



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

PLANNING COMMISSION AGENDA
May 21, 2018

**A meeting of the Farmington Planning Commission will be held on
Monday, May 21, 2018 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - April 23, 2018
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Conditional Use for Sale of Fireworks:** Hale Fireworks
Property owned by: Rausch Coleman
Property Location: 120 N. Holland
Presented by: Reggie Hale
 - B. **Rezone Request:** 46 E. Wilson from A-1 to R-2
Property owned by: CFC Properties
Property Location: 46 E. Wilson
Presented by: Dominick Hinds
5. **NEW BUSINESS**
 - A. **Preliminary Plat:** Farmington Heights Phase II
Property owned by: Indian Territory, LLC.
Property Location: S. 54th Street
Presented by: Civil Design Engineers, Inc.

**Planning Commission Minutes
April 23, 2018**

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

PRESENT

Jay Moore
Gerry Harris
Bobby Wilson
Robert Mann, Chair
Judy Horne
Matt Hutcherson
Toni Bahn

ABSENT

None

City Employees Present: Steve Tennant, City Attorney; Chris Brackett, City Engineer

2. **Approval of Minutes:** March 26, 2018 Minutes were approved as written.
3. **Comments from Citizens:** No comments from citizens.

PUBLIC HEARING

4A. Conditional Use for Sale of Fireworks presented by Kevin Bailey:

David Stewart was present to discuss the request

Comments from the City:

A memo from Melissa McCarville was read to the Planning Commissioners and audience. This memo states that this is a reoccurring request every year. It is the same company and location. She does not have any issues with the request.

Steve Tennant provided clarification on the ordinance states for the sale of fireworks. This period is from June 21st to July 7th.

Robert Mann called the question to approve the conditional use for the sale of fireworks. Upon roll call, the motion was passed unanimously.

4B. Conditional Use on Appeal- Residential dwelling in C-2 zoning presented by Joey Ingle:

Joey Ingle was present to discuss the request.

Comments by the City:

Melissa McCarville's memo was read as follows:

"In my opinion this is a reasonable request. Since we cannot foresee every possible appeal that can be made, the planning commission is allowed to consider these exceptions. The key, in my view, is the idea that you can add whatever conditions that you see fit on this request. The mandate that only the

manager of the storage units be the tenant is what I would consider a reasonable requirement. This is a conditional use, so if complaints are received, you would have the option to reconsider this approval.”

Rick Bramall’s memo was read as follows:

“I am not opposed of letting Scott Busch get a conditional use to allow a residential dwelling in a C-2 zoned lot. This is a common practice in other towns and is allowed in the building codes. The dwelling will have to meet all the fire separation requirements in the commercial building code and the construction requirements of the residential code.”

Steve Tennant stated he has looked at the history and a manager only would be a good stipulation to have on the conditional use. No family should be living there; it should only be for a single person. His only concern is the complaints for safety of children.

Jay Moore asked Steve if they would have to wait the 1 year before addressing any complaints or if we can address the complaints when we receive them. Steve stated if the problem arises it can be addressed at that time and they don’t have to wait the full year to revoke the Conditional Use permit.

Public Comment: No public comment.

Joey Ingle stated he will make it a stipulation that the tenant can only be a single person. No families will be allowed to take residence as manager on the property. He will be following all building codes.

Robert Mann called the question to approve the Conditional Use on Appeal. Upon roll call, the motion was passed unanimously.

4C. Variance Request to front setback requirement presented by Joey Ingle:

Joey Ingle was present to discuss the request.

Joey Ingle from Sand Creek Engineers stated the goal of this request is to create street-front visibility of the property. This is due to the fact that when Highway 62 was widened, the now required setbacks from highway would hide the new building. (The existing buildings on either side are closer to the highway.). The parking will be placed in the rear of the property.

Comments from the City:

Melissa McCarville’s memo read as follows:

“This set back variance request is in keeping with the front setback of other buildings adjacent to it. To set this building back, with the other so far forward would hamper the ability for the owner to market the lease space. With the speed limit as it is, it is realistic to allow this structure to have visibility closer to Hwy 62.”

Rick Bramall’s memo read as follows:

“I am not opposed of the building set back variance being requested. This will allow more visibility of the building and will not cause any undue hindrance to the business.”

Steve Tenant stated he agrees with Melissa and Rick. Joey Ingle stated one of the goals was to create curb appeal. Gerry Harris liked the idea of parking behind businesses. She suggested the Planning Commission should revisit the ordinance about commercial business parking. Steve Tenant agreed. Gerry Harris asked if the variance goes with the person or the property. It was answered that it goes with the property. Therefore, even if current owner sells the property to someone who wants to put in a different business, the conditional use stands.

Chris Brackett stated this property has special circumstances because the drainage and Highway 62 right of way pushed the setbacks even further and the business building needs to be in line with the businesses in that area. The variance would fix this issue of being too far back.

Public comment:

Ernie Penn, 50 Bellwood- stated he likes the design and visibility this variance will help the issues. He also stated if they want to make an exception with the property it would be a great addition.

Robert Mann called the question to approve the variance to the front setback requirement. Upon roll call, the motion passed unanimously.

NEW BUSINESS

5. Large Scale Development: Holland House Holdings- the Vault Storage & 277 Farmington Commercial presented by Joey Ingle:

Joey Ingle stated they have revised the plans including the landscaping.

Comments from the City:

Melissa McCarville's memo stated "I defer to Chris Brackett."

There were no remarks from Rick Bramall.

Chris Brackett read his memo for the Commission as follows; "The Large Scale Development Plan for the Holland House Holdings has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments: 1. There are several drainage issues from Technical Plat Review that have not been satisfactorily addressed. These issues must be addressed for the Detention Design to be considered a "final" design. These corrections can be addressed with the construction plan submittal and review. A meeting to review the comments and responses prior to construction plan submittal is recommended. 2. The fire flow and fire hydrant and fire lane locations must be approved by the Fire Department prior to construction plan approval. 3. Submit two (2) copies of the filed easement plat before final approval of the plans. A copy of the proposed easement plat should be submitted to MWY for review prior to acquiring signatures. 4. Any water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to any construction activities. 5. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference. 6. After a final review set of plans and drainage report has been approved by

MWY, the applicant should submit to the City three (3) set of full size plans, two (2) sets of half sized plans, and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.”

Public Comment: no comments from citizens.

Robert Mann called the questions to approve the Large Scale Development: Holland House Holdings- the Vault Storage & 277 Farmington Commercial. Upon roll call, the motion passed unanimously.

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

Judy Horne - Secretary

Robert Mann - Chair

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE
FOR SALE OF FIREWORKS

Applicant's Name Reggie Hale (Hale Fireworks) Date 4/1/18

Address 8193 S. Morningstar Rd Bentonville Ar 72712

Phone # 479-381-1076

Zoning _____

Description of proposed use: Fireworks Sales

The following information must be provided before you will be placed on the Farmington Planning Commission agenda.

- 1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
- 2. Payment of \$250.00 fee.
- 3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
- 4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
- 5. The applicant has provided proof that arrangements for waste collection services have been made.
- 6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
- 7. Must place signs in compliance with the City's sign ordinance.
- 8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
- 9. If site is not addressed contact Dainah at the City of Fayetteville 575-8380, she will assign an address to the site.
- 10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

After conditional use approval the following are required:

1. Business license. (\$50.00 for new one and \$25.00 for a renewal)
2. Site inspection prior to opening must be completed by Fire Chief.

City of Farmington, AR

RECEIPT DATE 4-9-18 No. 540350

RECEIVED FROM Hale Fireworks Central \$ 250.00

Two hundred fifty & no/100 DOLLARS

FOR RENT
 FOR Conditional Use - Fireworks Sale

ACCOUNT		<input type="checkbox"/> CASH
PAYMENT	<u>250.00</u>	<input checked="" type="checkbox"/> CHECK
BAL. DUE	<u>0</u>	<input type="checkbox"/> MONEY ORDER
		<input type="checkbox"/> CREDIT CARD

FROM _____ TO _____
BY B. Coleman

CR# 3050

4/09/2018 4:04PM 01
00000#3748 CLERK01

Development Fees \$250.00

TEMS HECK 10
\$250.00

3050

HALE FIREWORKS CENTRAL ARKANSAS

8193 S. MORNINGSTAR RD
BENTONVILLE, AR 72712
(479) 381-1076

DATE 4/17/18 81-87/829

PAY TO THE ORDER OF City of Farmington \$ 250.00

Two hundred Fifty Dollars & no/100 DOLLARS  Security Features Included. Details on Back.

ARVEST

BANK arvest.com

FOR Rent Farmington

Reggie Hale

⑈003050⑈ ⑆082900872⑆ 0022770596⑈

AFFIDAVIT

I hereby certify that I Reggie Hale
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: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Reggie Hale
Signature

4/18
Date

NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

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

120 W Holland Farmington Av
Location

Rauch Coleman
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Fireworks Sales

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on May 21 2018 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.

Gabreillas Restraunt



NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

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

120 W Holland Farmington Av
Location

Rausch Coleman
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

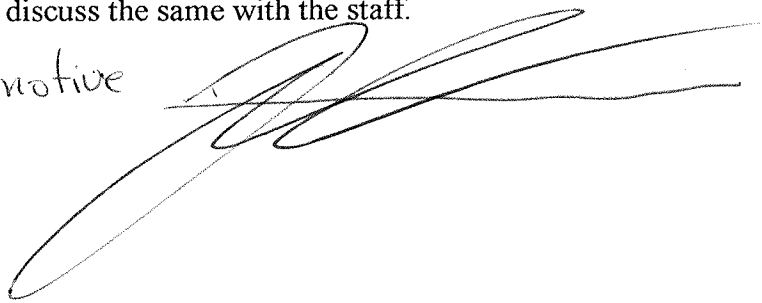
The purpose of this request is to use this property for:

Fireworks Sales

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on May 21 2018 at 6:00 p.m.

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Lewis Automotive

A large, stylized handwritten signature in black ink, appearing to be the signature of Lewis Automotive.

NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE

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

Location 120 W Holland Farmington

Owned by Bauch Coleman

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Fireworks Sales

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on May 21, 2018 at 6:00 p.m.

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Hilson Real estate

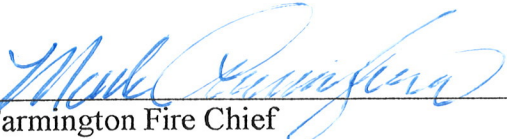
Farmington Av 120 W Holland
Hale & Finwoods will keep
trash cleaned up and
hauled off in a timely
manner. every day or as
needed.

Reggie Hale

LOCATION APPROVAL OF FIREWORKS STAND

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

1. The fireworks are not being stored or sold in a permanent structure in the city.
2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.


Farmington Fire Chief

4/09/18
Date

120 N Holland

Reggie Herb
479-381-1076

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: CFC PROPERTIES / DOMINICK HINDS Day Phone: 479 200-8983

Address: 46 WILSON ST. FARMINGTON Fax: _____

Representative: AMBER SQUIRES Day Phone: 479 263-2380

Address: _____ Fax: _____

Property Owner: CFC PROPERTIES / DOMINICK HINDS Day Phone: 479 200-8983

Address: 1522, N. MERION WAY #103 Fax: _____
FAYETTEVILLE AR 72704

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 -- 46 E. WILSON ST.

Current Zoning -- A1 Proposed Zoning -- R2

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:

RESIDENTIAL R2 TO IMPROVE USE OF LAND

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 18th day of APRIL, 2018.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from A1 to R2 will be held on the 21st day of MAY, 2018, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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

[Signature] Date 4/18/18
Applicant Signature

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

[Signature] Date 4/18/18
Owner/Agent Signature

RECEIPT

DATE 4-18-18

No. 540354

RECEIVED FROM CFC Properties \$ 25.00

Twenty five & no/100 DOLLARS

FOR RENT
 FOR zone fee

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

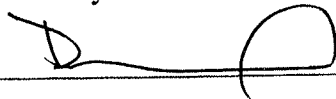
FROM _____ TO _____

BY J Coleman

AFFIDAVIT

I hereby certify that I DOMINICK HINDS
Print name

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

Signature: 

Date: 4/18/18

**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:

46 E. WILSON ST. FARMINGTON AR 72730
Location

CFC PROPERTIES LLC
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from A1 to R2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on MAY 21ST 2018 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.

AGENT AUTHORIZATION

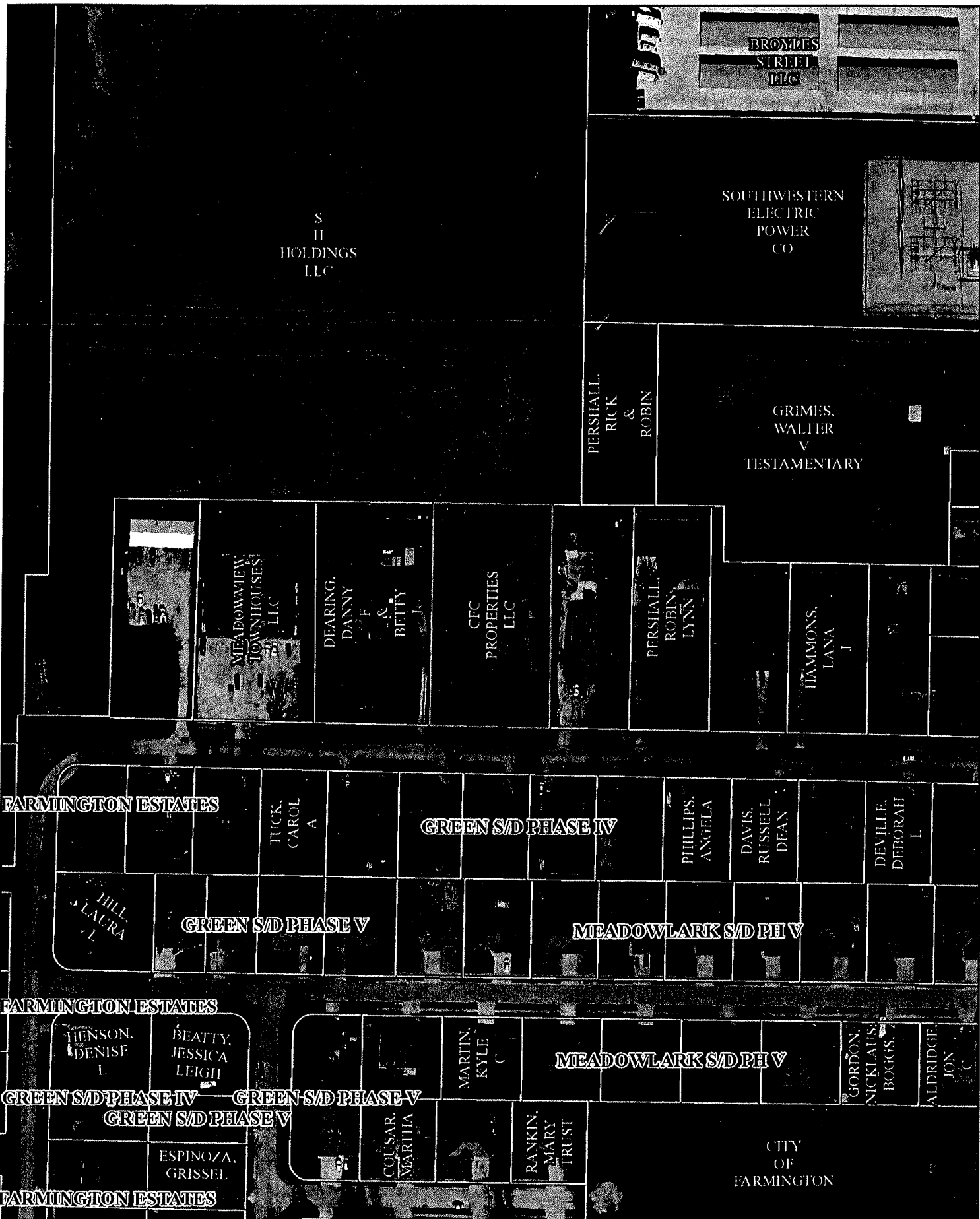
I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering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

Property Owner – Signature

Property Owner - Print

Property Owner – Signature

Property Owner - Print

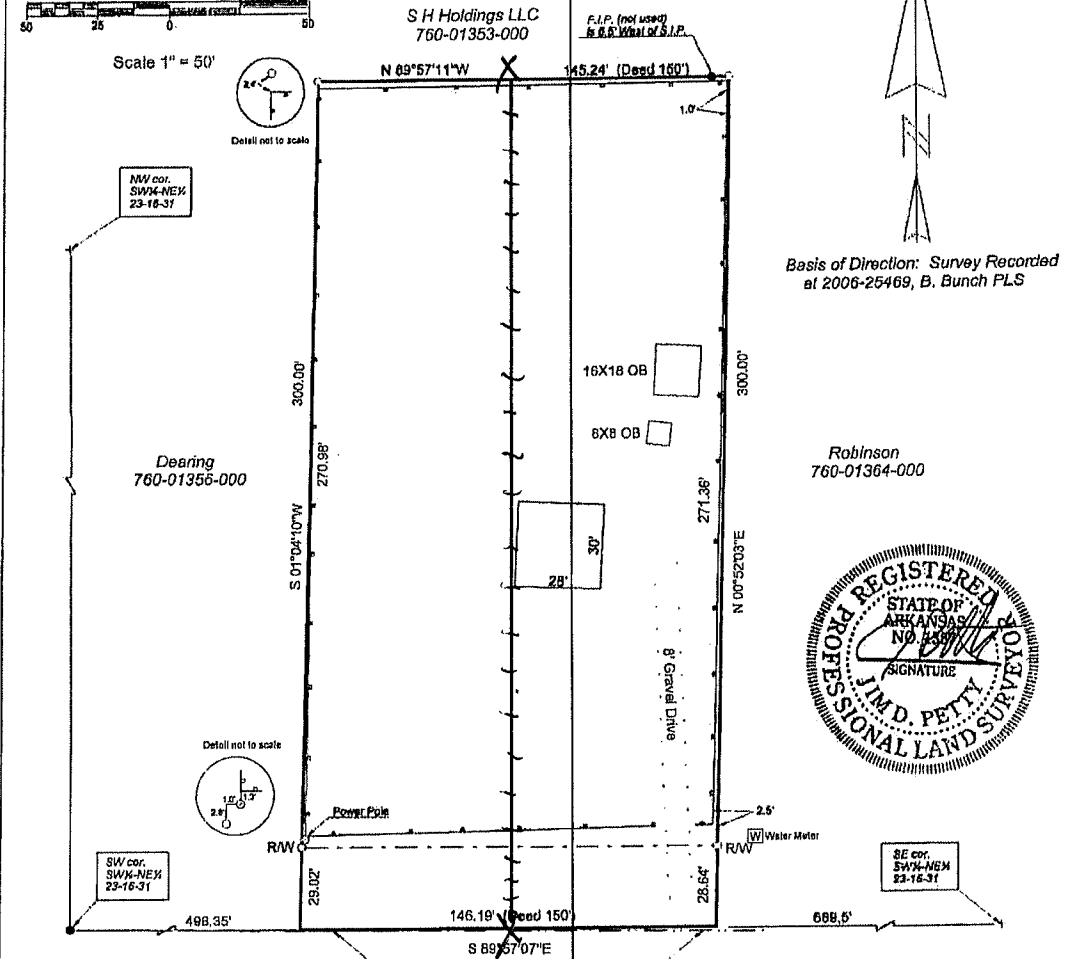


1 inch = 154 feet

Created By actDataScout on 4/17/2018 11:01:19 AM via DataScout OneMap

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

PLAT - OF - SURVEY



Physical address: 46 E. Wilson St. Farmington, AR 72730
 Assessors Parcel #: 760-01363-000
 Centerline, Wilson St. (60' R/W)
 500-16N-31W-0-23-130-72-1357

SURVEY DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: BEGINNING at a point which is North 89°57'07" West 689.5 feet from the Southeast corner of said 40 acre tract, and running thence North 00°52'03" East 300 feet; thence North 89°57'11" West 145.24 feet; thence South 01°04'10" West 300 feet; thence South 89°57'07" East 148.19 feet to the POINT OF BEGINNING, containing one (1) acre, more or less.

Subject to the Right-Of-Way of Wilson Street along the entire South side thereon, and all other Easements and Restrictions of Record.

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. Also, any easements and/or evidence of encroachments revealed by said survey are shown hereon.

Jim D. Petty
 Jim D. Petty, Arkansas PLS No. 1357

Surveyors Notes:

- This survey complies with or exceeds Arkansas Minimum Standards for Property Boundary Surveys and Plats, revision of May 21, 2009.
- This property does not lie in ZONE "AJAE" (Special Flood Hazard Areas Inundated by 100 year flood) as determined from the FIRM Map of Washington County, Arkansas, and Incorporated Areas, Map Number 05143C0215 F, effective date May 16, 2008.

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- ⊙ STATE MONUMENT
- + CALCULATED POINT
- CHAIN LINK FENCE

Jim D. Petty
 Professional Land Surveyor
 Arkansas P.L.S. No. 1357

2072A Emily Circle Drive
 Springdale, Arkansas 72762
 Phone (479) 409-0546

NAME: J. Jeffery & Stephanie McGuire
 CITY: Farmington
 STATE: Arkansas
 SURVEYED: JDP/RTC

PROJECT #: 12-0101
 COUNTY: Washington
 DATE: January 13, 2012
 DRAWN: JDP

File# 2018-00009237

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

**WARRANTY DEED
MARRIED PERSONS**

File #: 1803000-131

KNOW ALL MEN BY THESE PRESENTS:

That we, **John Jeffrey McGuire, a/k/a Jeffery McGuire, and Stephanie A. McGuire, husband and wife**, hereinafter called GRANTOR(S), 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 **CFC Properties, LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **CFC Properties, LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in Washington County, Arkansas to-wit:

Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: Beginning at a point which is N 89°57'07" West 689.5 feet from the Southeast Corner of said 40 acre tract, and running thence North 00°52'03" East 300 feet; thence North 89°57'11" West 145.24 feet; thence South 01°04'10" West 300 feet; thence South 89°57'07" East 146.19 feet to the Point of Beginning, containing one (1) acre, more or less. Subject to the Right of Way of Wilson Street along the entire South side thereon, and all other easements and restrictions of record.

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

TO HAVE AND TO HOLD the same unto the said Grantee(s), and unto its successors and assigns forever, with all appurtenances thereunto belonging.

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

And we, John Jeffrey McGuire and Stephanie A. McGuire, husband and wife, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

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

WARRANTY DEED MARRIED PERSONS

File #: 1803000-131

KNOW ALL MEN BY THESE PRESENTS:

That we, **John Jeffrey McGuire, a/k/a Jeffery McGuire, and Stephanie A. McGuire, husband and wife**, hereinafter called GRANTOR(S), 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 **CFC Properties, LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **CFC Properties, LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

Part of the Southwest Quarter of the Northeast Quarter of Section 23, in Township 16 North, of Range 31 West, Washington County, Arkansas, described as follows: Beginning at a point which is N 89°57'07" West 689.5 feet from the Southeast Corner of said 40 acre tract, and running thence North 00°52'03" East 300 feet; thence North 89°57'11" West 145.24 feet; thence South 01°04'10" West 300 feet; thence South 89°57'07" East 146.19 feet to the Point of Beginning, containing one (1) acre, more or less. Subject to the Right of Way of Wilson Street along the entire South side thereon, and all other easements and restrictions of record.

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

TO HAVE AND TO HOLD the same unto the said Grantee(s), and unto its successors and assigns forever, with all appurtenances thereunto belonging.

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

And we, John Jeffrey McGuire and Stephanie A. McGuire, husband and wife, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of
Brian Blackman, Attorney
2592 S. 48th St.
Springdale, AR. 72762

RTC 18-4559T



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

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 18-45559T

Grantee: CFC PROPERTIES LLC
Mailing Address: 1522 N MERION WAY
FAYETTEVILLE AR 727000000

Grantor: JOHN JEFFERY MCGUIRE A/K/A JEFFERY MCGUIRE AND STEPHANIE
Mailing Address: A. MCGUIRE
59 WILSON STREET
FARMINGTON AR 727300000

Property Purchase Price: \$60,000.00
Tax Amount: \$198.00

County: WASHINGTON
Date Issued: 04/03/2018
Stamp ID: 1307856896

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

Grantee or Agent Name (printed): Beverly Whitehead
Grantee or Agent Name (signature): *Beverly Whitehead* Date: _____
Address: 3711 W. Walnut • Rogers, AR 72756
City/State/Zip: 479-636-7766



7017 1070 0001 1151 9083

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FARMINGTON, AR 72730

OFFICIAL USE

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Postage	\$0.50	
Total Postage and Fees	\$6.70	

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<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

Sent To: *Robert Coenderlee*
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

7017 1070 0001 1151 9069

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FAYETTEVILLE, AR 72701

OFFICIAL USE

Certified Mail Fee	\$3.45	0230 06
Postage	\$0.50	
Total Postage and Fees	\$6.70	

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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

Sent To: *SH Holdings*
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

7014 2120 0003 3503 2133

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FARMINGTON, AR 72730

OFFICIAL USE

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Postage	\$0.50	
Total Postage and Fees	\$6.70	

Postmark Here
04/19/2018

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<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

Sent To: *Joshua Partmann*
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

PS Form 3800, July 2014 See Reverse for Instructions

7014 2120 0003 3503 2126

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FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.45	0230 06
Postage	\$0.50	
Total Postage & Fees	\$6.70	

Postmark Here
04/19/2018

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

Sent To: *Danny + Betty Dearing*
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4

PS Form 3800, July 2014 See Reverse for Instructions

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FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.45	0230 06
Postage	\$0.50	
Total Postage & Fees	\$6.70	

Postmark Here
04/19/2018

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

Sent To: *Michael McFail*
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4

PS Form 3800, July 2014 See Reverse for Instructions

7017 1070 0001 1151 9076

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FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.45	0230 06
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Postmark Here
04/19/2018

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

Sent To: *Kelly Richardson*
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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

**City of Farmington
Application and Checklist
Preliminary Plat**

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

Applicant: Indian Territory, LLC Day Phone: 479-530-2778
PO Box 1527
 Address: Farmington, AR 72730 Fax: _____

Representative: Civil Design Engineers, Inc. Day Phone: 479-381-1066
4847 Kaylee Ave
 Address: Springdale, AR 72762 Fax: _____

Property Owner: Indian Territory, LLC Day Phone: 479-530-2778
PO Box 1527
 Address: Farmington, AR 72730 Fax: _____

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

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

For office use only:

Fee paid \$ _____	Date _____	Receipt # _____
-------------------	------------	-----------------

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

Property Description
 Site Address -- Unassigned, S. 54th Street *1 Farmington Heights Ph. II*
 Current Zoning -- R-1
 Attach legal description

Financial Interests

The following entities or people have a financial interest in this project:
Indian Territory, LLC.

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

Joel Mooney Date 4/10/18
 Applicant Signature

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

Joel Mooney Date 4/10/18
 Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.			N/A
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *			To be provided 15 days before meeting
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			To be provided 15 days before meeting
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			To be provided 15 days before meeting
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			Complete before construction
b. 404 Permit			No wetland permitting req.
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		1-foot contours provided
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	X		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A, public sewer provided
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.	X		
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.			Gas/Electric/cable design
b. Locations of all lines above and below ground.			to be completed by respective
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			utility companies

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.			
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.	X		
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)	X		
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	X		
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			Not shown for residential subdivision
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			Not shown for residential subdivision
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			Not shown for residential subdivision
14. Indicate location and type of garbage service (Large Scale			subdivision

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.	X		
16. Draft of covenants, conditions and restrictions, if any.		X	
17. Draft POA agreements, if any.		X	
18. A written description of requested variances and waivers from any city requirements.		X	
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.			Not shown for residential subdivision
20. Preliminary drainage plan as required by the consulting engineer.	X		

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

City of Farmington, AR

RECEIPT

DATE 4-18-18

No. 540353

RECEIVED FROM Civil Design Engineers \$ 2000.00

Two thousand & no/100 DOLLARS

FOR RENT
 FOR Farmington Heights Ph. II

ACCOUNT	
PAYMENT	<u>2000.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY D. Colem

04/17/2018 3:03PM 01
000000#3788 CLERK01

Development Fees \$2000.00

ITEMS 10
CHECK \$2000.00

CR# 1405
Preliminary Plat

1405

CIVIL DESIGN ENGINEERS INC

4847 KAYLEE AVE
SPRINGDALE, AR 72762

DATE 04-17-18

86-8767/3031

PAY TO THE ORDER OF CITY OF FARMINGTON

\$ 2000.00

Two Thousand

DOLLARS  Security Features Included. Details on Back



www.grandsavingsbank.com

FOR 1105 - Farmington Heights Ph 2

[Signature]

⑈001405⑈ ⑆303187675⑆

⑆438590⑆

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

Applicant: Indian Territory, LLC

Date: 5-1-18

Project Name: Farmington Heights Subdivision Phase II- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: City of Farmington Name: Judy Horne
Landscaping / Parks Requirements Planning Commission
479-267-1022
jhorne923@gmail.com

- ① Landscaping ordinance requires park land dedication at ratio of .02 acres per lot : .02 x 75 lots equals 1.5 acres of parkland.
OR: pay a fee in lieu of park land conveyance at rate of \$600 per lot : \$600 x 75 lots = \$45,000.

If Tract A is intended to be a park, it is too small (1.04 acres). Tract B can't be included in park land acreage because it is a detention pond. (See Article XII, I. Unacceptable Park Land.

- ② Detention Ponds must have minimal landscaping to improve appearance. See Article X, A. Detention Pond + Water Quality Pond Landscaping.

Applicable portions of Landscaping Ordinance are attached.

Received By: _____

ARTICLE X. AUXILIARY LANDSCAPING/ SHIELDING/ SCREENING REQUIREMENTS

A. Detention Pond and Water Quality Pond Landscaping:

- (1) Several areas around detention pond shall be provided with low shrubs or grass plants for better appearance.
- (2) Pond landscaping plants or shrubs shall be of a type and variety that prevents clogged drains.

ARTICLE XII. DEDICATION AND LANDSCAPING OF NEIGHBORHOOD PARKS

A. **Purpose.** Parks provide health and wellness through recreational opportunities, social engagement, neighborhood community building, nature education; parks increase neighborhood and city property values and contribute to overall quality of life.

B. **Ratios for Dedication.** Developers of residential developments shall dedicate, in perpetuity, to the City of Farmington land area, exclusive of streets, for a park and/or trails within the development. Land shall be dedicated at a ratio of .02 acre (870 sq. ft.) of land for each single-family dwelling unit and .01 acre (435 sq. ft.) of land for each multi-family dwelling unit.

**Dedication Ratio:
.02 acres X 75 lots
= 1.5 acres of park
land**

C. **Fee Payment In Lieu of Land Conveyance.** In lieu of land dedication, developer shall contribute to the Farmington City Parks and Trails Development Fund \$600.00 for each single-family unit and \$300.00 for each multi-family unit. The City shall review the designated fees every two (2) years and make adjustment suggestions to the City Council.

**OR FEE: \$600 X 75
lots = \$45,000**

D. **Timetable for Land Dedication.** Dedication of land must be made before the city signs the final plat or building permit is issued for the development. Deeded land is dedicated park land and is not subject to any right of reversion or refund.

E. **Timetable for cash dedication.** Intention for cash payment shall be included in the development agreement and paid prior to the City's signature of, and release of, the final plat. For subdivisions that do not require a development agreement, the cash dedication shall be paid before the City releases the signed approval of the subdivision for recording.

F. **Location of Park.** The most suitable location for park may be determined by developer but dedicated park land shall be contiguous and shall be dedicated in perpetuity. Land, when dedicated, shall be shown on preliminary and final plats and on Site Plan and Landscaping Plan.

G. **Small Land Area.** When a proposed park dedication calculation is too small in area to provide an open space of suitable size and character, the Planning Commission may require dedicated land to be located next to open spaces or dedicated park land in adjacent development areas, so the combined land areas create park area of adequate size.

I. **Unacceptable Park Land.** Street front landscape buffers or parking lot landscape buffers and islands; major utility easements over 30 feet wide; storm water detention ponds; irrigation ditches, swales, and storm water channels, land with steep grade, land with immovable trash, junk, and/or pollutants, or any other land deemed unsuitable by the Planning Commission, shall not be dedicated as park land.



J. **Use of Fees.** Cash contributions for parks shall be deposited in the Farmington City Parks and Trails Development Fund and shall only be used for park or trail acquisition, development, or maintenance, as determined by the City based on the City of Farmington Master Trail and Park Plan. The Financial Officer of the City of Farmington shall maintain financial records of fees received and expenditures made.

K. **Park Naming Rights.** Developer shall have naming rights for the park, subject to the approval of the Planning Commission.

L. **Appropriate landscaping materials.** Developer shall make every effort to preserve existing healthy native trees eight inch (8") diameter or larger; Unique Specimen Trees; and native shrubs and other vegetation located in the proposed park area. Additional landscaping materials especially suited to Zone 6A are listed in ARTICLE XV. HARDY, DROUGHT-TOLERANT SHRUBS, GRASSES, TREES, AND EVERGREEN. In addition, perennial flowers, perennial ornamental grasses, and bulb-flowers may be planted.

M. **Required Essential Landscaping and Infrastructure.**

- (1) Community green space with bench seating (Minimum of two benches)

- (2) Open turf grass area
- (3) ADA accessible walking trail or path into park area
- (4) Trash receptacle (City will be responsible for trash disposal)
- (5) Vegetation planting requirements are listed below; however, substitutions may be approved by Planning Commission when native trees, shrubs, grasses, and other vegetation are preserved.
 - (a) Five (5) shade trees.
 - (b) Three (3) ornamental trees.
 - (c) Perennial ornamental grasses

- (6) A minimum of **one** active-use enhancement per acre of dedicated park land shall be incorporated into the park, with developer choosing amenity/amenities that best suit the specific demographic and recreational needs of future homeowners. Placement and spacing of all elements shall be done in a layout that provides maximum safety during park use and shall meet all safety standards. Choose from this list:
 - (a) Children's playground equipment
 - (b) Tennis court(s)
 - (c) Grass area for lawn sports
 - (d) Sand volleyball court
 - (e) Basketball goal
 - (f) Outdoor water features/ spray-grounds
 - (g) Hiking and/or biking trail
 - (h) Boulder play area or climbing structure
 - (i) Frisbee/disk golf area
 - (j) Open turf sculpted as a play berm, mound or hill with a maximum three-foot height
 - (k) Other play features such as swings, spring toys, sand play, dramatic play, tetherball.
 - (l) Shuffleboard
 - (m) Bocce court
 - (n) Other developer-suggested active-use amenities deemed appropriate for demographic population of the development.

Ideal Park Additions (Optional – Not Required).

- (a) Lighting
- (b) Picnic table
- (c) Barbeque grill
- (d) Restroom facilities
- (e) Gazebo or other roofed recreational facility
- (f) Display garden
- (g) Drinking fountain

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

Applicant: Indian Territory, LLC

Date: 5-1-18

Project Name: Farmington Heights Subdivision Phase II- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: PGTELCO Name: SHANE BELL
479-841-0980
sbellepgtc.com

*Attached
Markup*

Need 20' UE^s on all rear lots

Need minimum 15' UE on west side of Lot 1

Need minimum 15' UE on east side of Lot 8

Need 20' UE between Lots 4 + 5

** PG Telco only services the southern $\frac{2}{3}$ of the
subdivision (South of Osage Street)
AT+T services North of Osage Street.*

*Please provide an AutoCAD copy of the Final plat when,
available, to the address above.*

Received By: _____

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

Applicant: Indian Territory, LLC

Date: 5-1-18

Project Name: Farmington Heights Subdivision Phase II- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: Wesley Mahaffey Name: Ozarks

1. I have counted 13 St. Lights?
2. 10ft. U.E. Needed are Highlighted in Pink
3. 20ft. U.E. Needed are Highlighted in yellow
4. 20ft. U.E. that run along the rear of two adjacent Lots would Need a 30ft U.E. (31-74)
5. Highlighted in Green are Road Crossings Needed

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Indian Territory, LLC
Project Name: Farmington Heights Subdivision - Phase II

Date: May 1, 2018

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. All street names must be approved by the Fayetteville 911 Coordinator.
3. 54th Street will have to improved to City of Fayetteville Street Standards. All work within the City of Fayetteville Right-of-Way will have to be reviewed and approved by the City of Fayetteville.
4. Provide a Dead-End Fire Apparatus Access Road Turnaround from the Arkansas Fire Prevention Code at the north end of Quapaw Street and Caddo Street.
5. Show Type 1 Handicap Ramps from the detail on Sheet C5.1 at all intersections.
6. Revised the grading to show a 2% rise from the back of the curb to the right-of-way.
7. Show how Lot 30 will be regrade to drain properly.
8. More detail concerning the area that is currently pond under the proposed road will be needed with the construction plans.
9. The runoff that is traveling east on Chickasaw will have to be collected prior to discharging on the adjacent property.
10. Provide inlets on Quapaw Street at the southern intersection with Chickasaw.
11. Drainage Report:
 - a. Include full size drainage area maps.
 - b. The drainage areas are shown incorrectly. There is more area draining unto the site from the east. Any area that drains into the ditch flowing west along Woolsey Farm Road will travel to Area 5.
 - c. The Tc flow paths are shown incorrectly. The Tc flow paths are not perpendicular to the contours. This causes the flow paths to be longer than they actually are.
 - d. The reference material shows the Roughness coefficient for sheet flow as Range = 0.13. I assume this is for the field condition but a 0.06 was used for the calculations.

Date:

City:

Subdivision Name:

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
3. All off site easements that are needed for Ozarks to extend electrical service to the subdivision property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
5. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
11. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

Wes Mahaffey At (479)263-2167 or wmahaffey@ozarksecc.com

Additional Comments:

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

Applicant: Indian Territory, LLC

Date: 5-1-18

Project Name: Farmington Heights Subdivision Phase II- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: CITY OF FAYETTEVILLE Name: Corey Granderson, P.E.

1. A grading permit must be submitted to the City of Fayetteville Engineering Division for comprehensive construction-level review of the water/sewer utilities AND ~~and~~ any roadway or drainage work within City of Fayetteville jurisdiction.
2. This project will be reviewed under the 2017 water/sewer standard specifications.
3. S. 54th St. should be improved along the project Frontage (west side only) to include 15-ft width from existing centerline to Face-of-Curb, 9-ft greenspace, and 5-ft sidewalk. This is a Master Street Plan Collector Street.
4. Detailed review of the proposed Tee-intersection at 54th and Woolsey will be performed during review of the grading permit application (#1 above).

Received By: _____

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

Applicant: Indian Territory, LLC

Date: 5-1-18

Project Name: Farmington Heights Subdivision Phase II- Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: City of Farmington Name: Melissa McCarville

Notify adjacent property owners + put ad in paper prior to planning commission meeting.

Engineering fees will be due prior to building permits being issued

Received By: _____

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Indian Territory, LLC

Date: 5-1-18

Project Name: Farmington Heights Subdivision Phase II– Preliminary Plat

Engineer/Architect: Civil Design Engineers, Inc.

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

Representing: Fire Department Name: Mark Cunningham

Hydrant Locations Looks acceptable

8" Water lines Looks Good.

need cul-d-sac or deadend street at the end of Quapaw

+ Caddo street. Hammer head is acceptable.

Received By: _____



May 8, 2018

Melissa McCarville
City Business Manager
City of Farmington
354 W. Main
Farmington, AR 72730
Phone: (479) 267-3865

Ferdinand Fourie, P.E.
Project Manager
4847 Kaylee Avenue-Suite A
Springdale, Arkansas 72762
479.381.1066 Telephone
479.872.7118 Facsimile

**Re: Preliminary Plat Comment Response
Farmington Heights Phase 2
Farmington, Arkansas
CDE Project No. 1105**

Dear Ms. McCarville:

The following is in response to the comments received **May 1, 2018** with regards to the Preliminary Plat for the proposed Farmington heights Phase 2 Subdivision at S. 54th Street and Woolsey Farm Road.

City of Farmington – Planning (Judy Horne)

1. Landscaping ordinance requires park land dedication at rate of 0.02 acres per lot : 0.02X75 lots equals 1.5 acres of parkland. Or pay fee in lieu of park land conveyance at rate \$600 per lot : \$600X75 lots = \$45000.

If Tract A is intended to be a park, it is too small (1.04 acres). Tract B can't be included in park land acreage because it is a detention pond. (See articale XII. I. Unacceptable park land)

Redesign with added Lot C of 0.55AC and deleted 2 lots. This provides a total of Park area dedication of 1.04AC + 0.55AC = 1.59 AC.

Park area required : 86 Lots X 0.02AC = 1.72AC

Payment for balance of area to be based on \$600/Lot as follows:
 $((1.72-1.59)/0.02) * \$600 = \3900

2. Detention ponds must have minimal landscaping to improve appearance. See article X A. Detention pond + water quality pond landscaping. Applicable portions of Landscaping ordinance are attached.

Added landscaping at detention pond lot.

City of Farmington - Engineering (Chris Brackett)

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and a narrative for each comment must also be submitted along with the revised plat.

Ok

2. All street names must be approved by the Fayetteville 911 coordinator.

Will be reviewed following Planning Commission approval.

3. 54th Street will have to be improved to the City of Fayetteville Street Standards. All work within the City of Fayetteville ROW will have to be reviewed and approved by the City of Fayetteville.

Roadway improvements shown. Detailed plans will be reviewed by the City after as part of Grading Permit construction review.

4. Provide a dead-end fire apparatus access road turnaround from the Arkansas Fire Prevention Code at the north end of Quapaw and Caddo Streets.

A turnaround is now provided as part of Tract C connecting Quapaw and Caddo Streets.

5. Show Type 1 Handicap ramps from the detail on Sheet C5.1 at all intersections

Sidewalk ramps shown per detail.

6. Revised the grading to show a 2% rise from the BOC to the right-of-way.

Contour lines revised to show intent as shown on the Typical Street Section (Detail Sheet 1)

7. Show lot 30 will be regraded to drain properly

Grading on Lot 30 revised.

8. More detail concerning the area that is currently pond under the proposed road will be needed with the construction plans.

We will evaluate this pond after it is drained to identify any springs. With the storm sewer and sanitary sewer lines going through this area drainage will be provided.

9. The runoff that is travelling east on Chikasaw will have to be collected prior to discharging on the adjacent property.

Stormsewer system extended from Quapaw to this location.

10. Provide inlets on Quapaw Street at the southern intersection with Chickasaw

Curb inlets added at Quapaw/Chikasaw intersection.

11. Drainage Report:

- a. Include full size drainage area maps

24X36 Drainage Maps included

- b. The drainage areas are shown incorrectly. There is more area draining unto the site from the east. Any area that drains into the ditch flowing west along Woolsey Farm Road will travel to Area 5

Areas revised and drainage model updated.

- c. The Tc flow paths are shown incorrectly. The Tc flow paths are not perpendicular to the contours. This causes the flow paths to be longer than they actually are.

Revised

- d. The reference material shows the roughness coefficient for sheet flow as Range=0.13. I assume this is for the field condition but a 0.06 was used for the calculations.

Revised in drainage model.

City of Fayetteville - Engineering (Corey Granderson)

1. A Grading permit must be submitted to the City of Fayetteville Engineering Division for comprehensive construction-level review of the water/sewer utilities and any roadway or drainage work within the City of Fayetteville jurisdiction.

Ok.

2. This project will be reviewed under the 2017 water/sewer standard specifications.

Ok.

3. S. 54th Street should be improved along the project frontage (west side only) to include 15-ft width from the existing centerline to face-of-curb, 9-ft greenspace, and 5-ft sidewalk. This is a Master Street Plan Collector Street.

S54th street improvements revised along length of project.

4. Detailed review of the proposed Tee intersection at 54th and Woolsey will be performed during review of the Grading Permit application.

Ok.

Please let me know if you have any questions.

Thank you,

A handwritten signature in blue ink, appearing to read "Ferd Fourie".

Ferdi Fourie, P.E.
Project Manager
FF/FF

7017 2400 0000 4866 8100

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SPRINGDALE AR 72764

Certified Mail Fee \$3.45

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

Postage \$0.50

Total Postage \$6.70

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 2790 S. Thompson Street
 Springdale, AR 72764-6364

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 MAY 04 2018
 05/04/2018

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Sent To City of Fayetteville
 113 W. Mountain Street
 Fayetteville, AR 72704-6083

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FARMINGTON AR 72730

Certified Mail Fee \$3.45

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Total Postage \$6.70

Sent To David Alan Swaffar
 Douglas Lee Swaffar
 516 Rheas Mill Road
 Farmington, AR 72730

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 05/04/2018

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

Postage \$0.50

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Sent To Indian Territory LLC
 PO Box 1527
 Farmington, AR 72730

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 05/04/2018

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

Postage \$0.50

Total Postage \$6.70

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 1063 N. Valley View Drive
 Fayetteville, AR 72701

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 MAY 04 2018
 05/04/2018

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FAYETTEVILLE AR 72701

Certified Mail Fee \$3.45

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

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<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 \$0.50

Total Postage \$6.70

Sent To Yates Family Charitable
 Reminder Trust
 PO Box 10558
 Fayetteville, AR 72703-0044

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 MAY 04 2018
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**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR PRELIMINARY PLAT**

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

S54th Street and Woolsey Farm Road

Location

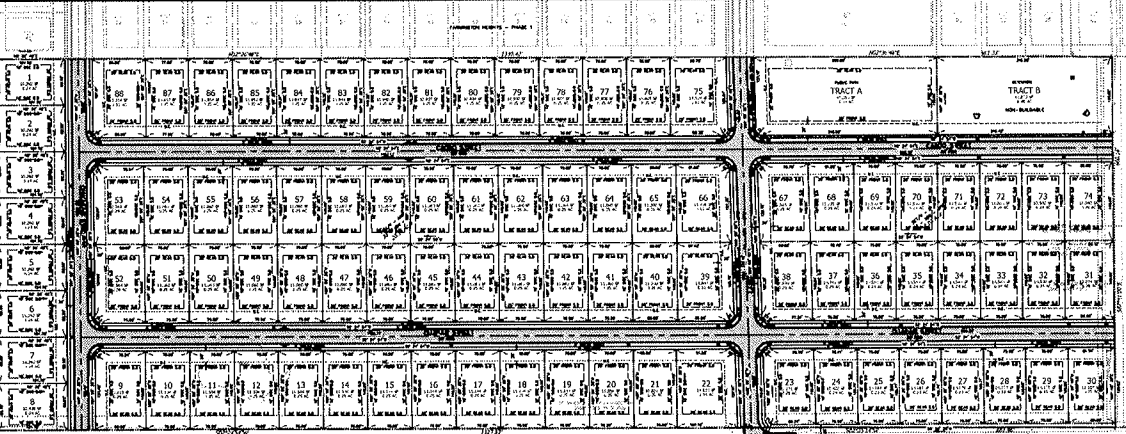
Indian Territory, LLC.

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for PRELIMINARY PLAT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on May 21, 2018 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.



CDE
CIVIL DESIGN
ENGINEERS, INC.
 Springdale, Arkansas

FARMINGTON HEIGHTS PHASE 2
 FARMINGTON, ARKANSAS
 PRELIMINARY PLAT - OVERALL



SECTION 104-200-200 & P.L. 100-200-200
 ARK. CODE ANN. § 21-7-101
 ALL OF THE FEET OF THE SURVEY OF SECTION 104-200-200 AND ALL OF THE FEET OF
 THE SURVEY OF SECTION 100-200-200, IN THE COUNTY OF WASHINGTON COUNTY,
 ARKANSAS, BEING THE SURVEY OF SAID SECTIONS AS FOLLOWS:

PANEL AREA SUMMARY	TYPE	AREA	PERCENT
1	RESIDENTIAL	1.50	1.50%
2	RESIDENTIAL	1.50	1.50%
3	RESIDENTIAL	1.50	1.50%
4	RESIDENTIAL	1.50	1.50%
5	RESIDENTIAL	1.50	1.50%
6	RESIDENTIAL	1.50	1.50%
7	RESIDENTIAL	1.50	1.50%
8	RESIDENTIAL	1.50	1.50%
9	RESIDENTIAL	1.50	1.50%
10	RESIDENTIAL	1.50	1.50%
11	RESIDENTIAL	1.50	1.50%
12	RESIDENTIAL	1.50	1.50%
13	RESIDENTIAL	1.50	1.50%
14	RESIDENTIAL	1.50	1.50%
15	RESIDENTIAL	1.50	1.50%
16	RESIDENTIAL	1.50	1.50%
17	RESIDENTIAL	1.50	1.50%
18	RESIDENTIAL	1.50	1.50%
19	RESIDENTIAL	1.50	1.50%
20	RESIDENTIAL	1.50	1.50%
21	RESIDENTIAL	1.50	1.50%
22	RESIDENTIAL	1.50	1.50%
23	RESIDENTIAL	1.50	1.50%
24	RESIDENTIAL	1.50	1.50%
25	RESIDENTIAL	1.50	1.50%
26	RESIDENTIAL	1.50	1.50%
27	RESIDENTIAL	1.50	1.50%
28	RESIDENTIAL	1.50	1.50%
29	RESIDENTIAL	1.50	1.50%
30	RESIDENTIAL	1.50	1.50%
31	RESIDENTIAL	1.50	1.50%
32	RESIDENTIAL	1.50	1.50%
33	RESIDENTIAL	1.50	1.50%
TOTAL		49.50	49.50%

DATE	REVISION	BY	DESCRIPTION
12/12/2017	1	ALB	ISSUED FOR PERMIT
11/01/2017	0	ALB	PRELIMINARY PLAT

- LEGEND**
- PROPOSED RIGHT OF WAY
 - EXISTING RIGHT OF WAY
 - EASEMENT
 - ACCESSION
 - ENCROACHMENT
 - BOUNDARY
 - LOT LINE
 - CORNER MARKER
 - UTILITY
 - WATER MAIN
 - SEWER MAIN
 - STORM SEWER
 - ELECTRIC MAIN
 - GAS MAIN
 - FIRE HYDRANT
 - MANHOLE
 - VALVE
 - POLE
 - TRANSFORMER
 - LIGHT POLE
 - SIGN POLE
 - MONUMENT
 - MARKER

GENERAL NOTES

1. ALL LOTS SHALL BE CONVEYED BY DEED.

2. THE SURVEY SHALL BE CONSIDERED TO BE A DEED AND SHALL BE SUBJECT TO ALL APPLICABLE RECORDS.

3. THE SURVEY SHALL BE CONSIDERED TO BE A DEED AND SHALL BE SUBJECT TO ALL APPLICABLE RECORDS.

4. THE SURVEY SHALL BE CONSIDERED TO BE A DEED AND SHALL BE SUBJECT TO ALL APPLICABLE RECORDS.

STATE OF ARKANSAS

CLARK B. BAKER, Governor

COUNTY OF WASHINGTON

RECEIVED FOR RECORD 12/12/2017

CDE ENGINEERS, INC.

600-452-8998

1110 N. BARKLEY ST.

SPRINGDALE, AR 72762

DATE: 12/12/2017

BY: ALB

DESCRIPTION: ISSUED FOR PERMIT

SCALE: 1/4" = 100'

PROJECT NO: 1706

SHEET: C2.1

ADJACENT PROPERTY OWNER NOTIFICATION
FORM FOR RIGHT-OF-WAY, ALLEY, AND EASEMENT VACATION REQUESTS
(One form must be completed for each adjacent property owner or utility provider)

Date: 4-21-2018

Address / location of vacation request: 32 WHITE ST

Adjacent property address: 26 W MAIN ST

I have been notified of the petition to vacate the following (alley, easement, and/or right-of-way) described as follows: (Include legal description and graphic representation of what is being vacated)

THE STONELYPHER'S ARE ASKING FOR THE FULL 60' OF ROW

ADJACENT PROPERTY OWNERS COMMENTS (please check one):

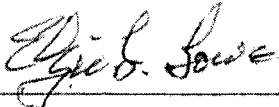
amendment - owner of 26 w main will retain access to ownership of Tract at North end of 26 w main property

I have been notified of the requested vacation and decline to comment.

I **do not** object to the vacation described above.

I **do** object to the requested vacation because:

Name of Adjacent Property Owner (printed) ELZIE L. LOWE

Signature of Adjacent Property Owner 

AFFIDAVIT OF PUBLICATION

I, Cathy Wiles, solemnly swear that I am the Legal Advertising Clerk for the Northwest Arkansas Newspapers, LLC, and I do solemnly swear that the attached advertisement

DOMINICK HINDS

NOTICE OF PUBLIC HEARING A petition to rezone the

was published in the following weekly paper(s):

 x Washington County Enterprise Leader

Of general and bona fide circulation in Washington County, Arkansas

Date(s) of Publication May 2, 2018

Publication Charges: \$42.75

Cathy Wiles
Cathy Wiles

Subscribed and sworn to before me
This 7 day of May, 2018.

Tammy Rusher
Notary Public
My Commission Expires: 2/12/28



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

NOTICE OF PUBLIC HEARING
A petition to rezone the property as described below has been filed with the city of Farmington on the 18th day of April, 2018
Legal:
PT SW NE 1A. 150 X 300 FMDS2 371J
FURTHER DESCRIBED FROM 2012-2220
AS: A part of the SW1/4 of the NE1/4 of Section 23, T-16-N, R-31-W, Washington County, Arkansas, described as follows:
Beginning at a point which is N 89°57'07" W, 689.5 feet from the SE corner of said 40 acre tract,
and running thence N 00°S20S° E. 300 feet; thence N WSTIV W, 145.24 feet; thence S 01°04'10" W, 300 feet; thence S 89°57'07" E, 146.19 feet to the point of beginning, containing 1 acre, more or less.
A public hearing to consider this request to rezone the above described property from A1 to R2 will be held on the 21st day of May, 2018, at 6:00 pm, at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
74511257 May 2, 2018