



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

PLANNING COMMISSION AGENDA
October 28, 2019

**A meeting of the Farmington Planning Commission will be held on
Monday, October 28, 2019 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - September 23, 2019
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 HEARINGS**
 - A. **Public hearing on Master Street Plan**
 - B. **Variance** – for lot size in A-1 zoning
Property owned by: Jordan & Sarah Huckeba
Property Location: parcel 760-02352-001 on Drain Rd.
Presented by: Jordan & Sarah Huckeba
 - C. **Rezoning** – from R-1 to R-3
Property owned by: Farmington Commercial, LLC
Property Location: 12655 Orchid Rd. (150.70 acres)
Presented by: Bates and Associates, Inc.
 - D. **Rezoning** – from R-1 to C-2
Property owned by: Frances Hawkins
Property Location: 12328 Hwy 62 and 12405 Bethel Blacktop
Presented by: Dan Dorman
 - E. **Rezoning** - from A-1 to R-1
Property owned by: Randy Osnes
Property Location: 2846 S. Archie Watkins Rd.
Presented by: Bates and Associates, Inc.
 - F. **Variance** – reduction of rear setbacks from 20’ to 15’ for lots 1-8, 11-15 & 23-25 in Redbird Subdivision
Property owned by: D & B of Northwest Arkansas, LLC.
Property Location: 65 N. Double Springs
Presented by: Bates and Associates, Inc.

G. Final Plat – Redbird Subdivision

Property owned by: D & B of Northwest Arkansas, LLC.

Property Location: 65 N. Double Springs

Presented by: Bates and Associates, Inc.

H. Preliminary Plat – Wagon Wheel Crossing Subdivision

Property owned by: Michael Mashburn

Property Location: 75.28 acres off of Clyde Carnes Road

Presented by: Engineering Services, Inc.

Planning Commission Minutes September 23, 2019

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

PRESENT

Robert Mann, Chair
Chad Ball
Toni Lindsey
Judy Horne
Bobby Wilson
Jay Moore
Howard Carter

ABSENT

Gerry Harris

City Employees Present: Mayor Ernie Penn;
Melissa McCarville, City Business Manager; Steve
Tennant, City Attorney; Rick Bramall, City
Building Inspector

2. **Approval of Minutes:** August 26, 2019 Minutes were approved as written.

3. **Comments from Citizens:**

Guy Von Bergen- 11512 Giles Rd: Mr. Von Bergen raised concerns about the new development in the Valley View subdivision that he believes will increase runoff flooding. A main area of concern is Richardson Road and Giles Road. He expressed his opinion that building should cease in the area due to the flooding issues. City staff addressed his concern with the building in the flood zones including that some of the new homes being built were platted years ago and are just now being built. Also, some of the homes may be in Prairie Grove.

4. **PUBLIC HEARINGS**

A. Variance - on front, side and rear setbacks; 161 West Main Street- Michael Thompson, owner; presented by Bates & Associates, Inc.

Geoff Bates with Bates and Associates was present to discuss the request.

Steve Tennant said when Highway 62 (Main Street) was widened, Mr. Joe Bailey lobbied for land to be taken from north side of highway to protect several very old buildings located on the south side. The front setback requirement was 35 feet. The widening had a big impact on Robbins Realty and the historic Lemons house.

Melissa McCarville said the south side properties weren't affected by the 35ft front set back change. However, being the very oldest part of the city, front and side set backs off of Bois D' Arc are Preexisting/ Non-Conforming. The front setback for east side (Bois D' Arc frontage) is 50 feet but the variance is asking for 24 feet, a difference of 26 feet for front set back. The side set back for west side of property is 25 feet but variance request is for 15 feet, a difference of 10 feet for the side set back. Future reconstruction has been a big question for that area.

Melissa said City Engineer Chris Brackett recommended that the two proposed parking spaces nearest Main Street be eliminated due to sight safety issues when going onto Main Street.

Having no further discussion, and having no public comment, Robert Mann called the question to approve the Variance: Motion passed unanimously 6-0.

B. Variance- from improvements to property (12.36 acres) on Bethel Blacktop & Little Elm to minor arterial standards; and also from the installment of streetlights along Bethel Blacktop and Little Elm:

Geoff Bates with Bates and Associates and property owner Mark Silva were present to discuss the request.

Mr. Bates explained that this would be a small subdivision with 6 lots and one detention lot and so did not justify paying the additional money to bring the roads to minor arterial standards nor to install street lights as required by the Subdivision Ordinance of the City of Farmington.

Melissa read a memo from Nathan Crouch with Washington County Planning regarding Farmington's involvement with land outside the city, but within the planning jurisdiction:

“Regarding the upcoming subdivision in Farmington's Planning Area, Washington County will review it as a Subdivision after Farmington provides their approval.

Through the course of Washington County's review, we will reach out to Farmington for comments during the technical phase of our review. If Farmington requires additional right of way dedication, above and beyond Washington County's 30 foot right of way requirement, to be in conformance with the City's approved Master Street Plan, Washington County will make that a condition of approval to present to the Planning Board for their consideration. Then, if the developer disagrees and wants to argue the point with the Planning Board, they have that right, but ultimately the decision is left to the board.

Either way, the Washington County Planning Board will be made aware of the comments Farmington provides during technical review”.

It was explained that the County has the ultimate authority to overturn the Farmington Planning Commission's decision if they do not agree with the City's rationale.

There were no public comments regarding this Variance.

Melissa McCarville explained that the standards meant the roads would have to be widened to 48 feet with sidewalks, thus improving the narrow County road which has steep barrow ditches. Also, street lights are required to be installed.

Chad Ball asked if the Planning Commission could legislate since these are County roads and the answer is “Yes, since it is in the City's Planning Area.” It was brought to the attention of the Commission that the area has a four-way-stop intersection. Mr. Ball expressed concern regarding safety issues on those narrow roads.

Many other Commissioners also expressed serious concerns about the ability of both Bethel Blacktop and Little Elm Roads to be able to safely carry the increasing amounts of traffic. It was noted that development is occurring at an increasingly rapid rate in that area and thus the traffic count keeps rising.

Bobby Wilson reminded that the City of Farmington does have a say in land that is in the City's planning area. This land in question is within the planning area. In the future this land in question may be within the city limits since it is so close to the Farmington city limits now. He explained to Mr. Silva that the Commission must always be looking at the big picture and the future when making decisions, as well as adhering to the ordinance requirements.

There was unanimous agreement that the improvements and requirements need to be completed by the developer, or they need to set aside money with the City and City could do the improvements work. Recommendations for the completion of the improvements will be forwarded to the County for review.

Having no further discussion Robert Mann called the question to approve the Variance:
Vote was For: 0 and Against: 6. Motion failed unanimously.

C. Preliminary Plat: Silva Little Elm Subdivision:

Geoff Bates with Bates and Associates was present to discuss the request. Chris Doughty presented a memo from Chris Brackett. The Memo reads as follows:

“The Preliminary Plat for the Silva Little Elm Subdivision has been reviewed and it is our opinion that the Planning Commission’s approval should be conditional on the following comments.

1. The fire hydrant location shown on the plat and utility plans must be reviewed and approved by the Fire Department.
2. Bethel Blacktop Road and Little Elm are both Minor Arterial Streets (70’ ROW and 48’ Pavement) on the Farmington Master Street Plan. Right- of- way should be dedicated to 35’ from centerline even if a variance of the street improvements is approved. Include a 25’ radius at the ROW at the corner of Little Elm and Bethel Blacktop.
3. Payment in lieu of Park Land Conveyance will be required for this subdivision. This fee will be \$600 per single family unit (\$3,600).
4. A completed Grading Permit Application and fee must be submitted prior to mass grading on the site.”

Park land dedication is required by Farmington Landscaping Ordinance for subdivisions. (Payment to the City Parks Fund in lieu of conveyance of park land may be done.

Chad Ball asked Mark Silva about the maintenance of the retention pond. Mr. Silva stated that it would be placed under the care of the POA and would be included in the covenants with the subdivision. Drainage is good in that area; also the water main has been field tested and surveyed for right of way.

There was no public comment.

Chairman Mann called for question and upon roll call, the vote was “Yes” – 6 and “No” – 0 and motion passed unanimously.

D. Final Plat: Redbird Subdivision (D & B Subdivision): Item D has been tabled until next Planning Commission meeting on October 28, 2019.

5. Set Public Hearing on Master Street Plan:

The Commission voted to set a Public Hearing for the Master Street Plan (Transportation Plan) for the October 28 meeting.

6. Adjournment: Having no further business the Planning Commission meeting was adjourned.

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: Jordan and Sarah Huckeba Day phone: 479-715-9578
 Address: 508 Drain Rd., Farmington, AR 72730 Fax: — 479-715-5586^{or}
 Representative: _____ Day phone: _____
 Address: _____ Fax: _____
 Property Owner: same as applicant Day phone: _____
 Address: same as applicant Fax: _____

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

Describe Proposed Property In Detail (Attach additional pages if necessary) - see attached
 Property description: Parcel 760-02352-001 (3 acres on Drain Road)
 Site address: Drain Road, Farmington, AR 72730
 Current zoning: A-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. attached screenshots

Type of variance requested and reason for request: Variance in lot size in A-1 district; - please see attached addendum # 1; As a family with 4 young children, we would love to have the option to keep 1 of the 3 acres that connects to our current home to either use (and improve the condition of) or possibly build a larger home in the future to accommodate our 6 person family as our children grow.
We are requesting that the 3 acre tract be divided into a 1 acre tract and a 2 acre tract.

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.*

Jordan Flibert Sarah Date 9/27/19
Applicant Signature Huelala 9/27/19

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.)*

Jordan Flibert Sarah Date 9/27/19
Owner/Agent Signature Huelala 9/27/19

RECEIPT

DATE 9-27-19

No. 217122

RECEIVED FROM Jordan Huckeba

\$25.00

Twenty five & no/100

DOLLARS

FOR RENT
 FOR

Variance Request on Drain Rd
Parcel 160-02352-001

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Coleman

3-11

ck#
1592

City of Farnington, AR

09/27/2019 10:15AM 01
000000#7485 CLERK01

Development Fees \$25.00

ITEMS 10
CHECK \$25.00

Addendum #1 - Drain Road Variance in lot size in A-1 District

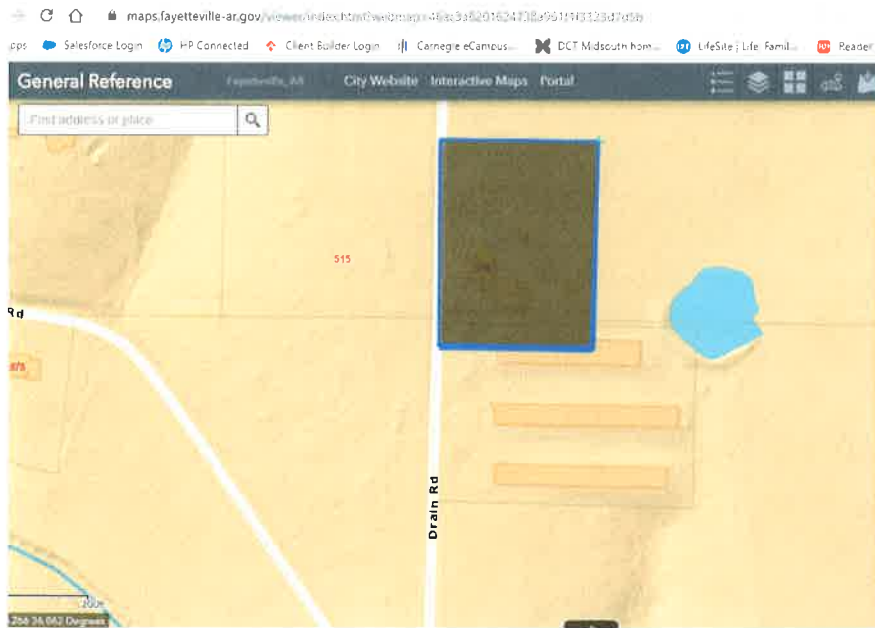
Type of variance requested and reason for request:

Variance in lot size in A-1 district.

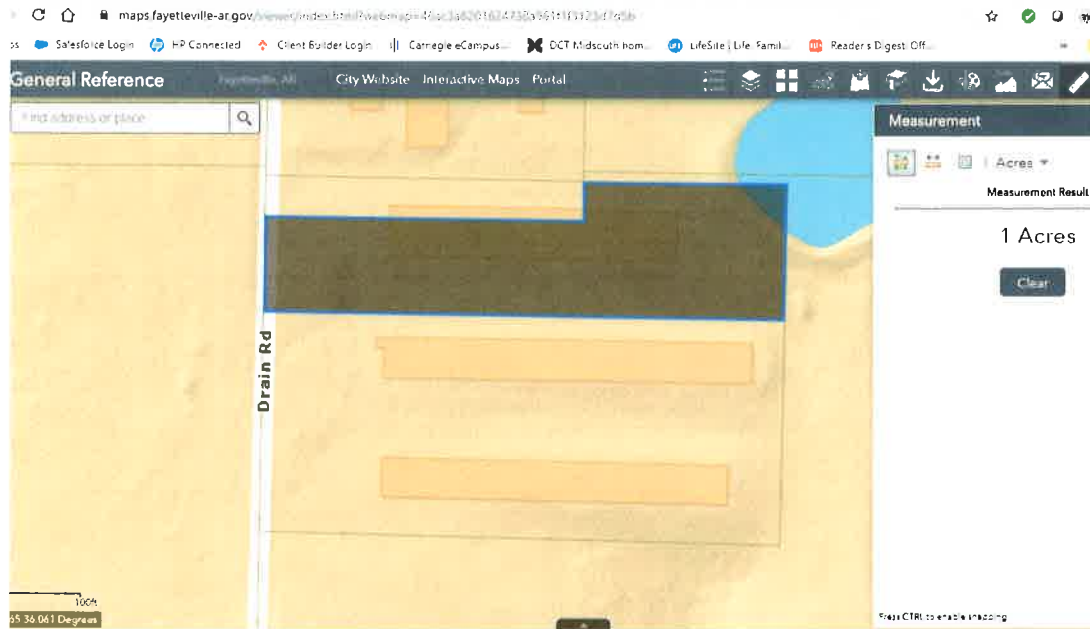
We love Farmington and we love the location we currently live in on Drain Road. As a family with 4 young children, we would love to have the option to keep 1 of the 3 acres that connects to our current home & land to either use (and improve the condition of), or possibly build a larger home in the future to accommodate our 6 person family as our children grow. This would also allow a family who might wish to purchase the other 2 acres to build a home on, to do so at a more affordable price than what the 3 acres was set at. For those reasons, we are requesting that the 3 acre tract be granted a variance and be divided into a 2 acre tract (which complies to A-1 zoning), and a 1 acre tract (which would be a variance). Thank you for your consideration.

Addendum #2 - Drain Road Variance in lot size in A-1 District

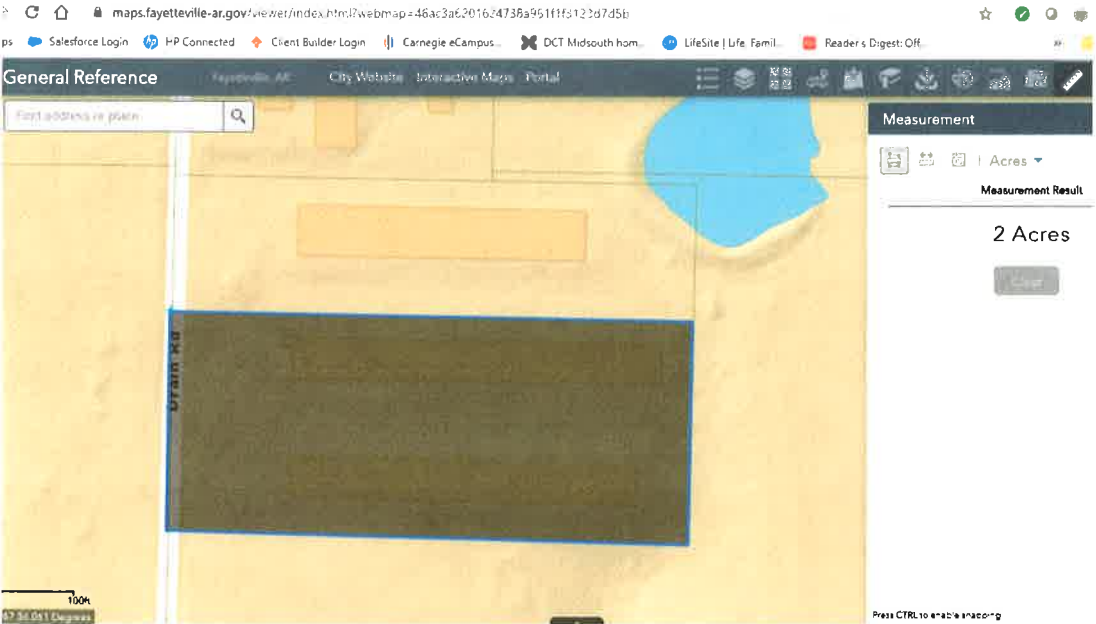
1. The parcel darkened below reflects the most updated property line for our current home and 2.26 acres. It is consistent with the survey document included.



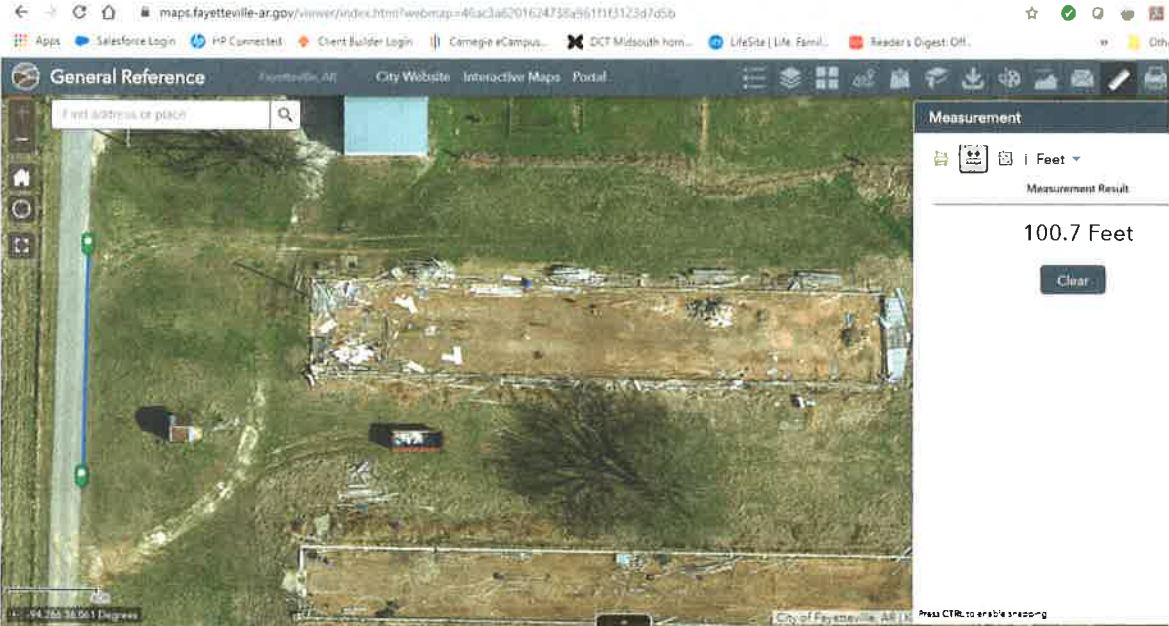
2. The parcel darkened below shows the 1 acre lot that would be separated from the 2 acres south of it.
**Note that the 3 buildings on the current 3 acre parcel have been taken down.*



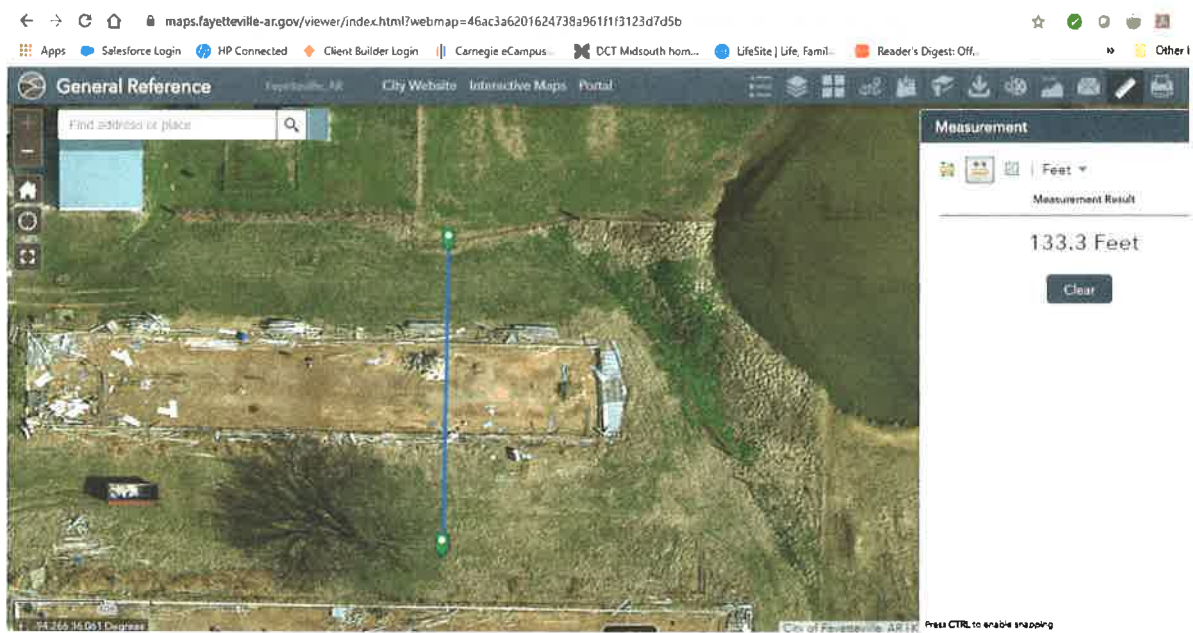
3. The parcel darkened below shows the remaining 2 acres of the current 3 acre parcel (after the 1 acre is separated). The end result of the split would be 3 connected parcels that we own (one that is 2.26 acres and has our home on it, one that is 1 acre, and one that is 2 acres).



4. Approximate road frontage width is around 100 feet of the proposed 1 acre lot. *Note that these are old satellite photos and all trash has been cleaned up and removed.



5. Approximate width of the 1 acre lot when it widens is around 133 feet.



Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 4/19/2018 9:36:52 AM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2018-00010920

After recording please return to:
Waco Title Company
2592 S. 48th St.
Springdale, AR 72762

**WARRANTY DEED
(UNMARRIED)**

File #: 1803286-131

KNOW ALL MEN BY THESE PRESENTS:

That I, **John A. King, a/k/a John King, 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 **Jordan Huckeba and Sarah Huckeba, husband and wife**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **Jordan Huckeba and Sarah Huckeba, husband and wife**, hereinafter called GRANTEE(S) and unto their heirs and assigns forever, the following lands lying in Washington County, Arkansas to-wit:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S00°05'19"W 8.00' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, SAID POINT BEING A FOUND NAIL, AND RUNNING THENCE N89°37'13"E 453.67', THENCE S00°12'52"E 312.58' TO A SET IRON PIN, THENCE N89°53'06"W 455.31', THENCE N00°05'19"E 308.66' TO THE POINT OF BEGINNING, CONTAINING 3.24 ACRES, MORE OR LESS.

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto their heirs and assigns forever, with all appurtenances thereunto 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
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

WITNESS my hand and seal on this 17 day of April, 2018.

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: Jordan J. King

GRANTEE'S ADDRESS: 508 Drain Rd.

Farmington, AR 72730

John A. King
John A. King

ACKNOWLEDGMENT

STATE OF AR)

COUNTY OF Washington)

SS.

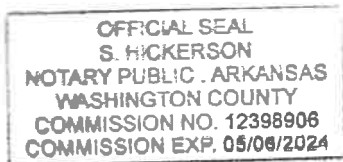
BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **John A. King**, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 17 day of April, 2018.

[Signature]
Notary Public

My commission expires:

05-06-2024



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, Carla Gardner, do solemnly swear that I am the Director of Finance 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:


Jordan Huckeba
PH City of Farmington

Was inserted in the Regular Edition on:
October 17, 2019

Publication Charges: \$39.00


Carla Gardner

Subscribed and sworn to before me
This 17th day of Oct, 2019.


Notary Public
My Commission Expires: 3-16-2025



****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 27th day of September, 2019.

Parcel 760-02352-001, 3 Acres on Drain Road, Farmington, AR.

Requesting a variance in lot size in an A-1 district. Requesting that the 3 acre lot be split into 2 parcels: a 2 acre parcel and a 1 acre parcel.

A public meeting to consider this request for variance at the above described property will be held on 28th day of October, 2019, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

75120169 10/17/2019

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: Mark Marquess Day Phone: 479-435-2088

Address: 3420 N. Plainview Drive Fax: _____

Representative: Geoff Bates Day Phone: 479-442-9350
7230 S. Pleasant Ridge Drive,

Address: Fayetteville, AR Fax: _____

Property Owner: ~~Ashley Patrick~~ - PAUL Phillips P.P. Day Phone: 479-267-3645

Address: 12771 Tyler Road Fax: _____
Farmington, AR

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 -- 12655 Orchid Road
 Current Zoning -- R-1 Proposed Zoning -- R-3

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:
The portion of the subject parcel to be rezoned from R-1 to R-3 is for the purposes of reducing
minimum lot width from 75' to 70'.

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.

Geoffrey H Bates Date 9/27/19
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.)

Paul Puckett Date 9/27/19
Owner/Agent Signature

AGENT AUTHORIZATION

I (We), PAUL Phillips R.A. Ashley Patrick - Farmington Commercial LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Geoff Bates & Mark Marquess, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Paul Phillips
Property Owner – Signature

PAUL Phillips
Property Owner - Print

Property Owner – Signature

Property Owner - Print

RECEIPT

DATE 9-27-19No. 217121RECEIVED FROM Mark Marguerr\$ 25.00Twenty five & no/100 DOLLARSFOR RENT
FOR Rezone - 12655 Archid Rd

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY R. Coleman

3-11

CPH
9/18

City of Farmington, AR

09/27/2019 6:50AM 01
000000#7481 CLERK01

Development Fees \$25.00

ITEMS 1Q
CHECK \$25.00

Doc ID: 015859840005 Type: REL
Kind: QUITCLAIM DEED
Recorded: 08/19/2014 at 04:20:56 PM
Fee Amt: \$35.00 Page 1 of 5
Washington County, AR
Kyle Silvester Circuit Clerk
File **2014-00021135**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That **Oakland Farms, LLC**, an Arkansas limited liability company hereinafter referred to as "Grantor," an Arkansas limited liability company, in exchange for the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by **Farmington Commercial LLC**, an Arkansas limited liability company hereinafter referred to as "Grantee," do hereby GRANT, SELL, CONVEY and QUITCLAIM unto said Grantee, and Grantee's successors and assigns, all of Grantor's right, title, interest, equity and estate in the following described real property situate in Washington County, Arkansas, to-wit:

THE LEGAL DESCRIPTION FOR THIS INSTRUMENT IS AS SET FORTH ON THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE

(This is not scrivener's description)

To have and to hold the said land and appurtenances thereunto belonging unto the said Grantee and Grantee's successors and assigns, forever.

WITNESS our hands on this August 19, 2014.

This Instrument Prepared by:
Lushbaugh Law Firm, Ltd.
418 W. Meadow Street
Post Office Box 1464
Fayetteville, AR 72702-1464
479-521-2323

OAKLAND FARMS, LLC, GRANTOR

By: Paul E. Phillips
Paul E. Phillips, Co-Trustee
Paul E. Phillips Revocable Trust Under
Agreement Dated June 29, 2006, Member

By: Nova G. Phillips
Nova G. Phillips, Co-Trustee
Paul E. Phillips Revocable Trust Under
Agreement Dated June 29, 2006, Member

By: Carole J. Tyree
Carole J. Tyree, Co-Trustee
Carole J. Tyree Revocable Trust Under
Agreement Dated June 29, 2006, Member

By: Roger E. Tyree
Roger E. Tyree, Co-Trustee
Carole J. Tyree Revocable Trust Under
Agreement Dated June 29, 2006, Member

ACKNOWLEDGMENT

State of Arkansas)
)ss.
County of Washington)

Before me, a Notary Public in and for said State and County, on this date personally appeared **Paul E. Phillips** and **Nova G. Phillips**, who stated that they are the Co-Trustees of the **Paul E. Phillips Revocable Trust Under Agreement Dated June 29, 2006**, and are duly authorized in that capacity to so execute the foregoing instrument for and in the name and on behalf of said Trust for the consideration and purposes therein mentioned and set forth. In witness thereof, I have hereunto set my hand this **August 19, 2014**.

My Commission Expires:

DANA SAYLOR
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 05, 2023
Commission No. 12392946

Dana Saylor
NOTARY PUBLIC

ACKNOWLEDGMENT

State of Arkansas)
)ss.
County of Washington)

Before me, a Notary Public in and for said State and County, on this date personally appeared **Carole J. Tyree** and **Roger E. Tyree**, who stated that they are the Co-Trustees of the **Carole J. Tyree Revocable Trust Under Agreement Dated June 29, 2006**, and are duly authorized in that capacity to so execute the foregoing instrument for and in the name and on behalf of said Trust for the consideration and purposes therein mentioned and set forth. In witness thereof, I have hereunto set my hand this **August 19, 2014**.

My Commission Expires:

DANA SAYLOR
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 05, 2023
Commission No. 12392946

Dana Saylor
NOTARY PUBLIC

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

Grantee or Agent: *Paul E. Phillips*
Mailing Address: *12771 Tyler Rd Farmington, Ar.
72730*

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1

Part of the SE/4 of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at the Northeast corner of the NE/4, SE/4; thence S02°16'51"W along the east line of said NE/4, SE/4, 1324.17' to the southeast corner of said NE/4, SE/4; thence S02°11'24"W along the east line of the SE/4, SE/4, 1324.17' to the southeast corner of said SE/4, SE/4; thence N87°51'27"W along the south line of the SE/4, SE/4, 1322.60' to the southwest corner of said SE/4, SE/4; thence N87°56'06"W along the south line of the SW/4, SE/4, 661.84'; thence N02°04'41"E 1807.25'; thence S87°44'20"E 715.54'; thence N02°15'40"E 824.12'; thence N87°49'41"W 48.08' to the west line of the NE/4, SE/4, Sec. 27; thence N87°50'14"W 670.07'; thence N02°04'41"E 20.00' to the north line of the NW/4, SE/4; thence S87°50'14"E along the north line of said NW/4, SE/4, 670.16' to the northeast corner of said NW/4, SE/4; thence S87°49'41"E along the north line of said NE/4, SE/4, 1321.56' to the Point of Beginning.

Less & except: Part of the NE/4, SE/4, Section 27, Township 16 North, Range 31 West, described as: Commencing at the northwest corner of said NE/4, SE/4; thence S02°19'27"W 349.06'; thence S87°40'33"E 48.47' to the Point of Beginning; thence S87°44'20"E 467.00'; thence S02°15'40"W 467.00'; thence N87°44'20"W 467.00'; thence N02°15'40"E 467.00' to the Point of Beginning, containing 5.00 acres more or less.

Containing a total of 102.32 acres more or less (excluding the 5.00 acre exception.)

Tract 2

Part of the NW/4, SE/4 and part of the NE/4, SW/4 of the Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning as the Southwest corner of said NE/4, SW/4; thence N02°14'54"E along the west line of said NE/4, SW/4, 301.32' to the southeasterly right-of-way line of Arkansas Highway 62; thence along said southeasterly right-of-way line the next (4) courses: N39°30'01"E 622.66'; N46°49'27"E 242.07'; N50°15'39"E 534.64; N51°30'58"E 1.66' to the north line of the NE/4, SW/4; thence S87°42'08"E along said north line of the NE/4, SW/4, 375.96' to the northeast corner of said NE/4, SW/4; thence S87°50'14"E along the north line of the NW/4, SE/4, 657.24'; thence S02°04' 41"W 20.00; thence N87°50'14"W 75.33'; thence S02°15'40"W 882.76'; thence S87°44'20"E 77.96'; thence S02°04'41"W 484.62' to the south line of said NW/4, SE/4; thence N87°43'31"W along said south line of the NW/4, SE/4, 663.64' to the southwest corner of said NW/4, SE/4; thence N87°49'12"W along the south line of the NE/4, SW/4, 1318.96' to the Point of Beginning, containing 48.77 acres more or less.

LEGAL DESCRIPTION (CONTINUED)

Tract 3

Part of the SE/4, NE/4, Section 28, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at the northwest corner of said SE/4, NE/4; thence S 87°42'37"E along the north line of said SE/4, NE/4, 824.87'; thence S 02°22'48"W 1324.33' to the south line of said SE/4, NE/4; thence N 88°01'14"W along the south line of said SE/4, NE/4, 822.22' to the southwest corner of said SE/4, NE/4; thence N 02°15'54"E along the west line of said SE/4, NE/4, 1328.78' to the Point of Beginning, containing 25.08 acres more or less.

Tract 4

Part of the SE/4, NE/4, Section 28, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at the northeast corner of said SE/4, NE/4; thence S 02°22'48"W along the east line of said SE/4, NE/4, 696.67'; thence N 88°01'14"W 491.00'; thence N 02°22'48"E 699.33' to the north line of said SE/4, NE/4; thence S 87°42'37"E along said north line of the SE/4, NE/4, 491.00' to the Point of Beginning, containing 7.87 acres more or less.

Tract 5

Part of the S/2, NW/4, Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at the northwest corner of the SW/4, NW/4; thence S 87°42'07"E along the north line of the S/2, NW/4, 1648.74'; thence S 02°16'58"W 1321.66' to the south line of the SE/4, NW/4; thence N 87°42'08"W along said south line of the SE/4, NW/4, 329.58' to the southwest corner of said SE/4, NW/4; thence N 02°16'58"E along the west line of said SE/4, NW/4, 450.00'; thence N 87°42'08"W 418.00'; thence S 02°16'58"W 450.00' to the south line of said SW/4, NW/4; thence N 87°42'08"W along said south line of the SW/4, NW/4, 903.41' to the southwest corner of said SW/4, NW/4; thence N 02°22'48"E along the west line of said SW/4, NW/4, 1321.67' to the Point of Beginning, containing 45.74 acres more or less.

Tract 6

Part of the SE/4, NW/4, Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Commencing at the northeast corner of said SE/4, NW/4; thence N 87°42'07"W along the north line of said SE/4, NW/4, 409.58' to the Point of Beginning; thence S 02°16'58"W 587.00'; thence N 87°42'07"W 580.00'; thence N 02°16'58"E 587.00' to said north line of the SE/4, NW/4; thence S 87°42'07"E along said north line, 580.00' to the Point of Beginning, containing 7.21 acres more or less.

LEGAL DESCRIPTION (CONTINUED)

Tract 7

Part of the SW/4, NE/4 of Section 27, Township 16 North, Range 31 West, Farmington, Washington County, Arkansas, more particularly described as follows:

Commencing at the Northwest corner of said SW/4, NW/4; thence S 02°11'07"W along the west line of said SW/4, NE/4, 207.72' to the Point of Beginning, said point being N 87°42'59"W 6.60' from the Southwest corner of Lot 42, Red Bird Estates; thence S 87°42'59"E along the south line of said Red Bird Estates, 156.60'; thence S 02°08'01"W 125.00'; thence S 87°42'59"E 110.0'; thence S 31°44'03"E 306.03' to the northwesterly right-of-way line of Arkansas State Highway 62; thence S 67°01'44"W along said right-of-way line, 188.61'; thence S 56°49'17"W along said right-of-way line, 327.12' to said west line of the SW/4, NE/4; thence N 02°11'07"E along said west line of the SW/4, NW/4, 648.91' to the Point of Beginning. Containing 3.73 acres more or less.

Tract 8

Part of the NE/4, SW/4, Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at the northwest corner of said NE/4, SW/4; thence S 87°42'08"E along the north line of said NE/4, SW/4, 594.89' to the northwesterly right-of-way line of Arkansas State Highway 62; thence along said right-of-way line of Arkansas State Highway 62 the next (7) courses: S 03°27'28"W 42.91'; S 58°27'12"W 103.04'; S 55°20'51"W 129.58'; S 41°31'02"W 104.75'; along a curve to the left having a central angle of 17°6'01" and a radius of 1180.91' to a point subtended by a chord bearing and distance of S 38°26'31"W 361.33'; S 29°38'31"W 91.33'; S 40°01'52"W 135.54' to the west line of said NE/4, SW/4; thence N 02°14'54"E along the west line of said NE/4, SW/4, 739.45' to the Point of Beginning, containing 4.59 acres more or less.

TRACT 9

Lots 1 & 2 , Calvin Phillips Subdivision to the City of Farmington (filed 9/12/77).



**Bates &
Associates, Inc.**
Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

September 27, 2019

RE: Phillips Farm – Farmington AR

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, October 13. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for Preliminary Plat at the property described below has been filed with the City of Farmington on the 27th day of September.

LEGAL DESCRIPTION (PARCEL #760-01911-900):

A PART OF THE SOUTHEAST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°15'19"W 1324.54' TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°11'31"W 1324.09' TO THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE SOUTH LINE THEREOF N87°54'22"W 1322.98' TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°51'22"W 661.39', THENCE LEAVING SAID SOUTH LINE N02°04'37"E 1322.88' TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG SAID SOUTH LINE N87°44'46"W 663.70' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°49'00"W 1318.72' TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THENCE ALONG THE WEST LINE THEREOF N02°15'05"E 301.32' TO THE SOUTHEASTERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N39°30'13"E 622.66', N47°07'07"E 240.07', N50°13'08"E 536.30' TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THENCE ALONG SAID NORTH LINE S87°44'53"E 375.96' TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE NORTH LINE THEREOF S87°52'59"E 767.40', THENCE LEAVING SAID NORTH LINE S01°59'17"W 20.00', THENCE N87°52'59"W 184.81', THENCE S02°16'42"W 821.44', THENCE S87°43'18"E 793.62', THENCE N02°14'37"E 27.93', THENCE S87°45'09"E 467.01', THENCE N02°15'27"E 466.97', THENCE N87°44'29"W 467.12', THENCE N02°14'37"E 328.69', THENCE N87°52'59"W 48.38', THENCE N02°10'48"E 20.00' TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG SAID NORTH LINE S87°52'26"E 1321.56', TO THE POINT OF BEGINNING, CONTAINING 150.70 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:
12655 ORCHID ROAD
FARMINGTON, AR

The Applicant requests a REZONING of a portion of said property from R-1 Single Family Residential to R-3 Single-Family Residential.

A public meeting to consider this request for variance at the above described property will be held on the 28th day of October, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Thank you, and please contact us if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Geoffrey Bates". The signature is written in a cursive style with a horizontal line extending from the end.

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.



**Bates &
Associates, Inc.**

Civil Engineering · Land Surveying · Landscape Architecture

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

www.nwabatesinc.com

Phillips Farm Rezoning – Legal Description

OVERALL LEGAL DESCRIPTION (PARCEL #760-01911-900):

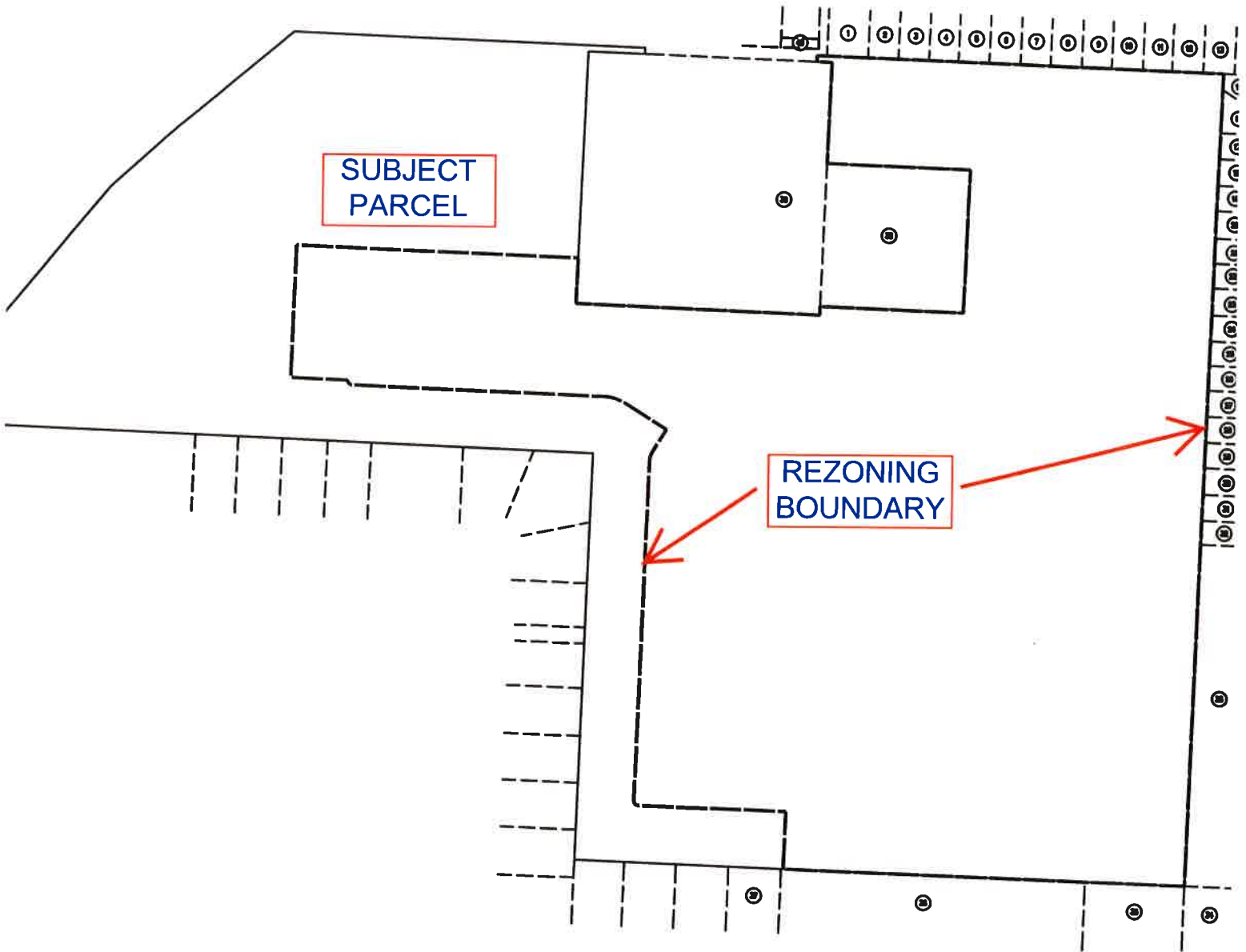
A PART OF THE SOUTHEAST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°15'19"W 1324.54' TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°11'31"W 1324.09' TO THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE SOUTH LINE THEREOF N87°54'22"W 1322.98' TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°51'22"W 661.39', THENCE LEAVING SAID SOUTH LINE N02°04'37"E 1322.88' TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG SAID SOUTH LINE N87°44'46"W 663.70' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°49'00"W 1318.72' TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THENCE ALONG THE WEST LINE THEREOF N02°15'05"E 301.32' TO THE SOUTHEASTERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N39°30'13"E 622.66', N47°07'07"E 240.07', N50°13'08"E 536.30' TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THENCE ALONG SAID NORTH LINE S87°44'53"E 375.96' TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE NORTH LINE THEREOF S87°52'59"E 767.40', THENCE LEAVING SAID NORTH LINE S01°59'17"W 20.00', THENCE N87°52'59"W 184.81', THENCE S02°16'42"W 821.44', THENCE S87°43'18"E 793.62', THENCE N02°14'37"E 27.93', THENCE S87°45'09"E 467.01', THENCE N02°15'27"E 466.97', THENCE N87°44'29"W 467.12', THENCE N02°14'37"E 328.69', THENCE N87°52'59"W 48.38', THENCE N02°10'48"E 20.00' TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG SAID NORTH LINE S87°52'26"E 1321.56', TO THE POINT OF

BEGINNING, CONTAINING 150.70 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

REZONING LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°15'19"W 1324.54' TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE EAST LINE THEREOF S02°11'31"W 1324.09' TO THE SOUTHEAST CORNER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°54'22"W 1304.64', THENCE LEAVING SAID SOUTH LINE N02°11'31"E 185.57', THENCE N87°55'23"W 480.10', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF N42°55'23"W 21.21', THENCE N02°04'37"E 1109.87', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00' FOR A CHORD BEARING AND DISTANCE OF N17°10'39"E 26.05', THENCE N32°16'42"E 86.51', THENCE N57°43'18"W 156.47', THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00' FOR A CHORD BEARING AND DISTANCE OF N72°46'09"W 77.89', THENCE N87°49'00"W 817.93', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF N42°52'11"W 21.19', THENCE N87°48'29"W 185.00', THENCE N02°04'37"E 430.00', THENCE S87°49'16"E 915.44', THENCE S02°16'42"W 146.24', THENCE S87°43'18"E 793.62', THENCE N02°14'37"E 27.93', THENCE S87°45'09"E 467.01', THENCE N02°15'27"E 466.97', THENCE N87°44'29"W 467.12', THENCE N02°14'37"E 328.69', THENCE N87°52'59"W 48.38', THENCE N02°10'48"E 20.00' TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 27, THENCE ALONG SAID NORTH LINE S87°52'26"E 1321.56' TO THE POINT OF BEGINNING, CONTAINING 103.35 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL MAP



Doc ID: 015920160006 Type: REL
Kind: DEED
Recorded: 10/01/2014 at 11:46:30 AM
Fee Amt: \$40.00 Page 1 of 6
Washington County, AR
Kyle Sylvester Circuit Clerk
File **2014-00025317**

CORRECTION DEED

This Correction Deed is executed and recorded by the undersigned in order to correct a surveyor's error in the legal description in one Quitclaim Deed, filed of record at file number 2014-00021135 in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, which should be and hereby is corrected to read as follows:

KNOW ALL MEN BY THESE PRESENTS: That **Oakland Farms, LLC**, an Arkansas limited liability company hereinafter referred to as "Grantor," an Arkansas limited liability company, in exchange for the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by **Farmington Commercial LLC**, an Arkansas limited liability company hereinafter referred to as "Grantee," do hereby GRANT, SELL, CONVEY and QUITCLAIM unto said Grantee, and Grantee's successors and assigns, all of Grantor's right, title, interest, equity and estate in the following described real property situate in Washington County, Arkansas, to-wit:

THE LEGAL DESCRIPTION FOR THIS INSTRUMENT IS AS SET FORTH ON THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE

(This is not scrivener's description)

To have and to hold the said land and appurtenances thereunto belonging unto the said Grantee and Grantee's successors and assigns, forever.

WITNESS our hands on this October 1, 2014.

This Instrument Prepared by:
Lushbaugh Law Firm, Ltd.
418 W. Meadow Street
Post Office Box 1464
Fayetteville, AR 72702-1464
479-521-2323

OAKLAND FARMS, LLC, GRANTOR

By: Paul E. Phillips
Paul E. Phillips, Co-Trustee
Paul E. Phillips Revocable Trust Under
Agreement Dated June 29, 2006, Member

By: Nova G. Phillips
Nova G. Phillips, Co-Trustee
Paul E. Phillips Revocable Trust Under
Agreement Dated June 29, 2006, Member

By: Carole J. Tyree
Carole J. Tyree, Co-Trustee
Carole J. Tyree Revocable Trust Under
Agreement Dated June 29, 2006, Member

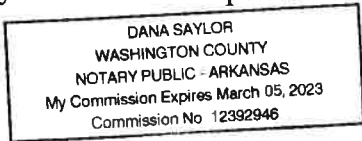
By: Roger E. Tyree
Roger E. Tyree, Co-Trustee
Carole J. Tyree Revocable Trust Under
Agreement Dated June 29, 2006, Member

ACKNOWLEDGMENT

State of Arkansas)
)ss.
County of Washington)

Before me, a Notary Public in and for said State and County, on this date personally appeared **Paul E. Phillips** and **Nova G. Phillips**, who stated that they are the Co-Trustees of the **Paul E. Phillips Revocable Trust Under Agreement Dated June 29, 2006**, and are duly authorized in that capacity to so execute the foregoing instrument for and in the name and on behalf of said Trust for the consideration and purposes therein mentioned and set forth. In witness thereof, I have hereunto set my hand this **October 1, 2014**.

My Commission Expires:



Dana Saylor
NOTARY PUBLIC

ACKNOWLEDGMENT

State of Arkansas)
)ss.
County of Washington)

Before me, a Notary Public in and for said State and County, on this date personally appeared **Carole J. Tyree and Roger E. Tyree**, who stated that they are the Co-Trustees of the **Carole J. Tyree Revocable Trust Under Agreement Dated June 29, 2006**, and are duly authorized in that capacity to so execute the foregoing instrument for and in the name and on behalf of said Trust for the consideration and purposes therein mentioned and set forth. In witness thereof, I have hereunto set my hand this **October 1, 2014**.

My Commission Expires:

DANA SAYLOR
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 05, 2023
Commission No 12392946

Dana Saylor
NOTARY PUBLIC

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

Grantee or Agent: *Paul E. Phillips*
Mailing Address: *12771 Jylee, Farmington AR*
72730

EXHIBIT "A"

LEGAL DESCRIPTION

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Part of the SE/4 of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at the Northeast corner of the NE/4, SE/4; thence S02°16'51"W along the east line of said NE/4, SE/4, 1324.17' to the southeast corner of said NE/4, SE/4; thence S02°11'24"W along the east line of the SE/4, SE/4, 1324.17' to the southeast corner of said SE/4, SE/4; thence N87°51'27"W along the south line of the SE/4, SE/4, 1322.60' to the southwest corner of said SE/4, SE/4; thence N87°56'06"W along the south line of the SW/4, SE/4, 661.84'; thence N02°04'41"E 1807.25'; thence S87°44'20"E 715.54'; thence N02°15'40"E 824.12'; thence N87°49'41"W 48.08' to the west line of the NE/4, SE/4, Sec. 27; thence N87°50'14"W 670.07'; thence N02°04'41"E 20.00' to the north line of the NW/4, SE/4; thence S87°50'14"E along the north line of said NW/4, SE/4, 670.16' to the northeast corner of said NW/4, SE/4; thence S87°49'41"E along the north line of said NE/4, SE/4, 1321.56' to the Point of Beginning.

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Containing a total of 102.32 acres more or less (excluding the 5.00 acre exception.)

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Tract 3

Part of the SE/4, NE/4, Section 28, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at the northwest corner of said SE/4, NE/4; thence S 87°42'37"E along the north line of said SE/4, NE/4, 824.87'; thence S 02°22'48"W 1324.33' to the south line of said SE/4, NE/4; thence N 88°01'14"W along the south line of said SE/4, NE/4, 822.22' to the southwest corner of said SE/4, NE/4; thence N 02°15'54"E along the west line of said SE/4, NE/4, 1328.78' to the Point of Beginning, containing 25.08 acres more or less.

Tract 4

Part of the SE/4, NE/4, Section 28, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at the northeast corner of said SE/4, NE/4; thence S 02°22'48"W along the east line of said SE/4, NE/4, 696.67'; thence N 88°01'14"W 491.00'; thence N 02°22'48"E 699.33' to the north line of said SE/4, NE/4; thence S 87°42'37"E along said north line of the SE/4, NE/4, 491.00' to the Point of Beginning, containing 7.87 acres more or less.

Tract 5

Part of the S/2, NW/4, Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at the northwest corner of the SW/4, NW/4; thence S 87°42'07"E along the north line of the S/2, NW/4, 1648.74'; thence S 02°16'58"W 1321.66' to the south line of the SE/4, NW/4; thence N 87°42'08"W along said south line of the SE/4, NW/4, 329.58' to the southwest corner of said SE/4, NW/4; thence N 02°16'58"E along the west line of said SE/4, NW/4, 450.00'; thence N 87°42'08"W 418.00'; thence S 02°16'58"W 450.00' to the south line of said SW/4, NW/4; thence N 87°42'08"W along said south line of the SW/4, NW/4, 903.41' to the southwest corner of said SW/4, NW/4; thence N 02°22'48"E along the west line of said SW/4, NW/4, 1321.67' to the Point of Beginning, containing 45.74 acres more or less.

Tract 6

Part of the SE/4, NW/4, Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Commencing at the northeast corner of said SE/4, NW/4; thence N 87°42'07"W along the north line of said SE/4, NW/4, 409.58' to the Point of Beginning; thence S 02°16'58"W 587.00'; thence N 87°42'07"W 580.00'; thence N 02°16'58"E 587.00' to said north line of the SE/4, NW/4; thence S 87°42'07"E along said north line, 580.00' to the Point of Beginning, containing 7.21 acres more or less.

Tract 7

Part of the SW/4, NE/4 of Section 27, Township 16 North, Range 31 West, Farmington, Washington County, Arkansas, more particularly described as follows:

Commencing at the Northwest corner of said SW/4, NW/4; thence S 02°11'07"W along the west line of said SW/4, NE/4, 207.72' to the Point of Beginning, said point being N 87°42'59"W 6.60' from the Southwest corner of Lot 42, Red Bird Estates; thence S 87°42'59"E along the south line of said Red Bird Estates, 156.60'; thence S 02°08'01"W 125.00'; thence S 87°42'59"E 110.0'; thence S 31°44'03"E 306.03' to the northwesterly right-of-way line of Arkansas State Highway 62; thence S 67°01'44"W along said right-of-way line, 188.61'; thence S 56°49'17"W along said right-of-way line, 327.12' to said west line of the SW/4, NE/4; thence N 02°11'07"E along said west line of the SW/4, NW/4, 648.91' to the Point of Beginning. Containing 3.73 acres more or less.

Tract 8

Part of the NE/4, SW/4, Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Beginning at the northwest corner of said NE/4, SW/4; thence S 87°42'08"E along the north line of said NE/4, SW/4, 594.89' to the northwesterly right-of-way line of Arkansas State Highway 62; thence along said right-of-way line of Arkansas State Highway 62 the next (7) courses: S 03°27'28"W 42.91'; S 58°27'12"W 103.04'; S 55°20'51"W 129.58'; S 41°31'02"W 104.75'; along a curve to the left having a central angle of 17°6'01" and a radius of 1180.91' to a point subtended by a chord bearing and distance of S 38°26'31"W 361.33'; S 29°38'31"W 91.33'; S 40°01'52"W 135.54' to the west line of said NE/4, SW/4; thence N 02°14'54"E along the west line of said NE/4, SW/4, 739.45' to the Point of Beginning, containing 4.59 acres more or less.

TRACT 9

Lots 1 & 2 , Calvin Phillips Subdivision to the City of Farmington (filed 9/12/77).



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

September 27, 2019

RE: Phillips Farm – Farmington AR

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Sunday, October 13. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for Preliminary Plat at the property described below has been filed with the City of Farmington on the 27th day of September.

LEGAL DESCRIPTION (PARCEL #760-01911-900):

A PART OF THE SOUTHEAST QUARTER, AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27 AND RUNNING THENCE ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°15'19"W 1324.54' TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE EAST LINE OF SAID FORTY ACRE TRACT S02°11'31"W 1324.09' TO THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE SOUTH LINE THEREOF N87°54'22"W 1322.98' TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°51'22"W 661.39', THENCE LEAVING SAID SOUTH LINE N02°04'37"E 1322.88' TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG SAID SOUTH LINE N87°44'46"W 663.70' TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE ALONG THE SOUTH LINE THEREOF N87°49'00"W 1318.72' TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THENCE ALONG THE WEST LINE THEREOF N02°15'05"E 301.32' TO THE SOUTHEASTERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N39°30'13"E 622.66', N47°07'07"E 240.07', N50°13'08"E 536.30' TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THENCE ALONG SAID NORTH LINE S87°44'53"E 375.96' TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG THE NORTH LINE THEREOF S87°52'59"E 767.40', THENCE LEAVING SAID NORTH LINE S01°59'17"W 20.00', THENCE N87°52'59"W 184.81', THENCE S02°16'42"W 821.44', THENCE S87°43'18"E 793.62', THENCE N02°14'37"E 27.93', THENCE S87°45'09"E 467.01', THENCE N02°15'27"E 466.97', THENCE N87°44'29"W 467.12', THENCE N02°14'37"E 328.69', THENCE N87°52'59"W 48.38', THENCE N02°10'48"E 20.00' TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE ALONG SAID NORTH LINE S87°52'26"E 1321.56', TO THE POINT OF BEGINNING, CONTAINING 150.70 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

12655 ORCHID ROAD
FARMINGTON, AR

The Applicant requests a REZONING of a portion of said property from R-1 Single Family Residential to R-3 Single-Family Residential.

A public meeting to consider this request for variance at the above described property will be held on the 28th day of October, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Thank you, and please contact us if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Geoffrey Bates". The signature is written in a cursive style with a long horizontal stroke at the end.

Geoffrey H. Bates, P.E.

Bates & Associates, Inc.



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

September 26, 2019

City of Farmington
354 W. Main St
Farmington, AR 72730

RE: Phillips Farm Rezoning

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Phillips Farm Rezoning.

ADJACENT LAND OWNERS (PART OF PARCEL 760-01911-900)

- 1) WHITE, GUY & JENNIFER ATCHLEY
295 W COUNTRYSIDE DR
FARMINGTON, AR 72730
PARCEL #760-02008-000
ZONED: R-1
- 2) WULF, SHIRLEY LOUISE TRUST
287 COUNTRYSIDE DR
FARMINGTON, AR 72730-8801
PARCEL: 760-01601-100
ZONED: R-1.
- 3) SHARP, VERA C; SHARP, JOY M; SHARP, BETTY A
279 COUNTRY SIDE DR
FARMINGTON, AR 72730
PARCEL: 760-02006-000
ZONED: R-1.
- 4) NOE, GARY L & BETH A
271 W COUNTRYSIDE DR
FARMINGTON, AR 72730-8801
PARCEL: 760-02005-000
ZONED: R-1

- 5) FLOWERS, VICKI
263 W COUNTRYSIDE DR
FARMINGTON, AR 72730
PARCEL: 760-02004-000
ZONED: R-1
- 6) HUFF, MICHAEL D & TWILA J
255 W COUNTRYSIDE DR
FARMINGTON, AR 72730
PARCEL: 760-02003-000
ZONED: R-1
- 7) KIRKMAN, LOIS E
247 COUNTRYSIDE DR
FARMINGTON, AR 72730
PARCEL: 760-02002-000
ZONED: R-1
- 8) FARMINGTON UNITED METHODIST CHURCH INC
PO BOX 42
FARMINGTON, AR 72730
PARCEL: 760-02001-000
ZONED: R-1
- 9) RUE FAMILY TRUST KENNETH J RUE
231 W COUNTRYSIDE DR
FARMINGTON, AR 72730
PARCEL 760-02000-000
ZONED: R-1
- 10) YATES, HOWARD & BILLIE REVOCABLE LIVING TRUST ET AL
223 W COUNTRYSIDE DR
FARMINGTON, AR 72730-8801
PARCEL: 760-01999-000
ZONED: R-1
- 11) SAYLER, RONALD J
217 W COUNTRYSIDE DR
FARMINGTON, AR 72730
PARCEL: 760-01998-000
ZONED: R-1
- 12) LARKIN, CATHERINE M & RANDY P SR
209 W COUNTRYSIDE DR
FARMINGTON, AR 72730-8801
PARCEL 760-01997-000
ZONED: R-1

- 13) SHADOW PROPERTIES INC
PO BOX 3483
FAYETTEVILLE, AR 72702-3483
PARCEL # 760-01996-000
ZONED: R-1
- 14) HAWKINS, ROY G & PATRICIA ANN TRUST
193 W COUNTRYSIDE DR
FARMINGTON, AR 72730
PARCEL: 760-01995-000
ZONED: R-1
- 15) HARRELSON, BARBARA L
190 APPLEWOOD AVE
FARMINGTON, AR 72730-8639
PARCEL: 760-02434-000
ZONED: R-1
- 16) GARVIN, VICKY
207 S BRIARHILL DR
FARMINGTON, AR 72730
PARCEL 760-02435-000
ZONED: R-1
- 17) ROSE, JACK LEE & BETTY RUTH REVOCABLE TRUST
55 W RAINSONG ST APT 14
FARMINGTON, AR 72730
PARCEL: 760-02436-000
ZONED: R-1
- 18) VENNER, DEBRA S
227 S BRIARHILL DR
FARMINGTON, AR 72730-8641
PARCEL: 760-02437-000
ZONED: R-1
- 19) HELTON, DANNY J & TAMMY G
233 S BRIARHILL DR
FARMINGTON, AR 72730-8641
PARCEL 760-02438-000
ZONED: R-1
- 20) HENDRICKSON, KENNETH B & CAROL
PO BOX 1725
FAYETTEVILLE, AR 72702
PARCEL # 760-02589-000
ZONED: R-1

- 21) BROWN, TONY GENE & TONI ANNETTE
243 S BRIARHILL DR
FARMINGTON, AR 72730
PARCEL: 760-02588-000
ZONED: R-1
- 22) HODGES, STEVEN R & ANITA L
249 S BRIARHILL DR
FARMINGTON, AR 72730-3041
PARCEL 760-02435-000
ZONED: R-1
- 23) HARLOW, MARK & CARRIE
255 S BRIARHILL DR
FARMINGTON, AR 72730-8641
PARCEL: 760-02586-000
ZONED: R-1
- 24) DAVIS, PHILLIP R & LINDA L
261 S BRIARHILL DR
FARMINGTON, AR 72730-8641
PARCEL: 760-02585-000
ZONED: R-1
- 25) GLOVER, STARLET R
267 S BRIARHILL DR
FARMINGTON, AR 72730-8641
PARCEL: 760-02584-000
ZONED: R-1
- 26) MURPHREE, RICHARD S
273 S BRIARHILL DR
FARMINGTON, AR 72730
PARCEL # 760-02583-000
ZONED: R-1
- 27) WIEDNER, JEFFREY D & DEANNA L
279 S BRIARHILL DR
FARMINGTON, AR 72730-86410
PARCEL # 760-02582-000
ZONED: R-1
- 28) BRANTLEY, ELIZABETH A
285 S BRIARHILL DR
FARMINGTON, AR 72730-8641
PARCEL # 760-02581-000
ZONED: R-1

- 29) CANTRELL, CORNELIEUS AARON & SHANNON E
291 S BRIARHILL DR
FARMINGTON, AR 72730
PARCEL # 760-02580-000
ZONED: R-1
- 30) ALFORD, KELLY
297 S BRIARHILL DR
FARMINGTON, AR 72730
PARCEL # 760-02579-000
ZONED: R-1
- 31) VAN WYHE, KEVIN J & JANE A
303 S BRIARHILL DR
FARMINGTON, AR 72730-8646
PARCEL # 760-02578-000
ZONED: R-1
- 32) WALLIS, JASON E & CYNTHIA J
309 S BRIARHILL DR
FARMINGTON, AR 72730-8646
PARCEL # 760-02577-000
ZONED: R-1
- 33) CITY OF FARMINGTON
PO BOX 150
FARMINGTON, AR 72730
PARCEL # 760-03008-000
ZONED: PARK
- 34) FARMINGTON SCHOOL DISTRICT # 6
42 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730-2506
PARCEL #760-03199-000
ZONED: SCHOOL
- 35) FARMINGTON SCHOOL DISTRICT # 6
42 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730-2506
PARCEL # 760-03106-001
ZONED: R-1
- 36) HOG EYE INVESTMENTS LLC
PO BOX 4628
FAYETTEVILLE, AR 72702
PARCEL # 760-03106-000
ZONED: R-1

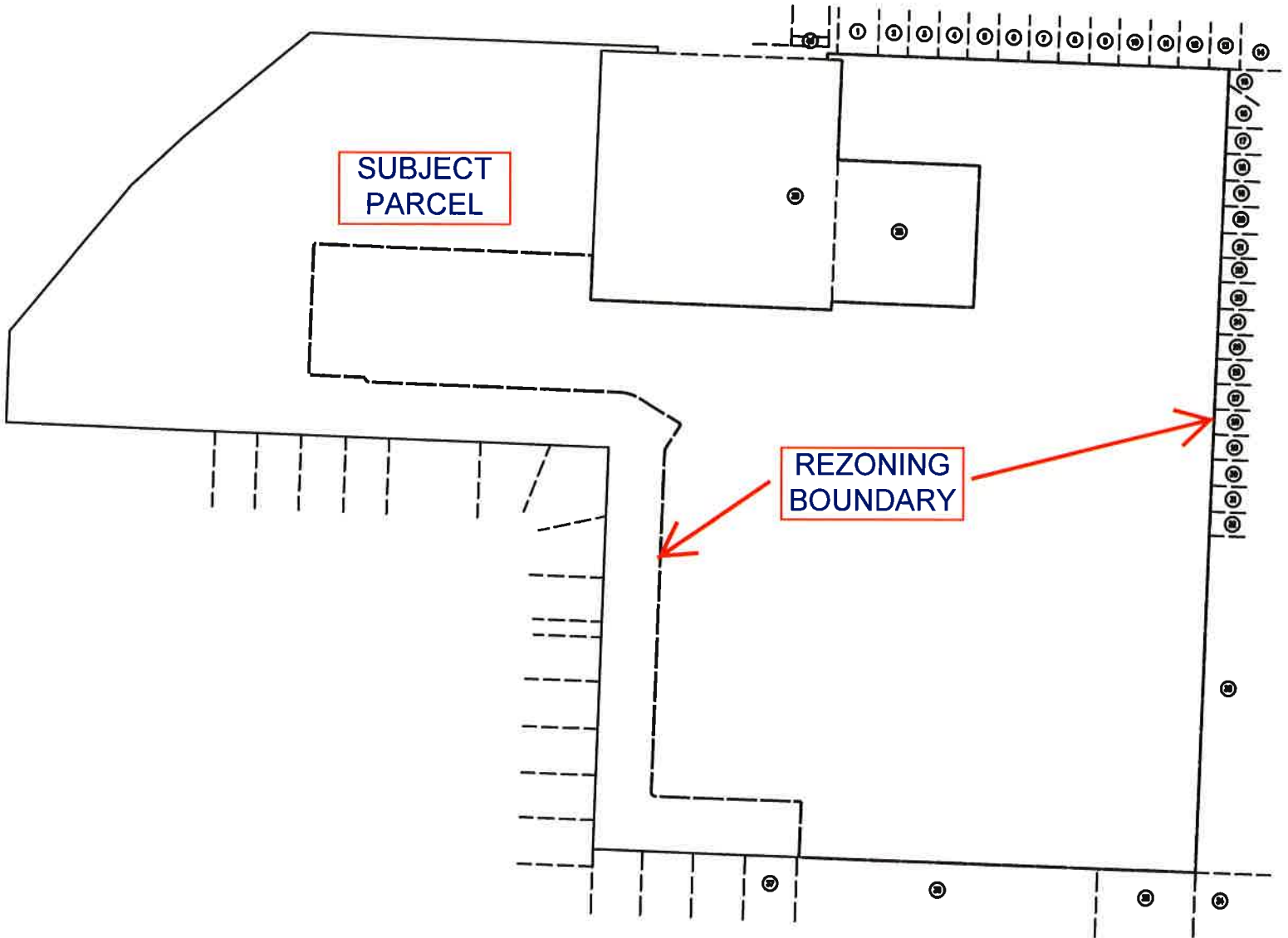
- 37) TOERING, NORMAN B & JILL ANN
306 CLAYBROOK DR
FARMINGTON, AR 7273
PARCEL # 760-02836-000
ZONED: RE-2

- 38) BEASLEY, MICHAEL S
246 S ANGUS LN
FARMINGTON, AR 72730
PARCEL # 760-02403-900
ZONED: R-1

- 39) FARMINGTON SCHOOL DISTRICT # 6
42 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730-2506
PARCEL # 760-01911-901
ZONED: R-1

- 40) THOMAS, JERALD W & SANDRA V
193 S ANGUS LN
FARMINGTON, AR 72730
PARCEL # 760-01198-000
ZONED: R-1

PARCEL MAP



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223 W COUNTRYSIDE DR
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HUFF, MICHAEL D & TWILA J 10/09/2019
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WHITE, GENE & JENNIFER ATCHLEY 10/09/2019
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FARMINGTON, AR 72730

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VAN KATHE, KEVIN J & JANE A 10/09/2019
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FARMINGTON, AR 72730-8646

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KERKMAN, LOIS E 10/09/2019
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SHARP, VERA C; SHARP, JOY MAE 10/09/2019
SHARP, BETTY A
279 COUNTRYSIDE DR
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WALL, SASSON E & CYNTHIA J 10/09/2019
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FARMINGTON UNITED 10/09/2019
METHODIST CHURCH INC
PO BOX 42
FARMINGTON, AR 72730

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NOE, GARY L & BETH A 10/09/2019
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CITY OF FARMINGTON 10/09/2019
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FARMINGTON, AR 72730

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 Mail Signature Required \$0.00

Postage \$0.55

RUE FAMILY TRUST 10/09/2019
KENNETH J RUE
231 W COUNTRYSIDE DR
FARMINGTON, AR 72730

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BLAUGERS, VICKI 10/09/2019
263 W COUNTRYSIDE DR
FARMINGTON, AR 72730

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DAVIS, LINDA R & LINDA L
261 S BRIARHILL DR
FARMINGTON, AR 72730-8641

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10/09/2019

BRANDELS, ELIZABETH A
285 S BRIARHILL DR
FARMINGTON, AR 72730-8641

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HARLOW, MARK & CARRIE
255 S BRIARHILL DR
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WIEDNER, JEFFREY D & DEANNA L
279 S BRIARHILL DR
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TOERING, MARGARET B & JILL ANN
306 CLAYBROOK DR
FARMINGTON, AR 72730

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HODGES, SEVEN R & ANITA L
249 S BRIARHILL DR
FARMINGTON, AR 72730-3041

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GIARDINO, STARLETT R
267 S BRIARHILL DR
FARMINGTON, AR 72730-8641

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BECK, TONY GENE
& TONI ANNETTE
243 S BRIARHILL DR
FARMINGTON, AR 72730

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CANTRELL, CORNELIEUS AARON
& SHANNON E
291 S BRIARHILL DR
FARMINGTON, AR 72730

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MURPHY, RICHARD S
273 S BRIARHILL DR
FARMINGTON, AR 72730

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THOMAS, ERIC W & SANDRA W
193 S ANGUS LN
FARMINGTON, AR 72730

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SHADDOX PROPERTIES INC
PO BOX 3483
FAYETTEVILLE, AR 72702-3483

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HARRIS, BARBARA L
190 APPLEWOOD AVE
FARMINGTON, AR 72730-8639

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FARMINGTON SCHOOL
DISTRICT #6
42 S DOUBLE SPRINGS RD
FARMINGTON, AR 72730-2506

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SWYER, RONALD J
217 W COUNTRYSIDE DR
FARMINGTON, AR 72730

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BARBON, VICKY
207 S BRIARHILL DR
FARMINGTON, AR 72730

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HELTON, PANNY J & TAMMY
231 S BRIARHILL DR
FARMINGTON, AR 72730-8641

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LARRIN, CATHERINE M & RANDY P SR
209 W COUNTRYSIDE DR
FARMINGTON, AR 72730-8801

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ROSE, JACK LEE & BETTY RUTH
RIFKOR, BLE TRUST
55 W RAINSONG ST APT 14
FARMINGTON, AR 72730

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HENRICKSON, KENNETH B & CAROL
PO BOX 1725
FAYETTEVILLE, AR 72702

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ARRARD, KELLY
297 S BRIARHILL DR
FARMINGTON, AR 72730

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VINBERG, DEBRA S
227 S BRIARHILL DR
FARMINGTON, AR 72730-8641

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HAWKINS, ROY G & PATRICIA ANN TRUST
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7015 0640 0002 2711 8130

7015 0640 0002 2711 8154

7015 0640 0002 2711 8063

7015 0640 0002 2711 8123

7015 0640 0002 2711 8178

7015 0640 0002 2711 8086

7015 0640 0002 2711 8176

7015 0640 0002 2711 8171

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

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HOGEB INVESTMENTS LLC
PO BOX 4628
FAYETTEVILLE, AR 72702

10/09/2019

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY**

To All Owners of land lying adjacent to the property at:

12655 Orchid Road, Farmington Arkansas

Location

Farmington Commercial, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 to R-3.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on October 28, 2019 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.



Cherokee E

Bob Folsom Elementary School

Applewood Ave

Southwicks Rd

Whitney Ln

Birch Hill Dr

Sundown Dr

Greenfield Ave

Trotters Crossing

Sundown Dr

Birch Hill Dr

AREA TO BE REZONED

Farmington United Methodist Church

Eagle Ridge Dr

Twin Falls Dr

Duffwood Dr

Claybrook Dr

Farmington High School

Browning Dr

62

3202

Simmons First Bank Northwest

ises

Twin Falls Dr

Waterfalls Dr

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: Frances Hawkins Day Phone: 479-530-3199
 Address: 12328 Hwy 62, Farmington, Ark 72730
12405 Bethel Blk TP, Farmington 72730

Representative: Dan Dorman Day Phone: 479-790-1323
 Address: 10912 N. Hwy 170 Prairie Grove, Ark 72753

Property Owner: Frances Hawkins Day Phone: 479 530-3199
 Address: 12405 Bethel Blk TP Farmington, Ark 72730

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

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

Property Description 12328 Hwy 62 Farmington Ark
 Site Address -- 12405 Bethel Blk TP 72730
 Current Zoning -- R-1 Proposed Zoning -- C-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:

Commercial - C-2
Property located at corner of Hwy 62 / County 62 (Farm)
Commercial Business of property now
Other Commercial Business in Surrounding Area

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 1st day of October, 2019.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to C-2 will be held on the 28th day of October, 2019, 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.

Frances Hawkins Date 10/02/19
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.)

Frances Hawkins Date 10/01/19
Owner/Agent Signature

RECEIPT		DATE <u>10-2-19</u>	No. <u>217129</u>
RECEIVED FROM	<u>Dan Dorman</u>	<u>\$25.00</u>	
	<u>Twenty five & no/100</u>	DOLLARS	
<input checked="" type="checkbox"/> FOR RENT	<u>R Zone - Bethel Blktp.</u>		
<input checked="" type="checkbox"/> FOR			
ACCOUNT		<input type="checkbox"/> CASH	
PAYMENT	<u>25.00</u>	<input checked="" type="checkbox"/> CHECK	FROM _____ TO _____
BAL. DUE	<u>0</u>	<input type="checkbox"/> MONEY ORDER	BY <u>B. Coleman</u>
		<input type="checkbox"/> CREDIT CARD	

City of Farmington, AR

10/02/2019 7:43AM 01
 000000#7524 CLERK01

Development Fees \$25.00

ITEMS 1Q
 CHECK \$25.00

AFFIDAVIT

I hereby certify that I Frances Hawkins
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: Frances Hawkins Date: 10/01/19

AGENT AUTHORIZATION

I (We), Frances Hawkins, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), San Simon, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Frances Hawkins
Property Owner – Signature

FRANCES HAWKINS
Property Owner - Print

Property Owner – Signature

Property Owner - Print

AGENT AUTHORIZATION

I (We), Frances Hawkins, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Dan Dorman, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Frances Hawkins
Property Owner – Signature

FRANCES HAWKINS
Property Owner - Print

Property Owner – Signature

Property Owner - Print

WARRANTY DEED

Single Person

KNOW ALL MEN BY THESE PRESENTS:

That I, Izetta Gibson, a single person

for and in consideration of the sum of one (\$1.00) Dollar and other good and valuable consideration-----
to me in hand-----paid by Bill H. Hawkins and
Frances K. Hawkins, husband and wife,-----
do hereby grant, bargain and sell unto the said Bill H. Hawkins and
Frances K. Hawkins, husband and wife, and unto
their-----
heirs and assigns, the following described land, situate in: Washington,

-----County, State of Arkansas, to-wit:

Part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-three (33) and part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-four (34), all in Township Sixteen (16) North of Range Thirty-one (31) west, being more particularly described as follows, to-wit: Beginning at a point on the North line of said Section Thirty-three (33) which is 1.5 chains west of the Northeast corner of said section and running thence South 317.04 feet; thence East 110 feet; thence North 317.04 feet to the North line of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter of Section 34; thence west 110 feet to the point of beginning.

FILED
FOR RECORD
86 SEP 30 PM 4 03
Do not write in this space

WASHINGTON COUNTY AR
ALL RIGHTS RESERVED
0329218

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

Grantee Bill Hawkins
Address ROB # 227
Farmington Ark.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Bill H. Hawkins and Frances K. Hawkins, husband and wife, and unto their-----
heirs and assigns, forever. And I, the said Izetta Gibson, a single person,-----

hereby covenant that-----I am----- lawfully seized of said land and premises; that the same is unincumbered, and will forever warrant and defend the title to the said lands against all legal claims whatever.

WITNESS --- my----- hand--- and seal--- on this

13th day of November 1984
Izetta Gibson (Seal)

(Seal)

(Seal)

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
County of)

LIBER 1195 PAGE 621

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public-----
Izetta Gibson----- within and for the County aforesaid, duly commissioned and acting,

to me well known as the Grantor in the foregoing Deed, and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 13th day of

My Commission expires
November 13, 1991

Notary Public
1984
[Signature]

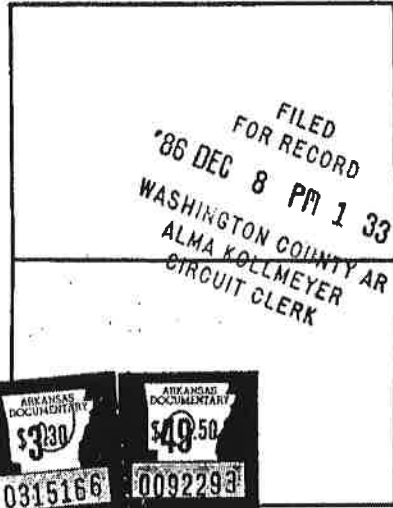
WARRANTY DEED

SINGLE PERSON

KNOW ALL MEN BY THESE PRESENTS:

That I, Izetta Gibson

a single person, hereinafter called Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to me in hand paid by Bill H. Hawkins and Frances K. Hawkins, husband and wife, ----



hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's heirs and assigns, the following described land, situate in

Washington County, State of Arkansas, to-wit:

R 7 012 Farming com, LLC

Part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-four (34), Township Sixteen (16) North, Range Thirty-one (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 11 feet East of the Northwest corner of said Section Thirty four (34), and running thence South 317.04 feet thence East to the centerline of U.S. Highway No. 62, thence in a Northeasterly direction with said centerline to its intersection with the North line of said 40 acre tract, thence West with said North line 383.68 feet, more or less, to the point of beginning.

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

Grantee: _____
Address: 1949 Gates - Fayetteville, Ark

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, forever. And I, the said Grantor, hereby covenant that I am lawfully seized of said land and premises, that the same is unincumbered, and that I will forever warrant and defend the title to the said lands against all legal claims whatever.

WITNESS my hand and seal on this 5th day of December, 1986
THIS INSTRUMENT PREPARED BY:

Izetta Gibson (Seal)

(Seal)

(Seal)

ACKNOWLEDGMENT

STATE OF ARKANSAS
County of Washington

BOOK 1204 PAGE 414

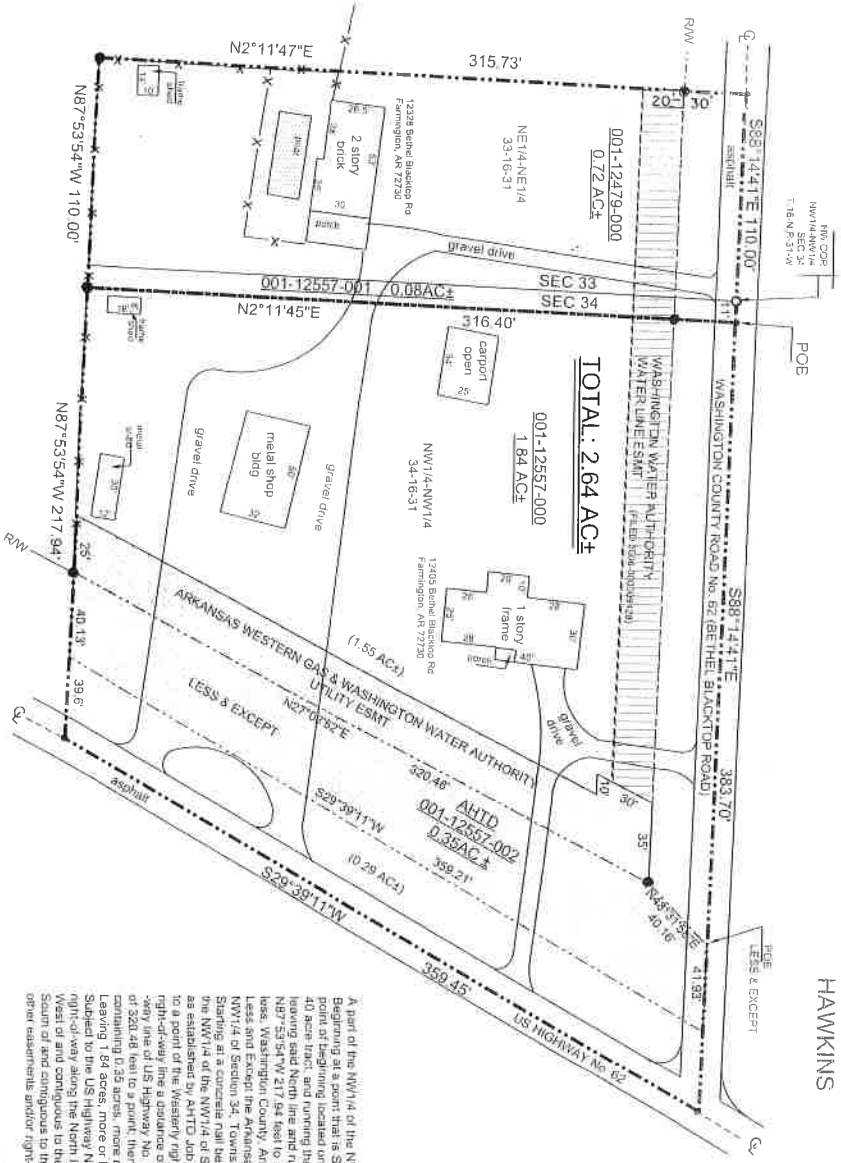
On this the 5th day of December, 1986, before me, a notary public, personally appeared Izetta Gibson known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she had executed the same for the purposes therein set forth.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires June 15, 1991
WDS

Bill P. Green
Notary Public

PLAT OF SURVEY
for
BILL & FRANCES
HAWKINS



SURVEY DESCRIPTION
0.80 ACRE TRACT

A part of the NE 1/4 of the NE 1/4 of Section 33 and a part of the NW 1/4 of the NW 1/4 of Section 34, Township 16 North, Range 31 West, being more particularly described as follows:
Beginning at a point that is S88°14'41"E 110.00 feet from the Northwest corner of the NW 1/4 of said Section 34, said point of beginning located on the centerline of Washington County Road No. 62 (Bethel Blacktop Road), and running thence S88°14'41"E 383.70 feet along said North line to the centerline of US Highway No. 62; thence N87°53'54"W 217.94 feet to a 1/2" red-inked iron nail, thence N2°11'47"E 315.73 feet to the point of beginning, containing 0.80 acres, more or less, Washington County, Arkansas.

Subject to the Washington County, Arkansas
right-of-way along the North line, a utility easement running South of and contiguous to the South line of said right-of-way and any other easements and/or right-of-ways of record.

SURVEY DESCRIPTION
1.84 ACRE TRACT

A part of the NW 1/4 of the NW 1/4 of Section 34, Township 16 North, Range 31 West, being more particularly described as follows:
Beginning at a point that is S88°14'41"E 110 feet from the Northwest corner of the NW 1/4 of said Section 34, said point of beginning located on the centerline of Washington County Road No. 62 (Bethel Blacktop Road), and the North line of said right-of-way running thence S88°14'41"E 383.70 feet along said North line to the centerline of US Highway No. 62; thence N87°53'54"W 217.94 feet to a 1/2" red-inked iron nail, thence N2°11'45"E 316.40 feet to the point of beginning, containing 2.19 acres, more or less, Washington County, Arkansas.

Less and Except the Arkansas Highway Transportation Department Tract No. 65 being described as a part of the NW 1/4 of the NW 1/4 of Section 34, Township 16 North, Range 31 West, Washington County, Arkansas, as described as follows:
Starting at a concrete nail being used as the Section corner of Sections 27, 28, 33, 34, thence S88°14'41"E 217.94 feet to the NW corner of the NW 1/4 of the NW 1/4 of Section 34, a distance of 313.09 feet to a point on the Western right-of-way line of US Highway No. 62, as established by AHTD Job R40082 for the point of beginning, thence S88°14'41"E along said North line a distance of 41.13 feet to a point of the Western right-of-way line of US Highway No. 62 as established by AHTD Job 40112, thence S29°39'11"W along said right-of-way line a distance of 359.21 feet to a point, thence N87°53'57"W a distance of 40.13 feet to a point of the Western right-of-way line of US Highway No. 62 as established by AHTD Job R40082; thence N2°10'32"E along said right-of-way line a distance of 40.13 feet to a point, thence N46°31'55"E along said right-of-way line a distance of 40.16 feet to the point of beginning, containing 0.29 acres, more or less.

Leaving 1.84 acres, more or less.

Subject to the US Highway No. 62 right-of-way along the East line, the Washington County, Road No. 62 (Bethel Blacktop Road), right-of-way along the North line, the 25 foot wide Arkansas Highway No. 62 right-of-way along the South line, the 20 foot wide Washington County, Arkansas right-of-way along the West line, the 20 foot wide Washington County, Arkansas right-of-way along the South line, the 20 foot wide Washington County, Arkansas right-of-way along the West line, the 20 foot wide Washington County, Arkansas right-of-way along the South line, and any other easements and/or right-of-ways of record.

Based for Bearings: Meridian, Deed filed in Bk. 2094, 4004, 4046, etc. in the Office of the Circuit Clerk and Ex-Clerks Recorder, Washington County, Arkansas.

FLOOD CERTIFICATION: The described tract is in a non-flood and not within the 100 year flood plain. Per FEMA Map No. 05-143C-00-7-2(1-99)

SURVEYORS CERTIFICATION: I hereby certify that I have surveyed the herein described tract and that the property lines and corner monuments are, to the best of my knowledge and belief, correctly established as shown, and all encumbrances and/or easements are shown hereon.

WILLIAM C. JENKINS, PLS. No. 656-45

W.C. Jenkins

JENKINS SURVEYING, INC.
1552 Cedar St
Fayetteville, AR 72703
Phone/Fax 479-521-5231

Date:	7-1
Drawn by:	
Field Book:	
Job No.:	



7019 0160 0000 6254 6700

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

Postage \$0.55

Total Postage and Fees \$6.85

Sent To *Michelle Smith*

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

City, State, ZIP+4®

Postmark Here 10/03/2019

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

2429 4529 0000 0910 6102

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FAIRFAX COUNTY, VA 22104

Certified Mail Fee \$3.50

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

<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 \$0.55

Total Postage and Fees \$6.85

Sent To *Julian Bloua*

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

City, State, ZIP+4®

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

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OFFICIAL USE

FAIRFAX COUNTY, VA 22104

Certified Mail Fee \$3.50

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

<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 \$0.55

Total Postage and Fees \$6.85

Sent To *Hayes Properties*

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

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OFFICIAL USE

FAIRFAX COUNTY, VA 22104

Certified Mail Fee \$3.50

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

<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 \$0.55

Total Postage and Fees \$6.85

Sent To *Jeremy + Andrea Pratt*

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

City, State, ZIP+4®

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

7019 0160 0000 6254 6711

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 1st day of October, 2019.

Tract 1: 12328 W Hwy 62, Farmington, AR 72730

Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-four (34), Township Sixteen (16) North, Range Thirty-one (31) West, Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at a point which is 11 feet East of the Northwest Corner of said Section Thirty-four (34), and running thence South 317.04 feet; thence East to the centerline of U.S. Highway No. 62; thence in a Northeasterly direction with said centerline to its intersection with the North line of said 40-acre tract; thence West with said North line 383.68 feet, more or less, to the point of beginning.

Less and Except

Part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a concrete nail being used as the Section Corner of Sections 27, 28, 33, & 34, thence South 88°14'41" East along the North line of the Northwest Quarter of the Northwest Quarter of Section 34 a distance of 313.00 feet to a point on the Westerly Right of Way line of U.S. Highway 62 as established by AHTD Job R40082 for the point of beginning; thence continue South 88°14'41" East along said North line a distance of 41.93 feet to a point on the Westerly Right of Way line of U.S. Highway 62 as established by AHTD Job 412; thence South 28°39'11" West along said Right of Way line a distance of 359.21 feet to a point; thence North 87°53'57" West a distance of 41.13 feet to a point on the Westerly Right of Way line of U.S. Highway 62 as established by AHTD Job R40082; thence North 27°03'52" East along said Right of Way line a distance of 320.48 feet to a point; thence North 46°31'58" East along said Right of Way line a distance of 40.16 feet to the point of beginning and containing 0.35 acres or 15,386 square feet, more or less, as shown on plans prepared by the AHTD referenced as Job R40082.

Tract 2: 12405 Bethel Blacktop Rd. Farmington IAR 72730

Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-three (33) and part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-four (34), all in Township Sixteen (16) North of Range Thirty-one (31) West, being more particularly described as follows, to-wit: Beginning at a point on the North line of said Section Thirty-three (33) which is 1.5 chains West of the Northeast Corner of said section and running thence South 317.04 feet; thence East 110 feet; thence North 317.04 feet to the North line of the Northwest Quarter (NW1/4) of the Northwest Quarter of Section 34; thence West 110 feet to the point of beginning.

A public hearing to consider this request to rezone the above described property from

B-1 to C-2 will be held on the 28th day of October 2019 at 6:00 p.m. at Farmington City Hall,

354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

75107481 10/05/2019

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:



9590 9402 3796 8032 5387 05

2. Article Number (Transfer from service label)

7019 0160 0000 6254 6735

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Alan Wook Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 10/1/19

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No
Hogaye Properties Inc
4148 W. MLK Blvd Ste 1
Fayetteville, Ar 72704

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail™	
<input type="checkbox"/> Insured Mail Restricted Delivery	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:



9590 9402 3796 8032 5387 29

Article Number (Transfer from service label)

7019 0160 0000 6254 6742

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 G. Stearman Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 10/1/19

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No
Stearman Gary E
Revocable Trust
12382 W. HWY 62
FARMINGTON, Ark 72730

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail™	
<input type="checkbox"/> Insured Mail Restricted Delivery	

Domestic Return Receipt

NORTHWEST ARKANSAS Democrat Gazette

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AFFIDAVIT OF PUBLICATION


I, Cathy Staggs, do solemnly swear that I am the Accounting Manager of the Northwest Arkansas Democrat-Gazette, printed and published in Washington 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:

Legend Realty

~~PH Watkins~~
Hawkins, Frances

Was inserted in the Regular Edition on:
October 5, 2019

Publication Charges: \$170.30


Cathy Staggs

Subscribed and sworn to before me
This 8th day of Oct, 2019.



Notary Public
My Commission Expires: 3-16-25



NOTICE OF PUBLIC HEARING

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Northeasterly direction with said centerline to its intersection with the North line of said 40 acre tract, thence West with said North line 383.68 feet, more or less, to the point of beginning.

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thence North 48°31'58" East along said Right of Way line a distance of 40.16 feet to the point of beginning and containing 0.35 acres or 15,396 square feet, more or less, as shown on plans prepared by the AHTD referenced as Job R40082.

Tract 2: 12405 Bethel Blacktop Rd. Farmington |AR 72730
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A public hearing to consider this request to rezone the above described property from R-1 to C-2 will be held on the 28th day of October 2019 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

75107481 10/05/2019

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