

rec
2/8/18

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: Brent Vinson

Day phone: (479) 841-2282

Address: 541 Rheas Mill Rd.

Fax: _____

Representative: Brent Vinson

Day phone: (479) 841-2282

Address: 541 Rheas Mill Rd.

Fax: _____

Property Owner: Brent Vinson

Day phone: (479) 841-2282

Address: 541 Rheas Mill Rd.

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: 3.02 acres on south side of Rheas Mill Rd.

Site address 555/541 Rheas Mill Road Farmington AR 72730

Current zoning: R1

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:

I am requesting to use the church parking lot next door for parking for the park and pavilion barn at 541 Rheas Mill Rd.

Variance for paved parking

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

2/8/18

No.

540328

RECEIVED FROM

Brent Vinson

\$ 25.00

Twenty five dollars and no/100

DOLLARS

FOR RENT
 FOR

Variance request - 5411 Rheas Mill

ACCOUNT	
PAYMENT	25 00
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

TO

BY

Jhersta