

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: Lots 101, LLC Day Phone: 479-267-9900
 Address: PO Box 1527 Fax: 479-267-5666
Farmington, ME 04750
 Representative: Blew & Associates Day Phone: 479-443-4506
 Address: 524 W Sycamore Fax: _____
 Property Owner: Lots 101 LLC Day Phone: 479-267-9900
 Address: PO Box 1527 Farmington ME 04750 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 -- N. GARLAND MCKEE
 Current Zoning -- A-1 Proposed Zoning -- RE-2

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:

FROM AGRICULTURAL TO RE-2 TO ALLOW 150'
WIDE LOTS

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

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

SURVEY DESCRIPTION:

PROPERTY DESCRIPTION

Part of the South Half of the Southeast Quarter of Section 3, and part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 15 North, Range 31 West, Washington County, Arkansas being more particularly described as follows:

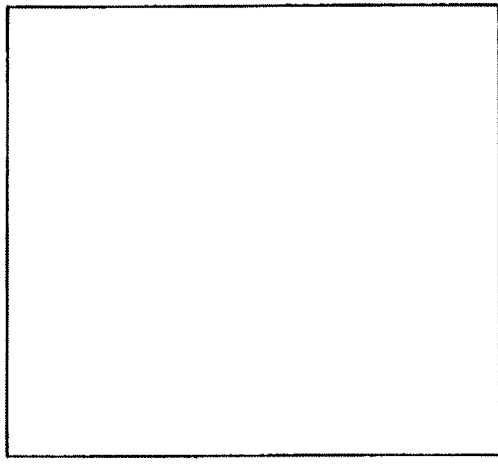
Beginning at an existing stone marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 03 minutes 46 seconds West, 1,331.98 feet to an existing rebar marking the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 00 minutes 08 seconds West, 1,184.78 feet to a set nail. Thence leaving said South line and along a fence line the following bearings and distances: North 02 degrees 15 minutes 16 seconds East, 200.00 feet to a set rebar with cap. North 87 degrees 00 minutes 08 seconds West, 140.00 feet to a set rebar with cap on the West line of the Southwest Quarter of the Northwest Quarter. Thence North along the West line of said Forty, North 02 degrees 15 minutes 16 seconds East, 1,114.76 feet to a set rebar with cap marking the Northwest Corner of the Southwest Quarter of the Southeast Quarter. Thence along the North line of said Forty, South 87 degrees 36 minutes 20 seconds East, 1,661.96 feet to an existing stone. Thence leaving said North line, South 02 degrees 00 minutes 15 seconds West, 661.46 feet to an existing rebar. Thence South 87 degrees 22 minutes 58 seconds East, 1,001.48 feet to a 1" iron pipe. Thence South 86 degrees 59 minutes 09 seconds East, 1,292.33 feet to a flagged steel post on the East line of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the East line of said Forty, South 02 degrees 23 minutes 04 seconds West, 660.02 feet to an existing stone marking the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the South line of said Forty, North 87 degrees 41 minutes 36 seconds West, 1,300.47 feet to the Point of Beginning containing 85.20 acres and subject to Road Rights of Way and any Easements of Record.

Doc ID: 012825180002 Type: REL
Kind: WARRANTY DEED
Recorded: 04/22/2009 at 03:28:03 PM
Fee Amt: \$20.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File **2009-00012300**

WARRANTY DEED
With Relinquishment of Dower and Curtesy

KNOW ALL MEN BY THESE PRESENTS:

THAT IRA ELLIS LEWIS and OLA JEAN LEWIS, husband and wife, hereinafter called GRANTOR, whether one or more, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by IRA ELLIS LEWIS and OLA JEAN LEWIS, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the LEWIS TRUST AGREEMENT DATED APRIL 29TH, 1999, IRA ELLIS LEWIS AND OLA JEAN LEWIS CO-TRUSTEES, hereinafter called GRANTEE, whether one or more, and unto GRANTEE'S heirs, successors and assigns forever, the following lands lying in Washington County, Arkansas, to-wit:



The South half of the Southwest Quarter of the Southwest Quarter of Section Two (2), and the South Half of the Southeast Quarter of the Southeast Quarter, and Five (5) acres off the West side of the North Half of the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section Three (3) in Township Fifteen (15) North, Range Thirty-One (31) West of the Fifth P.M. containing Eighty Five (85) acres, more or less.

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.

UNDERSIGNED hereby further conveys all rights of dower, curtesy, and homestead undersigned may have in and to said lands for and in consideration of the said sum of money.

WITNESS Grantor's hand and seal this _____ day of _____, 2009.

✓ Washington Water Authority —
PO Box 178
Farmington, AR 72730
Parcel #760-02961-000

✓ AME Holdings, LLC
PO Box 447
Fayetteville, AR 72702
Parcel #760-03436-000

✓ Oren Grant & Erika Kristin Stokes —
10850 Stonecrop Ln.
Prairie Grove, AR 72753
Parcel #760-03435-000

✓ James D. Bryar —
10862 Stonecrop Ln.
Prairie Grove, AR 72753
Parcel #760-03434-000

✓ Bobbie C. & James R. —
10889 Stonecrop Ln.
Prairie Grove, AR 72753
Parcel #760-03433-000

✓ David & Kelly Melancon —
10886 Stonecrop Ln.
Prairie Grove, AR 72753
Parcel #760-03432-000

✓ John W. & Darlene Cheatham —
PO Box 394
Lincoln, AR 72744
Parcel #760-03431-000

✓ Rodney H. & Lauren A. Bailey —
10910 Stonecrop Ln.
Prairie Grove, AR 72753
Parcel #760-03430-000

✓ Scott W. & J. Alesha Crouch —
11160 Waterleaf Ln.
Prairie Grove, AR 72753
Parcel #760-03400-000

✓ Ronald K. & Carla D. —
1108 N. Hwy 170
Farmington, AR 72730
Parcel #760-03732-00

John G. & Debra Kay Jenkins

11114 N. Hwy 170

Farmington, AR 72730

Parcel #760-02923-000

Travis & Treva K. Ratchford

PO Box 326

Farmington, AR 72730

Parcel #760-02922-000

7015 1730 0001 3261 4115

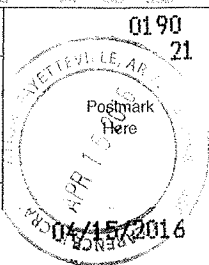
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

LINCOLN, AR 72744

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



Postage	\$0.47
Total P	\$6.47

Sent To
Street
City, St
John W. & Darlene Cheatham
PO Box 394
Lincoln, AR 72744

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

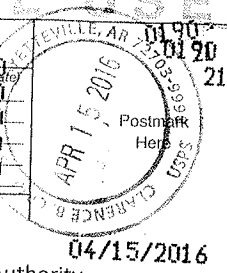
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FARMINGTON, AR 72730

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



Postage	\$0.47
Total P	\$6.47

Sent To
Street
City, St
Farmington Water Authority
PO Box 178
Farmington, AR 72730

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

7015 1730 0001 3261 4023

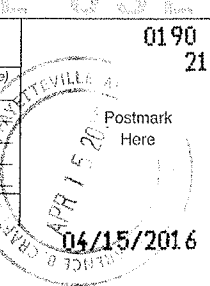
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PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.47
Total	\$6.47

Sent To
Street
City,
Bobbie C & James R
10889 Stonecrop Ln.
Prairie Grove, AR 72753

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

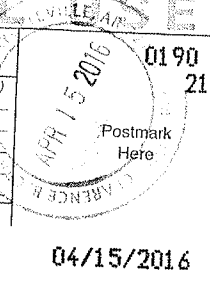
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.47
Total Po	\$6.47

Sent To
Street
City, St
David & Kelly Melancon
10886 Stonecrop Ln.
Prairie Grove, AR 72753

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

7015 1730 0001 3261 4030

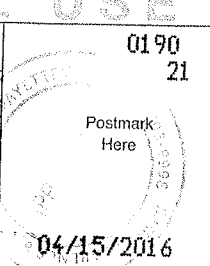
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PRAIRIE GROVE, AR 72753

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.47
Total	\$6.47

Sent To
Street
City, St
Oren Grant & Erika Kristin Stokes
10850 Stonecrop Ln.
Prairie Grove, AR 72753

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

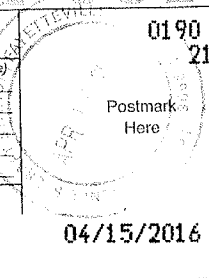
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$0.47
Total P	\$6.47

Sent To
Street
City, St
James D. Bryar
10862 Stonecrop Ln.
Prairie Grove, AR 72753

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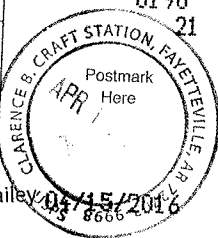
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PRAIRIE GROVE, AR 72753

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.47

Rodney H. & Lauren A Bailey
10910 Stonecrop Ln.
Prairie Grove, AR 72753

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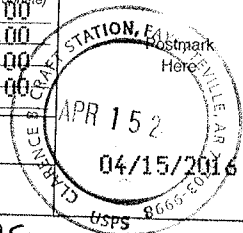
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FAYETTEVILLE, AR 72702

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



Postage \$0.47

Total Postage and Fees \$6.47
Sent To AME Holdings
P.O. Box 447
Fayetteville, AR 72702

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

7015 1730 0001 3261 4085

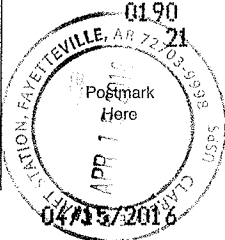
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FARMINGTON, AR 72730

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



Postage \$0.47

Total \$6.47

Sent To Ronald K. & Carla D.
1108 N. Hwy 170
Farmington, AR 72730

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

7015 1730 0001 3261 4092

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.47

Total \$6.47

Sent To Scott W. & J. Alesha Crouch
11160 Waterleaf Ln.
Prairie Grove, AR 72753

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

015 1730 0001 3261 4061

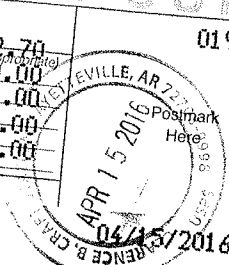
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FARMINGTON, AR 72730

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.47

Total \$6.47

Sent To Travis & Treva K. Ratchford
PO Box 326
Farmington, AR 72730

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

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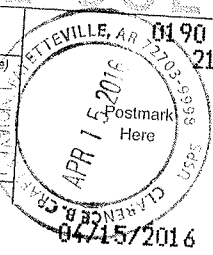
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For delivery information, visit our website at www.usps.com®

FARMINGTON, AR 72730

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



Postage \$0.47

Total \$6.47

Sent To John G. & Debra Kay Jenkins
11114 N. Hwy 170
Farmington, AR 72730

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

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1607, FAYETTEVILLE, AR, 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I Cathy Wiles, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

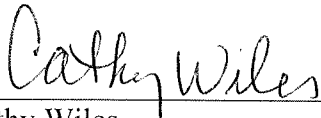
BLEW & ASSOCIATES

PH/Farmington

Was inserted in the Regular Edition on:

April 10, 2016

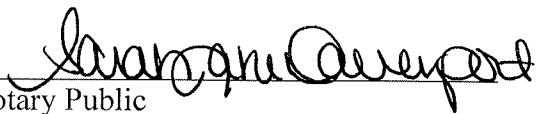
Publication Charges \$ 83.60



Cathy Wiles

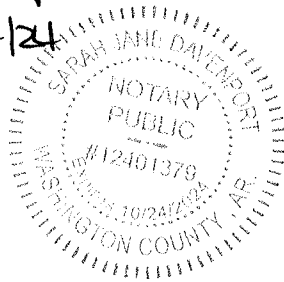
Subscribed and sworn to before me

This 18 day of Apr., 2016.



Notary Public

My Commission Expires: 10/24/24



****NOTE****

Please do not pay from Affidavit.

Invoice will be sent.

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 22nd day of March, 2016.

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4), SECTION THREE (3) TOWNSHIP FIFTEEN (15) NORTH, RANGE THIRTY ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, COUNTY OF WASHINGTON, STATE OF ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the northwest corner of the above said forty acre tract being a found 1/2" rebar; thence along the north line of the above said forty acre tract S87°36'20"E 351.06 feet; thence leaving the above said north line S02°12'09"W 899.03 feet; thence N87°47'51"W 351.88 feet to the west line of the above said forty acre tract; thence along the above said west line N02°15'16"E 900.20 feet to the point of beginning and containing 316,186.88 square feet or 7.26 acres more or less.

A public hearing to consider this request to rezone the above described property from A-1 to R-E will be held on the 25th day of April, 2016, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

73651015 April 10, 2016

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: GT Management, LLC (Dairy Queen) Day Phone: (479) 419-4100

Address: PO Box 1893, Lowell, AR 72745 Fax: (479) 419-4102

Representative: Blew & Associates, PA Day Phone: (479) 443-4506

Address: 524 W. Sycamore St., Fayetteville, AR 72703 Fax: (479) 582-1883

Property Owner: _____ Day Phone: _____

Address: _____ 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 - 310 W. Main St., Farmington, AR (See attached warranty deed)

Current Zoning -- C-2

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:

The developer is requesting a variance from the landscaping requirements as dictated by the City of Farmington Planning Department. Due to the size and the parking requirements of the site, the landscaping requirements for the site frontage cannot be met. There is no space between the curb and the right-of-way of Double Springs Road and Highway 62 to plant shrubs and trees, which cannot be planted in AHTD right-of-way.

Responsibilities of the Applicant:

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

NOTICE OF PUBLIC MEETING

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


PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

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

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

 _____ Date 3-4-16 _____
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 3-14-16 _____
Owner/Agent Signature

RECEIPT

DATE 7-1-11

No. 2011

RECEIVED FROM CT Management \$ 200
Two Hundred DOLLARS

FOR RENT
 FOR Various Payment

ACCOUNT	
PAYMENT	<u>200</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Cole

File# 2016-00000205

*Prepared under the supervision of:
S. Richard Levin - Attorney
75 North East Avenue, Suite 402
Fayetteville, AR 72701*

(Reference ETC#15-31874-143)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT J & P Flash, Inc., a Tennessee corporation, by and through its duly authorized and acting undersigned Officers, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by GT Management, LLC, a Kansas limited liability company, GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, Grantee's successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereof, to the same being, belonging or in anywise appertaining to the use, benefit and behalf of the said Grantee, Grantee's successors and assigns, forever in fee simple. The said Grantor hereby binds itself and its successors to only warrant and forever defend all and singular the right and title to the above described property unto the said Grantee and Grantee's successors and assigns against all claims of those persons claiming by, through or under the Grantor, but not otherwise.

The warranties passing to Grantee hereunder are limited solely to those matters arising from acts of the Grantor, its agents or representatives, occurring solely during the period of Grantor's ownership of the subject real estate.

IN TESTIMONY WHEREOF, the said Grantor, on this the 30 day of Dec, 2015, has caused these presents to be executed for and on its behalf by its duly authorized and acting undersigned Officers.

J & P Flash, Inc.,
a Tennessee corporation - Grantor

By: [Signature]
Oscar Patterson, President

By: [Signature]
Dwayne Jones, Vice President

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

GT Management, LLC
PO BOX 1893
WOWSEM, AR 72745
Mail Tax Statements to Addressee/Address Above

Is: _____, Agent for Grantee

STATE OF ARKANSAS }
COUNTY OF Crittenden } ss. Acknowledgment

On this 30 day of Dec, 2015, before me, the undersigned Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Oscar Patterson and Dwayne Jones, to me personally known, who stated and acknowledged that they had so signed and executed the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth and they did further acknowledge before me that they were duly authorized and acting in their capacity as Officers of J & P Flash Inc., a Tennessee corporation, in executing the foregoing instrument, and that their signatures upon the instrument were sufficient to convey and deliver the above-described lands held by J & P Flash Inc., a Tennessee corporation.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal on the date above written.

My Commission Expires:
March 7 2021

[Signature]
Notary Public

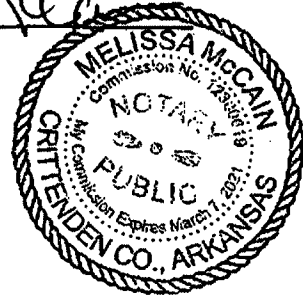


EXHIBIT A

Part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) and Part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-seven (27) in Township Sixteen (16) North of Range Thirty-one (31) West, Washington County, Arkansas, being more particularly described as follows: Commence at the SE corner of the said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), thence North 159.72 feet, thence S 82° 49' 17" W 17.61 feet to an AHTD right-of-way marker for the point of beginning and run thence S 02° 58' 30" W 174.71 feet to an AHTD right-of-way marker; thence S 59° 10' 39" W along the North right-of-way of Arkansas Highway No. 62, 124.65 feet to a set surveyor's nail; thence N 32° 35' 11" W 191.49 feet to a set iron pin; thence N 57° 24' 15" E 114.17 feet to a found iron pin; thence N 82° 49' 17" E 124.03 feet to the point of beginning, containing 0.775 acres, more or less, and being subject to an ingress and egress easement for the adjoiner on the North side thereof as described in Land Document No. 92-51442, and being subject to the right-of-way of Double Springs Road and the right-of-way of Arkansas Highway No. 62 and any other rights-of-way and/or easements of record.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 15-31874-143

Grantee: GT MANAGEMENT, LLC
Mailing Address: PO BOX 1893
LOWELL AR 727450000

Grantor: J & P FLASH, INC
Mailing Address: 110 WEST POLK
WEST MEMPHIS AR 723010000

Property Purchase Price: \$275,000.00
Tax Amount: \$907.50

County: WASHINGTON
Date Issued: 01/05/2016
Stamp ID: 956506112

Washington County, AR
I certify this instrument was filed on
1/5/2016 1:00:50 PM
and recorded in REAL ESTATE

File# 2016-00000205
Kyle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Jean Ann Estes

Grantee or Agent Name (signature): Jean Ann Estes Date: 1/5/16

Address: PO BOX 1893

City/State/Zip: Lowell AR 72745

NORTHWEST ARKANSAS Democrat-Gazette

P.O. BOX 1607, FAYETTEVILLE, AR. 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

I, Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

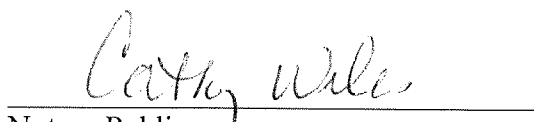
BLEW & ASSOCIATES
Notice of Public Meeting
City of Farmington Parcel #760-01618-003

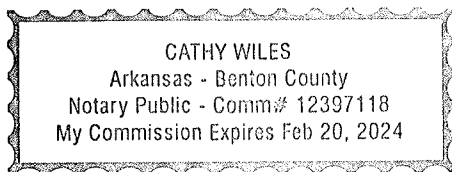
Was inserted in the Regular edition on:
April 17, 2016

Publication Charge: \$ 104.88


Karen Caler

Subscribed and sworn to before me
This 18 day of April, 2016.


Notary Public
My Commission Expires: 2/20/2024



****NOTE****

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

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 21st day of March, 2016.

LEGAL DESCRIPTION:
PARCEL #760-01618-003

A PARCEL OF LAND LOCATED IN A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NW1/4 NE1/4 AND RUNNING THENCE N 01°51'48" E 159.72 FEET; THENCE S 84°43'50" W 17.54 FEET TO THE WEST RIGHT OF WAY OF DOUBLE SPRINGS ROAD; THENCE S 04°53'14" W ALONG SAID RIGHT OF WAY 174.75' TO THE NORTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY NO. 62; THENCE S 61°03'59" W ALONG SAID RIGHT OF WAY 124.65'; THENCE N 30°42'01" W 191.39'; THENCE N 59°17'29" E 114.20'; THENCE N 84°40'05" E 124.04' TO THE POINT OF BEGINNING, AND CONTAINING IN ALL 0.77 ACRES, MORE OR LESS.

DESCRIPTION OF VARIANCE:

The developer is requesting a variance from the landscaping requirements as dictated by the City of Farmington Planning Department.

A public meeting to consider this request for variance at the above described property will be held on the 25th day of April, 2016. At 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

73658340 April 17, 2016

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: Broyles Street, LLC Day Phone: 479-267-9900

Address: PO Box 790, Farmington, AR Fax: 479-267-5616

Representative: Blew & Associates, PA Day Phone: 479-443-4506

Address: 524 W. Sycamore St. Fayetteville Fax: 479-582-1883

Property Owner: Broyles Street, LLC Day Phone: 479-267-9900

Address: PO Box 1527 Farmington, AR Fax: 479-267-5616

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 - 929 Broyles Street, Farmington, AR

Current Zoning -- C-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:

We would like to request a variance to not pave the site with a dust free surface, the gravel surface will be temporary, we are wanting to prepare this site for future construction.

Responsibilities of the Applicant:

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

NOTICE OF PUBLIC MEETING

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

WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°13'01"W 264.00' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING A SET ALUMINUM MONUMENT, AND RUNNING THENCE S02°13'01"W 264.00' TO A SET ALUMINUM MONUMENT, THENCE N87°44'18"W 664.65' TO A SET IRON PIN, THENCE N02°19'09"E 264.00' TO A SET IRON PIN, THENCE S87°44'18"E 664.18' TO THE POINT OF BEGINNING. CONTAINING 4.03 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

A public meeting to consider this request for variance at the above described property will be held on 16th day of May, 2016 at 6:00p.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.*

Charles Palmer Date, 4-12-16
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.)*

Charles Palmer Date 4-12-16
Owner/Agent Signature

RECEIPT

DATE 3-21-16No. 516389RECEIVED FROM First Star Construction \$25.00Twenty five + 00/100 DOLLARS FOR RENT
 FOR Variance - on paving Brak & Stage2nd phaseFROM _____ TO _____
BY B. Coleman

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

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

File# 2015-00003427

**WARRANTY DEED
MARRIED PERSONS**

File #: 1500278-103

KNOW ALL MEN BY THESE PRESENTS:

That we, **Roger Hurst and Lynda Hurst, husband and wife**, hereinafter called GRANTORS, 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 **Broyles Street, LLC**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Broyles Street, LLC**, hereinafter called GRANTEE, and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

A part of the SW 1/4 of the NE 1/4 of Section 23, T-16-N, R-31-W, Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at the NE corner of said 40 acre tract, and running thence West 660 feet; thence South 264 feet; thence East 660 feet; thence North 264 feet to the point of beginning, containing 4 acres, more or less.

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, and unto its successors and assigns forever, with all appurtenances thereunto belonging.

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

And we, Roger Hurst and Lynda Hurst, husband and wife, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of
Katy M. Sager, Attorney-At-Law
Sager Law Firm, PA
P.O. Box 8212
Fayetteville, AR. 72703

waco title 0210-100

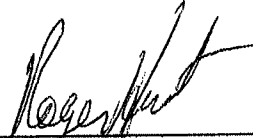
WITNESS our hands and seals on this 9th day of February, 20 15

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

GRANTEE OR (AGENT) WACO Title Co.

GRANTEE'S ADDRESS: 6 W. Main St.

Farmington AR 72730



Roger Hurst




Lynda Hurst

ACKNOWLEDGMENT

STATE OF AR)
COUNTY OF (Washington)) SS.

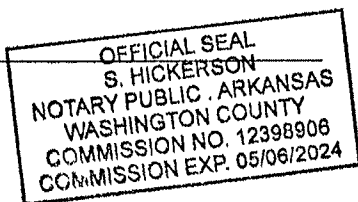
On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Roger Hurst and Lynda Hurst** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 9th day of February, 20 15.



Notary Public

My Commission Expires:





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 1500278-103

Grantee: BROYLES STREET, LLC
Mailing Address: 6 W.MAIN ST
FARMINGTON AR 727300000

Grantor: ROGER HURST AND LYNDA HURST
Mailing Address: 12700 CARTER POWELL RD
WEST FORK AR 727740000

Property Purchase Price: \$185,000.00
Tax Amount: \$610.50

County: WASHINGTON
Date Issued: 02/11/2015
Stamp ID: 1828651008

Washington County, AR
I certify this instrument was filed on
2/11/2015 10:07:39 AM
and recorded in REAL ESTATE

File# 2015-00003427
Kyle Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Broyles Street, LLC

Grantee or Agent Name (signature): By Waco Title as Agent Date: 2-11-15

Address: _____

City/State/Zip: _____

NORTHWEST ARKANSAS Democrat Gazette

P.O. BOX 1001, FAYETTEVILLE, AR, 72702 • 479-442-1700 • FAX: 479-695-1118 • WWW.NWADG.COM

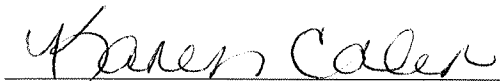
AFFIDAVIT OF PUBLICATION

I, Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

BLEW & ASSOCIATES
Notice of Public Meeting
City of Farmington Parcel #760-01367-000

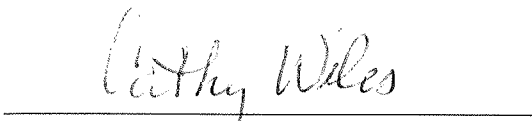
Was inserted in the Regular edition on:
April 17, 2016

Publication Charge: \$ 147.44



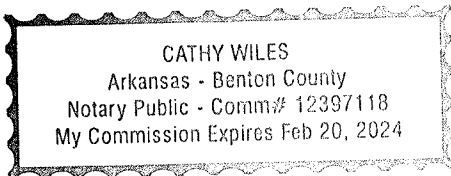
Karen Caler

Subscribed and sworn to before me
This 18 day of April, 2016.



Notary Public

My Commission Expires: 2/20/2024



****NOTE****

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

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 21st day of March, 2016.

LEGAL DESCRIPTION:

PARCEL #760-01367-000
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING A SET ALUMINUM MONUMENT, AND RUNNING THENCE S02°13'01"W 132.00', THENCE N87°44'18"W 663.95', THENCE N02°19'09"E 132.00' TO A SET IRON PIN, THENCE S87°44'18"E 663.71' TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY. PARCEL #760-01366-000
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°13'01"W 132.00' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°13'01"W 132.00' TO A SET ALUMINUM MONUMENT, THENCE N87°44'18"W 664.18' TO A SET IRON PIN, THENCE N02°19'09"E 132.00', THENCE S87°44'18"E 663.95' TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

DESCRIPTION OF VARIANCE: Broyles Street Storage, LLC is requesting a variance from the requirement to utilize a dust-free surface (i.e., concrete or asphalt) for pavement in the expansion to an existing storage facility; and to instead utilize compacted gravel pavement for the second phase of the development.

A public meeting to consider this request for variance at the above described property will be held on the 25th day of April, 2016. At 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

73658327 April 17, 2016