



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

PLANNING COMMISSION AGENDA
July 24, 2017

**A meeting of the Farmington Planning Commission will be held on
Monday, July 24, 2017 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - June 26, 2017
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
 - A. **Variance Request:** requesting variance of lot size.
Property owned by: Jeremy Scott & Jennifer Sharpshair
Property Location: Lot 9 in Twins Falls Addition, Phase I
Presented by: Donna Stewart
 - B. **Variance Request:** requesting variance for building setbacks
Property owned by: Stewart Ong
Property Location: 295-297 & 298 Kelli Ave.
Presented by: James Hooper
 - C. **Rezone Request:** 295-297 & 298 Kelli from R-2 to C-2.
Property owned by: Stewart Ong
Property Location: 295-297 Kelli
Presented by: Larry Grelle
 - D. **Amend Zoning Ordinance**
5. **NEW BUSINESS**
 - A. **Large Scale Development:** Old Farmington Rd. Townhouses
Property owned by: Collier Diversification Specialties, LLC
Property Location: Behind 197 E. Main
Presented by: Bates & Associates, Inc.

B. Preliminary Plat: Hillside Estates

Property owned by: Lots 101, LLC.

Property Location: North Garland McKee

Presented by: Blew & Associates, PA

Planning Commission Minutes
June 26, 2017

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

PRESENT

Howard Carter
Jay Moore
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Matt Hutcherson

City Employees Present: Melissa McCarville, City Business Manager; Chris Dougherty – Engineer/McGoodwin, Williams, Yates

2. **Approval of Minutes:** May 22, 2017 minutes were approved as written.

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

4. **Public Hearing**

4A. Rezoning Request – 295-297 Kelli from R-2 to C-2, owner, Stewart Ong. Presented by Larry Grelle

Property in question suffered severe fire damage when a car hit the large gas main in front of this address. The owner wishes to have property rezoned. Currently it is a pre-existing, non-conforming use. The residence behind this address is a rental, also owned by Stewart Ong.

After further discussion, Mr. Grelle asked to have the request tabled. Motion was made by Toni Bahn and seconded by Bobby Wilson to table. Motion passed unanimously.

4B. Large Scale Development request for Taco Bell. Location –Property owned by Oakland Farms, LLC. Presented by Geoffrey Bates of Bates & Associates, Inc.

The land in question is located on Hwy 62 West between Casey's and Walmart and is located adjacent to Walmart property. There is another commercial property between this property and proposed Taco Bell. Also, a small piece of land to the south of proposed Taco Bell is not included.

The City had no comments and no citizens were present to comment.

Chris Dougherty, representing Chris Brackett, presented engineers' suggested list of conditions:

1. All work within the Arkansas Highway and Transit Department right-of-way must be reviewed and approved by the AHTD.
2. A completed Grading Permit Application and fee must be submitted prior to final acceptance 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.

3. After a final review set of plans and drainage report has been accepted by MWY the applicant should submit to MWY three (3) sets of full size plans and two (2) sets of half-size plans, and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

5. Public Hearing set concerning amendment of the City Zoning Ordinance

The proposed amendment will add a new zero-lot line residential zone (R-3). Jay Moore moved that a public hearing be set for the July 2017 Planning Commission meeting. Bobby Wilson seconded motion which passed unanimously.

6. Adjournment: Having no further business, motion was made, seconded, and passed to adjourn.

Judy Horne - Secretary

Robert Mann - Chair

City of Farmington Application for Variance



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: Jeremy Scott Sharpshair Day Phone: 479-582-9383 or 479-841-4337

Address: 390 Eagle Ridge Dr. Farmington AR 72730 Fax: 479-582-2925

Representative: DONNA STEWART Day Phone: 479-263-2060

Address: P.O. Box 201 Winslow AR 72959 Fax: 479-582-9383

Property Owner: Jeremy Scott + Jennifer Donance Sharpshair Day Phone: 479-582-9383 or 479-841-4337

Address: 390 Eagle Ridge Dr. Farmington AR 72730 Fax: 479-582-2925

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

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

Property Description LOT 9, Twin Falls Addition Ph I

Site Address - 390 Eagle Ridge Dr.

Current Zoning

RE-2

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

Request variance of lot size. When lot is split, Lot 9 will become Lot 9A being .87 acres (containing already constructed home at 390 Eagle Ridge Dr), Lot 9B will be .86 acres. The variance request is to approve both lots to be under RE-2 requirement. See attached plat showing 49 of the 68 lots in subdivision do not conform to RE2 requirements of 1 acre. The average lot size is equivalent to the average lot size being requested.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee. pd 7-7-17 ck#3021
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting :

RECEIPT

DATE 7-7-17

No. 51577

RECEIVED FROM Jeremy Sharpshain

\$ 25.00

Twenty five & no/100 DOLLARS

FOR RENT
 FOR Variance Request - 390 Eagle Ridge

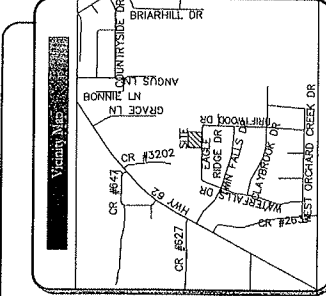
ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY B. Calmer

1k # 3021

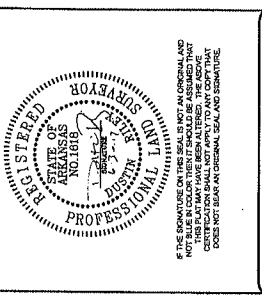
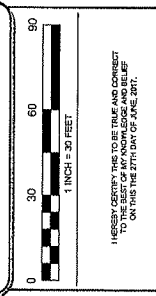
LOT SPLIT



Legend

THE LOCATION OF UTILITIES SHOWN HEREON HAS BEEN DETERMINED BY SURFACE MEASUREMENTS AND THE SURVEYOR WAS NOT RESPONSIBLE FOR THE ACCURACY OF THE PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY UTILITIES.

BEFORE DIGGING IN THIS AREA, CALL MISSOURI 811 SERVICE TO REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES.



Blevins & Associates, PA
 CIVIL ENGINEERING AND SURVEYORS
 524 W. SCAMMON DRIVE, SUITE 4
 FAYETTEVILLE, MISSOURI 65207
 OFFICE: 636-261-8855
 FAX: 636-261-8855
 www.blevinspa.com

Certificate of Authorization No. 1554

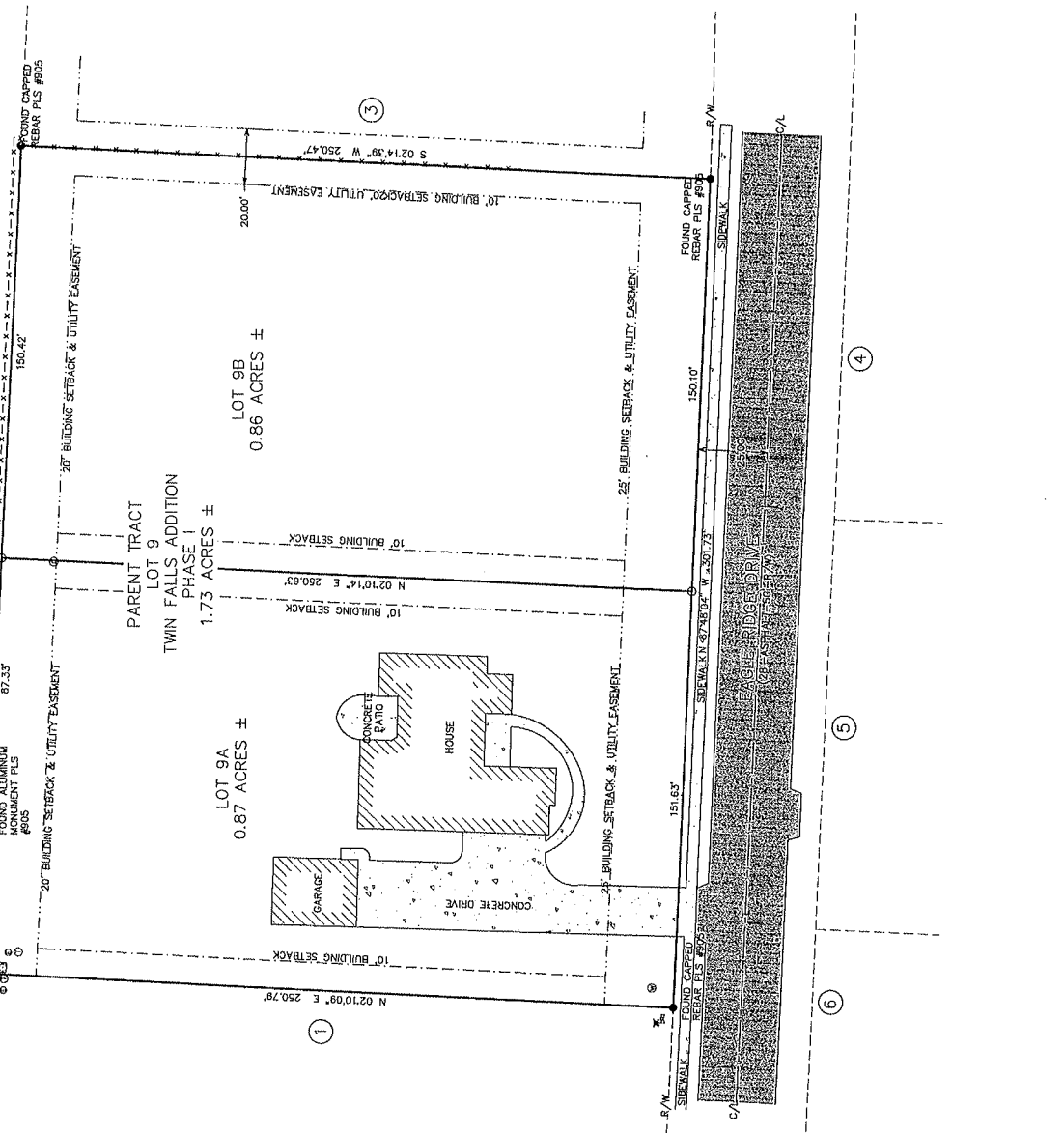
EXPIRES: JUNE 30, 2018

ISSUED BY: J.H. 6-27-2017

COUNTY & STATE: WASHINGTON COUNTY, AR

PROJECT: 390 EAGLE RIDGE DRIVE, FARMINGTON, AR
 17-1165

THEY USE AND HERETOBY



Miscellaneous Notes

COMPLETED FIELD WORK
 JUNE 27, 2017

BASE OF BEARING:
 ARKANSAS STATE PLANE, NORTH ZONE, NAD 83

REFERENCE DOCUMENTS:
 1. WARRANTY DEED FILED IN DEED BOOK 2014 AT PAGE 363.
 2. SURVEY PLAT FILED IN PLAT BOOK 21A AT PAGE 216.

NOTE: DIMENSIONS ON THIS PLAT MAY BE DIFFERENT FROM DIMENSIONS SHOWN ON PREVIOUS PLATS. THE SURVEYOR HAS REVERSED IN FIRST AND DECADE PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PLAT IS NEAR ANY FLOOD HAZARD OR FLOOD INSURANCE RISK ZONE OR AP OF THE FLOOD INSURANCE RISK ZONE. THE EFFECTIVE DATE OF 05/16/2008 WHICH BEARS AN EFFECTIVE DATE OF 5/16/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Survey Description

PARENT TRACT: TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION AS SHOWN IN PLAT BOOK 21A, PAGE 216, ON RECORD IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

LOT 9A
 A PART OF LOT 9, TWIN FALLS ADDITION, PHASE 1, WASHINGTON COUNTY, ARKANSAS, AS PER PLAT BOOK 21A, PAGE 216, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT CAPPED REBAR PLS #608 BEING THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE S87°44'25\"/>

Legend of Symbols & Abbreviations

PROPERTY LINE
 RIGHT OF WAY
 CENTERLINE OF ROAD
 FENCE LINE
 BUILDING SETBACK
 UTILITY EASEMENT
 FOUND MONUMENT (AS NOTED)
 WATER METER
 WATER VALVE
 FIRE HYDRANT
 ELECTRIC BOX
 ELECTRIC METER
 TELEPHONE PEDESTAL
 GAS METER

Adjacent Land Owners

1. PARCEL #7606272-000
 SINS, SHARON REVOCABLE TRUST
 412 EAGLE RIDGE DRIVE
 FARMINGTON, AR 72730

2. PARCEL #7606091-000
 WASHINGTON COMMERCIAL LLC
 390 EAGLE RIDGE DRIVE
 FARMINGTON, AR 72730

3. PARCEL #7606079-000
 HOUSE, KAYLOND DRAN & JEANNETTE
 376 EAGLE RIDGE DRIVE
 FARMINGTON, AR 72730

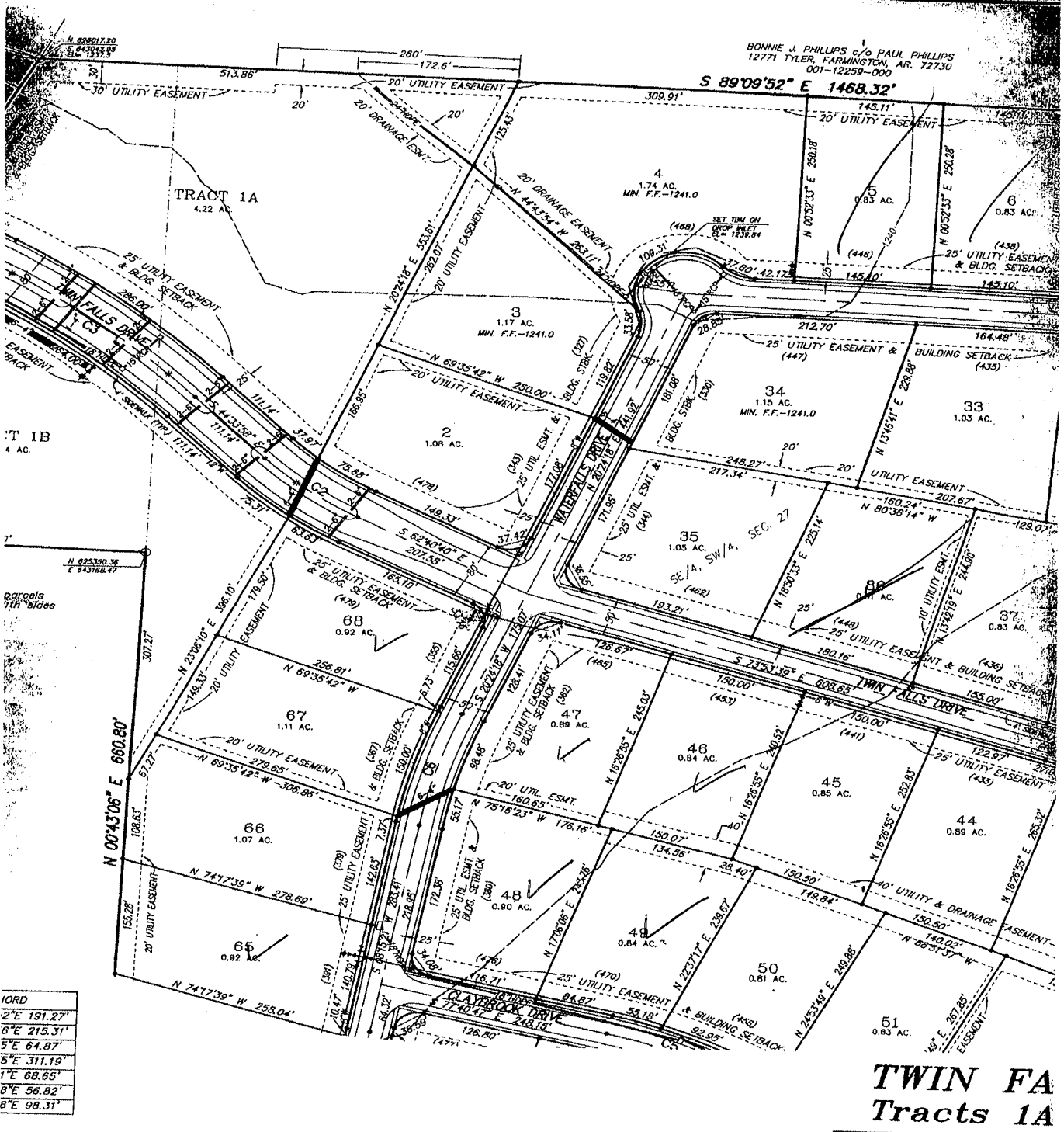
Zoning & Setback Information

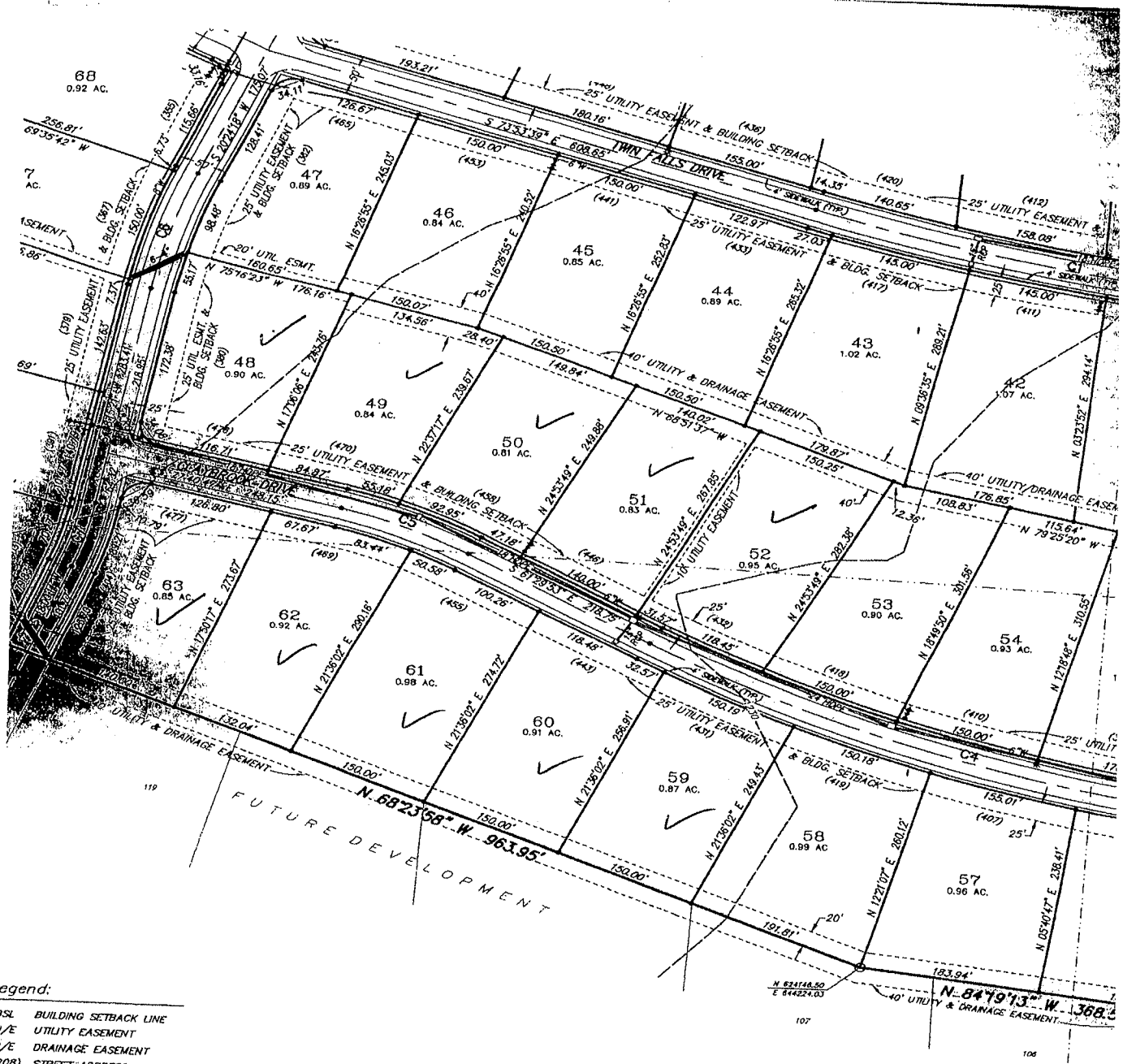
ZONING: RB-2

SETBACKS: *AS PER PLAT 21A-216*
 FRONT: 20' & UTILITY EASEMENT SIDE: 10'

Owner/Developer

PARCEL #7606272-000
 SHARSHAR, JEREMY SCOTT;
 JENNIFER DONNACE
 390 EAGLE RIDGE DRIVE
 FARMINGTON, AR 72730





legend:

- 3SL BUILDING SETBACK LINE
- 1/E UTILITY EASEMENT
- 1/2E DRAINAGE EASEMENT
- 208' STREET ADDRESS
- 10.5' MINIMUM FINISHED FLOOR ELEVATION
- * STREET LIGHT LOCATION
- ⊕ FIRE HYDRANT ASSEMBLY
- LAND LINE
- CONDUIT LOCATIONS
- IRON PIN
- ALUMINUM CAP

TWIN Tracts

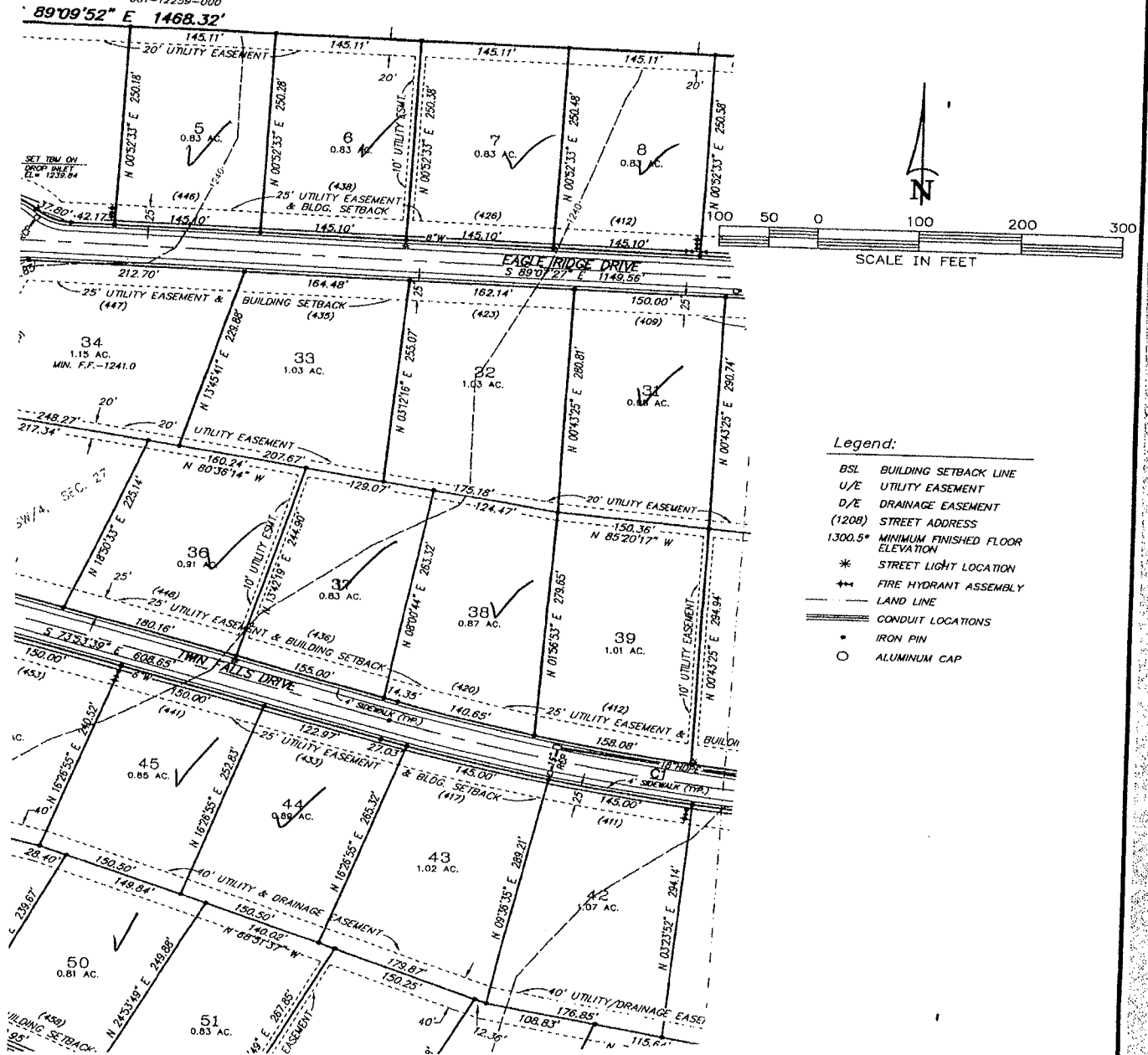


HAWKINS-WEIR ENGINEERS, INC.

Engineers • Surveyors • Consultants
 110 South 7th Street
 P.O. Box 648

(479) 474-1227
 FAX (479) 474-8631

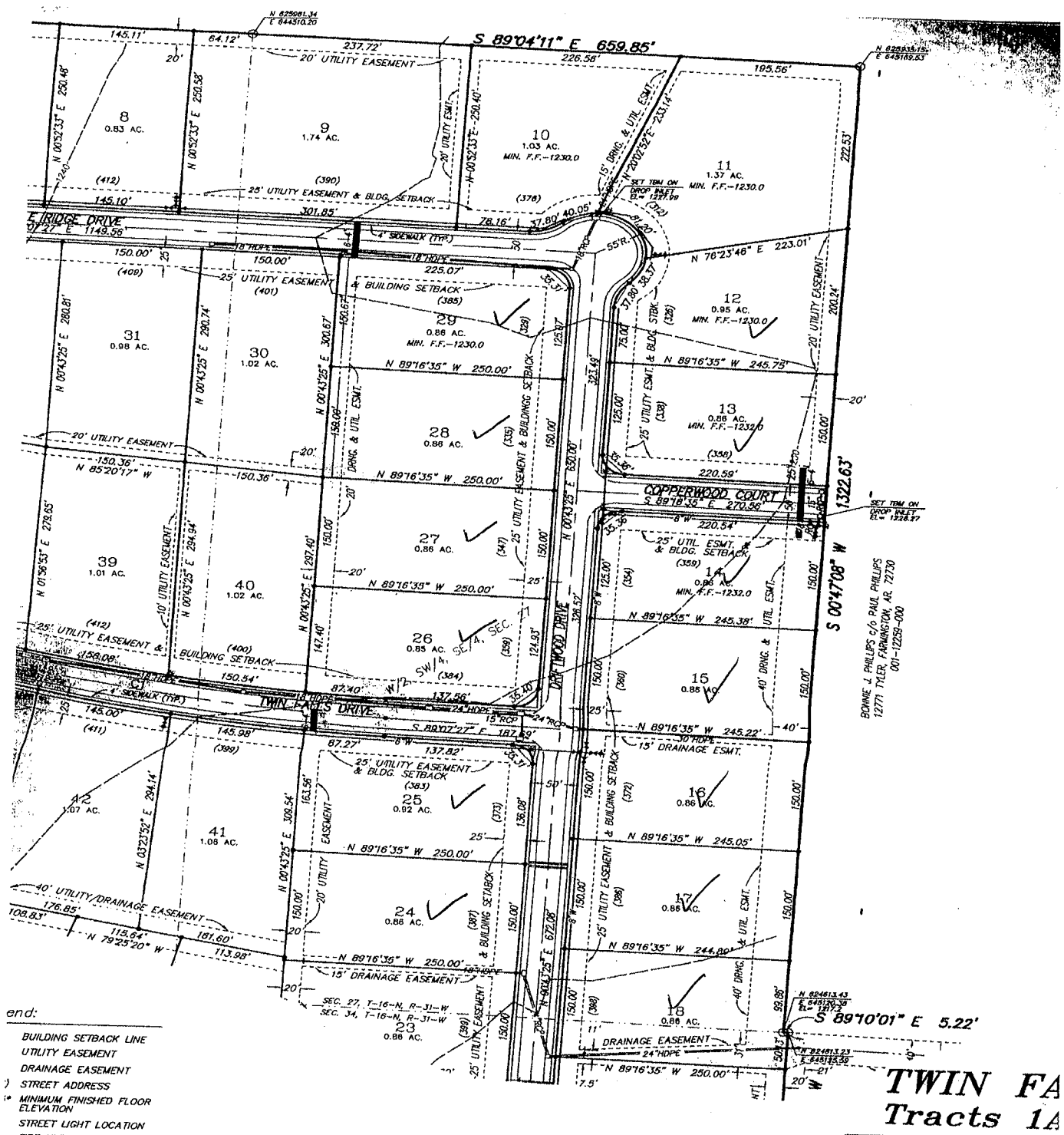
BONNIE J. PHILLIPS C/O PAUL PHILLIPS
 12771 TYLER, FARMINGTON, AR. 72730
 001-12259-000



- Legend:
- BSL BUILDING SETBACK LINE
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - (1208) STREET ADDRESS
 - 1300.5' MINIMUM FINISHED FLOOR ELEVATION
 - * STREET LIGHT LOCATION
 - ⊕ FIRE HYDRANT ASSEMBLY
 - LAND LINE
 - CONDUIT LOCATIONS
 - IRON PIN
 - ALUMINUM CAP

TWIN FALLS ADDITION, PHASE I
Tracts 1A, 1B & 2 & Lots 2 through 68

ENGINEERS, INC.
 Surveyors • Consultants
 (479) 474-1227
 FAX (479) 474-8531



BONNIE J. PHILLIPS c/o PAUL PHILLIPS
 12771 TYLER, FARMINGTON, AR. 72720
 001-2259-000

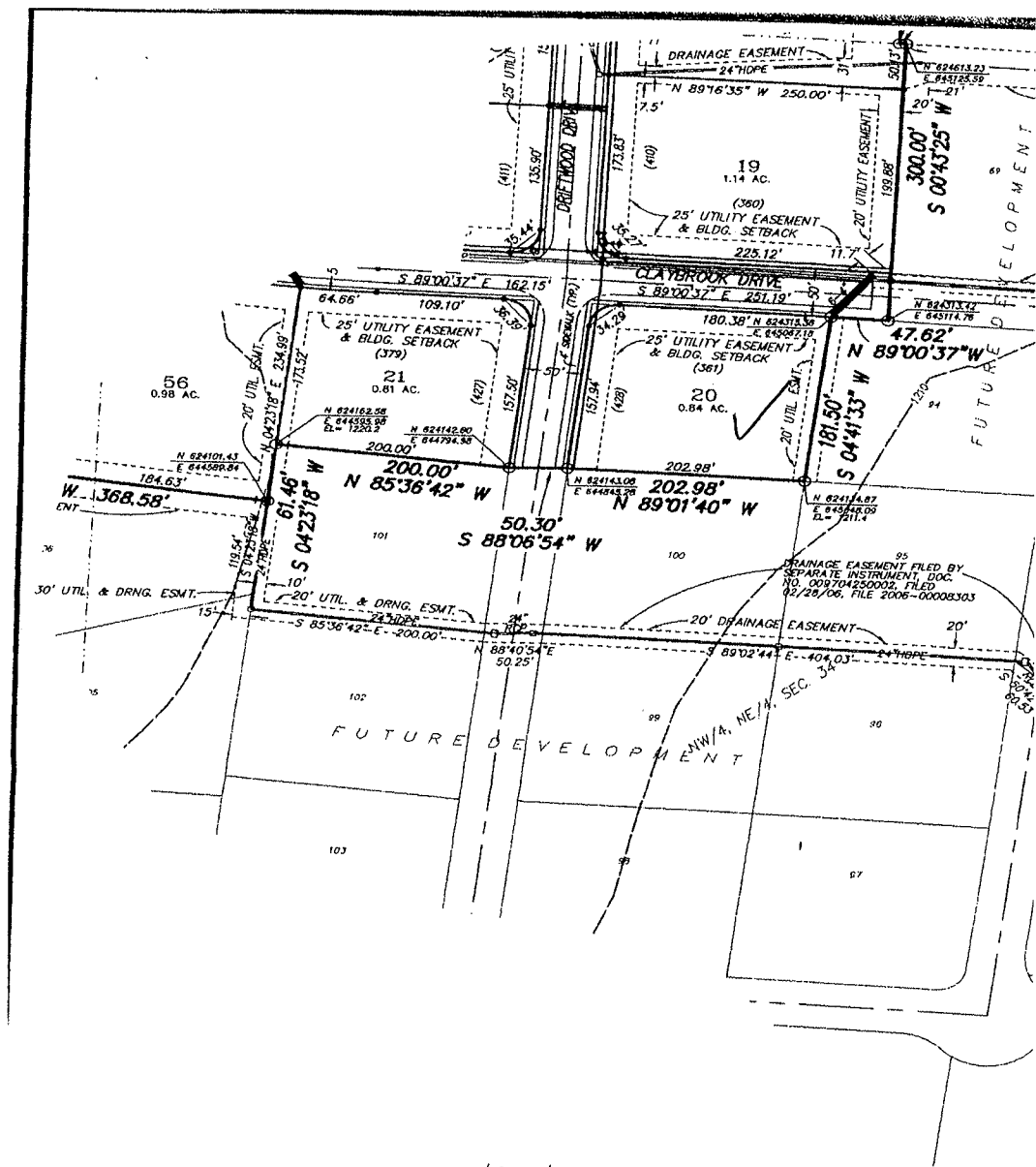
- end:
- BUILDING SETBACK LINE
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - STREET ADDRESS
 - MINIMUM FINISHED FLOOR ELEVATION
 - STREET LIGHT LOCATION
 - FIRE HYDRANT ASSEMBLY
 - LAND LINE
 - CONDUIT LOCATIONS
 - IRON PIN
 - ALUMINUM CAP

TWIN FA Tracts 1A



HAWKINS-WEIR ENGINEERS, INC.
 Engineers • Surveyors • Consultants

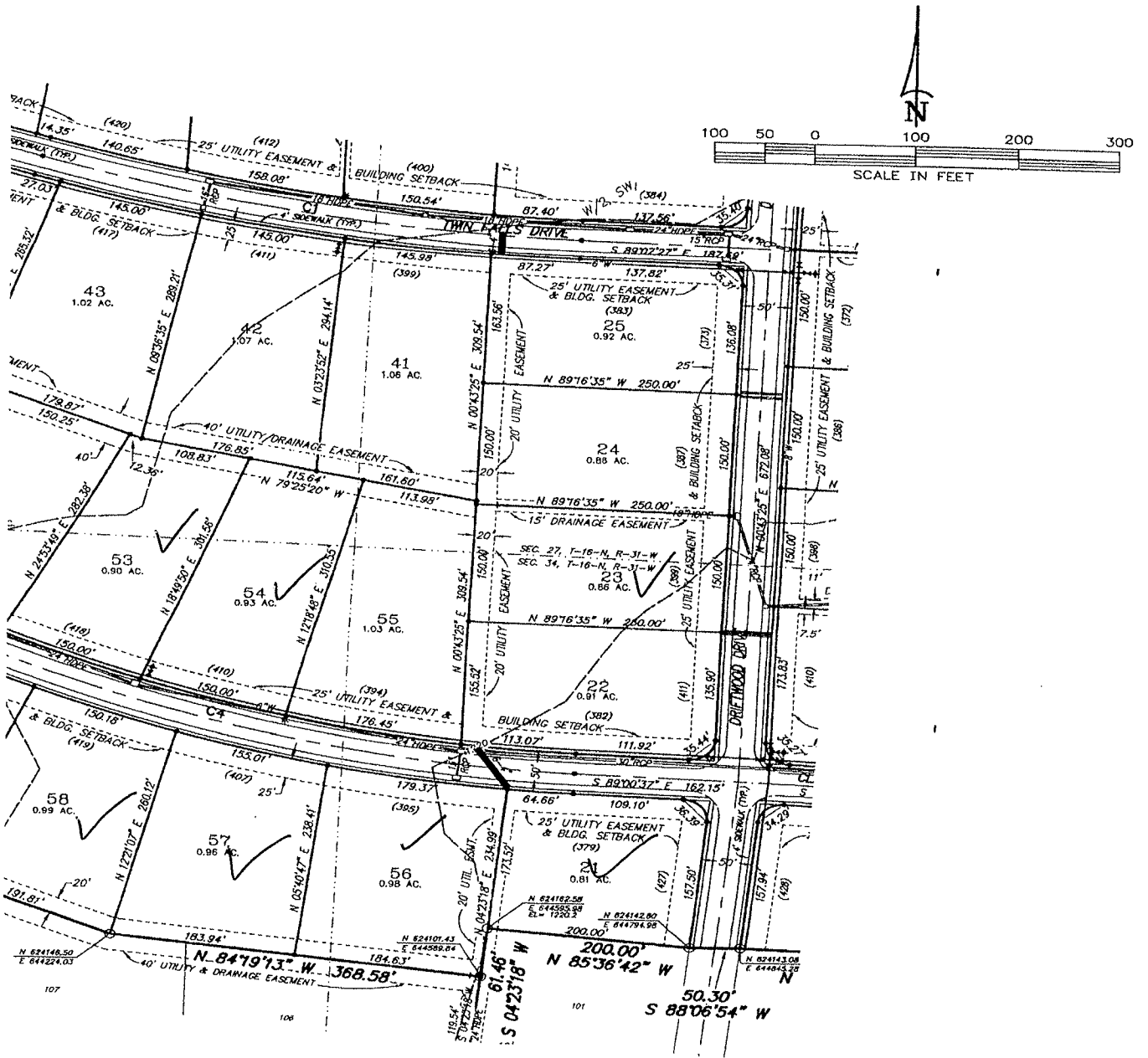
110 South 7th Street
 P.O. Box 648
 (479) 474-1227
 FAX (479) 474-R531



Legend:

- BSL BUILDING SETBACK LINE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- (1208) STREET ADDRESS
- 1300.5' MINIMUM FINISHED FLOOR ELEVATION
- * STREET LIGHT LOCATION
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- ALUMINUM CAP

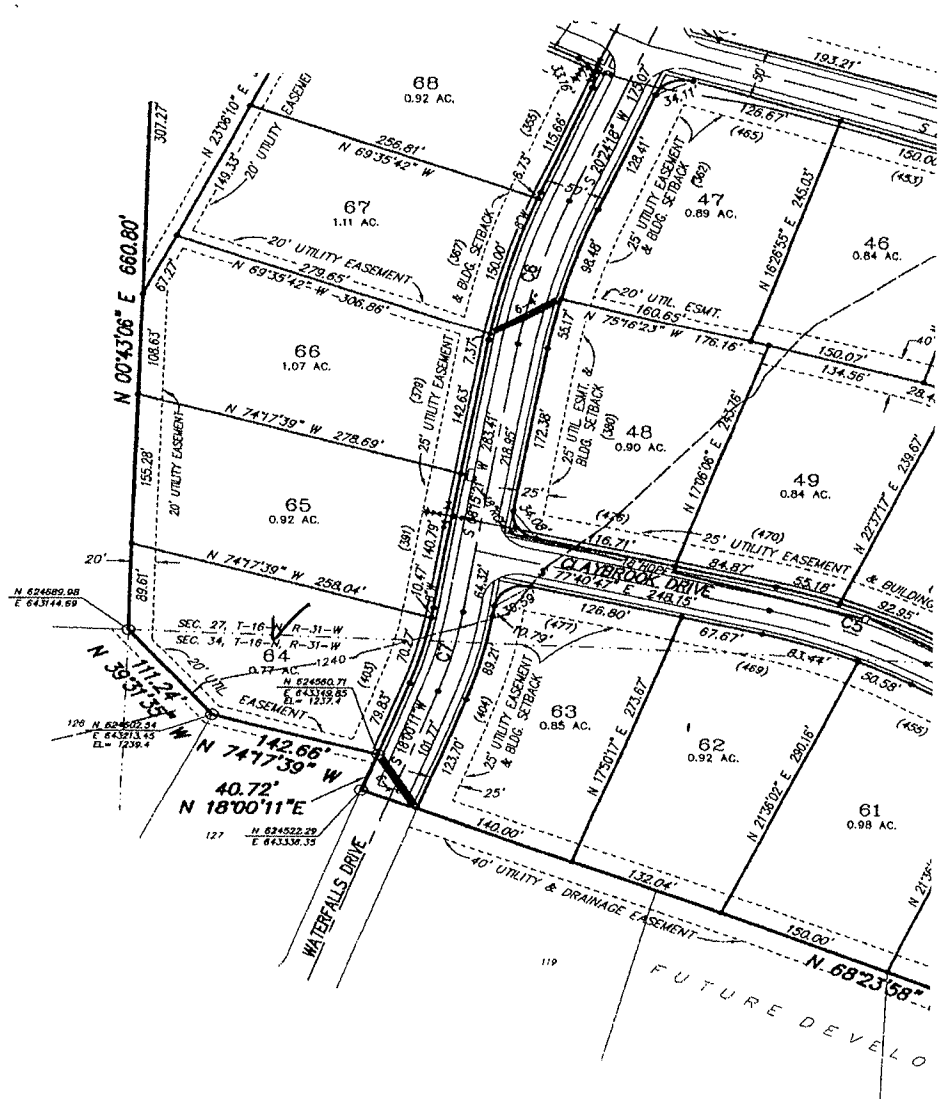




TWIN FALLS ADDITION, PHASE I
Tracts 1A, 1B & 2 & Lots 2 through 68

R ENGINEERS, INC.
 Surveyors • Consultants

(479) 474-1227
 FAX (479) 474-8531



Legend:

- BSL BUILDING SETBACK LINE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- (1208) STREET ADDRESS
- 1,300.5' MINIMUM FINISHED FLOOR ELEVATION
- * STREET LIGHT LOCATION
- ⦿ FIRE HYDRANT ASSEMBLY
- LAND LINE
- ==== CONDUIT LOCATIONS
- IRON PIN
- ALUMINUM CAP

File# 2017-00015063

**AMENDMENT TO RESTRICTIVE COVENANTS TWIN FALLS
ADDITION, PHASE I WASHINGTON COUNTY, AR**

This Amendment to Restrictive Covenants Twin Falls Addition, Phase I, Washington County, AR (hereafter "Amended Covenants") is made on the date hereinafter set forth.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on April 12, 2006, Restrictive Covenants Twin Falls, Phase I, Washington County, AR ("Original Covenants") was filed for record in the Real Estate Records of Washington County, Arkansas at Inst #2006-00014445 regarding Property of Twin Falls Addition, Phase I, such Property being reflected in the Plat Records as filed in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, in Plat Book 23A at Page 216 and being more particularly described in Exhibit "A" which is attached hereto and made a part hereof; and,

WHEREAS, by the terms of Section 15 of the Original Covenants, amendments to the covenants may be made by written approval of a majority of then owners of lots in the subdivision,

WHEREAS, the undersigned owners desire to amend the Original Covenants has hereinafter set forth and further desires to file an instrument to signify the amendment;

NOW, THEREFORE, the undersigned owners do hereby declare that the Original Covenants as original filed is hereby amended to provide for the following:

1. That Section 8. shall be amended and shall read as follows:

Division of Lots: Lot 9, Twin Falls Addition, Phase I, being a larger lot, may be split, one time, in accordance with the regulations of the City of Farmington.

2. Except as expressly set forth herein, all other provision of the Original Covenants are hereby ratified and affirmed.

IN WITNESS WHEREOF, the undersigned collectively being the majority lot owners, herein have hereunto set their hand this 18th day of May, 2017.

Lot # 8

Sharon K. Sims Trustee

By:

SHARON K. Sims Trustee

By:

Lot # 5



By:

Jerry Thomas

Lot # 5

Angie Thomas

By:

Angie Thomas

By:

Lot # 33

Stacey Moore

By:

Stacey Moore

By:

Lot # 31

Elaine Gathy

By:

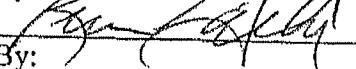
Elaine Gathy

By:

Lot # 31

KEN GATHY

By:



By:

Lot # 30

Deana Box

By:

Deana Box

By:

Lot # 30

Russ Box

By:

Russ Box

By:

Lot #

12 Aunt Helen

By:

Amada Hedrick

By:

Lot #

#12 80

By:

James Hedrick

By:

Lot # 28

Bill Lindsey

By:

Bill Lindsey

By:

Lot # 27

Crystal Ryan

By:

Crystal Ryan

By:

Lot # 27

Joseph Ryan
By: Joseph Ryan
By:

Lot # 15

James A. Robinson - Trustee
By: James A. Robinson
By:

Lot # 15

Mary Ann Robinson Trustee
By: Mary Ann Robinson
By:

Lot # 17

John R Hamilton
By: JOHN R HAMILTON
By:

Lot # 17

Maxine L. Hamilton
By: Maxine L. Hamilton
By:

Lot # 26

Paul Condon
By: Jennifer Condon
By:

Lot # 38

Nathan Mosley

By: NATHAN A. MOSLEY

By:

Lot # 43
OW Carter

By: ARROU CARTER

By:

Lot # 44
Claud Davis Trustee

By: CLAUD A. DAVIS

By:

Lot # 44
Carol Davis Trustee

By: Carol Davis

By:

Lot # 45
MICHAEL CROSN TRUSTEE MICHAEL CROSN

By: Jane Crosno, trustee Lane Crosno

By:

Lot # 46
Dorcas Hofford

By: Gail Hofford Gail Hofford

By:

Lot #

47

By:

[Signature]
Loren Stevens

By:

Lot #

53

By:

[Signature] President

By:

Bella Homes of Ark. Inc.

Lot #

1

By:

[Signature]
Keith Kaderly

By:

Lot #

23

By:

[Signature]
James Burr

By:

Lot #

23

By:

[Signature]
Jennifer Burr

By:

Lot #

36

By:

[Signature]
Louis M. Strickland

By:

Lot #

35

By:

Patricia Pearce, Secretary

By:

PATRICIA PEARCE

Lot #

4-65 Dawson Lacy President

By:

By:

Lot # 50

Brian A. Davenport

By:

BRIAN A. DAVENPORT

By:

Lot # 50

Dianne Davenport

By:

Dianne Davenport

By:

Lot # 55

Jammie Adams

By:

Jammie Adams

By:

Lot # 57

Jennifer Meesey

By:

Jennifer Meesey

By:

Lot # 60

Kenneth J. Hannah #

By: Kenneth J. Hannah

By:

Lot # 60

~~Debra Hannah~~ Debra Hannah

By: Debra Hannah

By:

Lot # 66

~~Ken Costen~~ Ken Costen

By: Ken Costen

By:

Lot #

Lot 20

By: Wade Wilmore

By: Wade Wilmore

Lot # 3

Michael Carter

By: Michael Carter

By:

Lot # 3

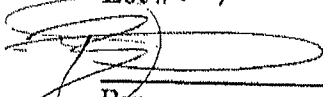
Amanda Carter

By: Amanda Carter

By:

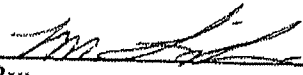
60

Lot # 54

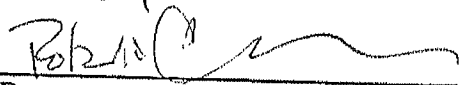
 Managing Member/Authorized Signer

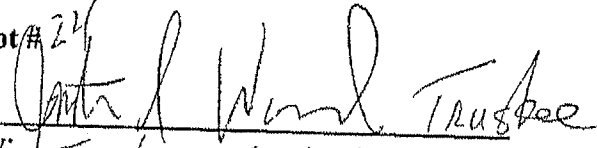
By: Ryan L. Edmonson
By:

Lot # 61


By: MARK Lechner
By:


Lot # 59


By: ROBERT ERICKSON
By:

Lot # 24
 Trustee
By: Susan S Walker
By:

Lot # 40

Michael Rogers Michael ROBERT
By: Rosemary Rogers
By:

Lot # ⁴²

By: Brock Boyd
By:

Lot # 42

Emily Boyd
By: Emily Boyd
By:

Lot # 2

Payton Sims member
By: Payton A Sims
By:

Lot # 67

Trademark Horner
By: [Signature]
By:

Lot # 13

[Signature]
By: DAVID LEVINE
By:

Lot #

By:

By:

Lot #

By:

By:

ACKNOWLEDGEMENT

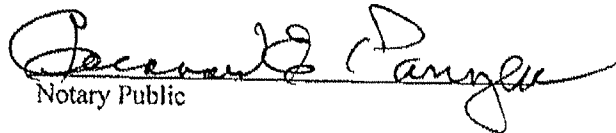
STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

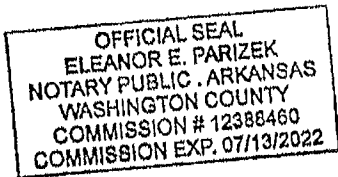
On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Darwon Lacy**, to me personally known, who stated that he was the **President of L & L Builders, Inc.**, an Arkansas corporation, and appeared in person the within named **Stan Roemer**, to me personally known, who stated that he was the **President of Bella Homes of Arkansas, Inc.**, an Arkansas corporation and they were duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated 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 18th day of May, 2017.

My Commission Expires:

7/13/22


Notary Public



ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

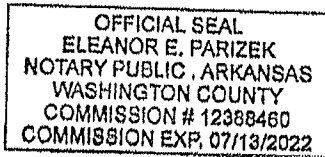
BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named Justin S. Ward, to me personally known, who stated that he was Trustee of The Justin Scott Ward Trust, dated December 19, 2013, a trust, and appeared in person the within named Patricia Pearce, to me personally known, who stated that she was Trustee of The David and Patricia Pearce Family Trust u/t/d July 10, 2013, a trust, and appeared in person the within named Sharon K. Sims, to me personally known, who stated that she was Trustee of the Sharon Sims Revocable Trust U/A DTD the 27th day of October 2015, a trust, and appeared in person the within named Claud A. Davis and Carol L. Davis, to me personally known, who stated that they are Co-Trustees of the Davis Family Trust u/t/a dated April 3, 2014, a trust, and appeared in person the within named Michael Crosno and Lane Crosno, to me personally known, who stated that they are Co-Trustees of The Michael and Lane Crosno Revocable Living Trust, Dated April 29, 2016, a trust, and appeared in person the within named James A. Robinson and Mary Ann Robinson, to me personally known, who stated that they are Co-Trustees of the JAMAR Family Trust dated November 3, 2011, a trust, and they were all duly authorized in such capacities to execute the foregoing instrument by Trustees/Co-Trustees for and in the name and behalf of said Trusts, and further stated and acknowledged that they 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 18th day of May, 2017.

My Commission Expires:

7/13/22

Eleanor E. Parizek
Notary Public



ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) ss.
 COUNTY OF WASHINGTON)

On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Ryan L. Edmonson**, to me personally known, who stated that he was the authorized **Managing Member/Authorized Signer of Summerfield, LLC**, an Arkansas limited liability company, and appeared in person the within named **Payton Sims**, to me personally known, who stated that he was the authorized **Member of Aspen Construction, LLC**, an Arkansas limited liability company, appeared in person the within named **Melissa Sims**, to me personally known, who stated that she was the authorized **Agent of Trade Mark Homes, LLC**, an Arkansas limited liability company and they were all duly authorized in said capacities to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

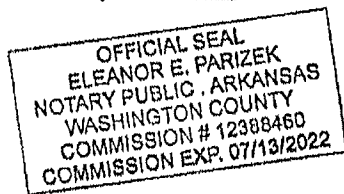
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 18th day of May, 2017.

My Commission Expires:

7/13/22

Eleanor E. Parizek

 Notary Public



ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

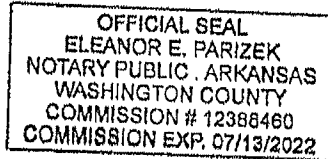
On this the 18th day of May, 2017, before me, a Notary Public, personally appeared Brock Boyd and Emily Boyd, Mark Leichner, Robert Erickson, Michael Rogers and Rosemary Rogers, Kenneth J. Hannah and Debra Hannah, Ken Coston, Wade Wilmoth, Michael Carter, and Amanda Carter, Brian A. Davenport and Dianne Davenport, Tammie Adams, Jennifer Meesey, Lori Stevens, Keith Kaderly, James Burr and Jennifer Burr, Louis M. Strickland, Nathan A. Moseley, Aaron Cater, Dallas Hofford and Gail Hofford, Joseph Ryan and Crystal Ryan, John R. Hamilton and Maxine L. Hamilton, Paul Condron and Jennifer Condron, Randy Box and Deana Box, Amanda Hedrick and James Hedrick, Billy Lindsey, Jerry Thomas and Angie Thomas, Stacey Moore, Elaine Gathy and Ken Gathy, David R. Levine, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

7/13/22

Eleanor E. Parizek
Notary Public



Washington County, AR
I certify this instrument was filed on
5/19/2017 11:14:31 AM
and recorded in REAL ESTATE

File# 2017-00015063
Kyle Sylvester - Circuit Clerk

Kyle Sylvester

NORTHWEST ARKANSAS Democrat & Gazette

P.O. BOX 1607, FAYETTEVILLE, AR. 72702 • 479-642-1700 • FAX: 479-636-038 • WWW.NWADG.COM

AFFIDAVIT OF PUBLICATION

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

REALTY TITLE & CLOSING SERVICES
Public Meeting/ 390 Eagle Ridge, Farmington

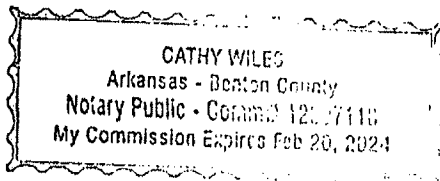
Was inserted in the Regular edition on:
July 13, 2017

Publication Charge: \$ 26.00

Karen Caler
Karen Caler

Subscribed and sworn to before me
This 14 day of July, 2017.

Cathy Wiles
Notary Public
My Commission Expires: 2/20/2024



****NOTE****

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

NOTICE OF PUBLIC MEETING CITY OF FARMINGTON

A public meeting regarding a petition for a variance at the property located at 390 Eagle Ridge Dr., Farmington, Arkansas, being described as Lot 9, Twin Falls Addition, Phase I, Farmington, Washington County, Arkansas, is being held on July 24, 2017 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

74201566 July 13, 2017

City of Farmington Application for Variance



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: Stewart Ong Day Phone: 479-236-4987

Address: 11 Mountain Brook Court, Bentonville, AR Fax: _____

Representative: Larry Grelle Day Phone: 479-273-2209

Address: 2407 SE Cottonwood St. Bentonville, AR Fax: _____

Property Owner: Stewart Ong Day Phone: 479-236-4987

Address: 11 Mountain Brook Court, Bentonville, AR Fax: _____

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

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

Property Description

Site Address - 295-297 and 298 W. Kelli Ave.

Current Zoning -- R-2

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

reduction in building setbacks: Front = 50' required	30' requested (from Kelli Ave.)
Rear = 25' required	15' requested (west side - duplex)
Side = 25' required	10' requested (south side - Hwy. 62/W. Main St.)

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:

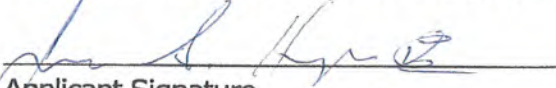
NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 21st day of June, 2017.

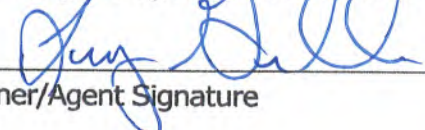
PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on 24th day of July, 2017, 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.*

(1)  Date 6/21/17
Applicant Signature

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

 Date 6-21-17
Owner/Agent Signature

(1) See Attached power of Attorney.

RECEIPT

DATE 6-21-17

No. 564572

RECEIVED FROM Morris Shiple

\$ 25.00

Twenty five & no/100

DOLLARS

FOR RENT

FOR

Variance Request

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

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

TO

BY

B. Coleman

CK # 390

POWER OF ATTORNEY

FOR REAL ESTATE ACTIVITIES ONLY

Know all persons by these presents that I, Stewart Ong of 11 Mountain Brook Court, Bentonville AR 72712 (the "Principal") do hereby appoint James A. Hooper IV of 54 Stonehaven Drive, Bella Vista AR 72715 (the "Agent") to act in my name and place, to the fullest extent which I could act if I were personally present in connection with the real estate activities described in Section 1 of this Power of Attorney.

Section 1

Delegation of Power.

The Principal appoints the Agent to act for the Principal in,

- A. Rezoning. For any and all activities related to the rezoning of Lot #760-01619-000 and Lot #760-01249-000 in Farmington Arkansas from a classification of R2 to C2.
- B. Evaluation. For any and all activities related to the evaluation of future retail and/or commercial development alternatives for the subject lots listed above.
- C. Non-Structure Development. For any and all activities related to the evaluation and execution of necessary development of either or both of the lots listed above with regard to developmental activities that are non-structure / non-building related.
- D. Land Sale. For any and all activities related to the potential for listing of either or both of the lots listed above for sale without future structure development.
- E. Miscellaneous. For any and all other activities not otherwise specified herein that are normal and ordinary in the course of the evaluation and development of a "green-field" project with regard to either or both lots identified above.

Section 2

Term.

This power of attorney shall become effective on the date the Principal signs this instrument and shall expire and be of no further force and effect after December 31, 2017.

The expiration of this power of attorney at the end of the specified term shall not affect the validity of any action taken by the Agent pursuant to this power while this power of attorney was in effect.

Parcel: 760-01619-000
 Prev. Parcel: 122108-001-00
 As of: 4/20/2017

Washington County Report

ID: 34980

Property Owner

Name: C RENTAL PROPERTIES LLC
Mailing Address: 11 MOUNTAIN BROOK CT
 SPRINGDALE, AR 72712
Type: (RM) - Res. Misc. Improv.
Tax Dist: (061) - FARMINGTON SCH, FARM
Millage Rate: 53.60

Property Information

Physical Address: 295 W KELLI AVE, 297 W KELLI AVE
Subdivision: 27-16-31 FARMINGTON OUTLOTS
Block / Lot: -- / --
S-T-R: 27-16-31
Size (in Acres): 0.000

Legal: PT SW NE 0.207A FURTHER DESCRIBED FROM 2012-5465 AS: Part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet South and S 89°51' E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S 36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning.

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$18,750	\$3,750	\$3,750
Building	\$0	\$0	\$0
Total	\$18,750	\$3,750	\$3,750




Homestead Credit: 0.00 **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
	1.000	House Lot

Deed Transfers:

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/29/2012		2012	5465	Quit Claim			C RENTAL PROPERTIES LLC		
1/2/2004		2004	470	Warr. Deed	297.00	\$90,000	NGO, CHRISTINA L.	Valid	Improved
9/17/1999		99	84762	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K	Additional Properties	Improved
10/13/1993		93	71150	Quit Claim	0.00	\$0			

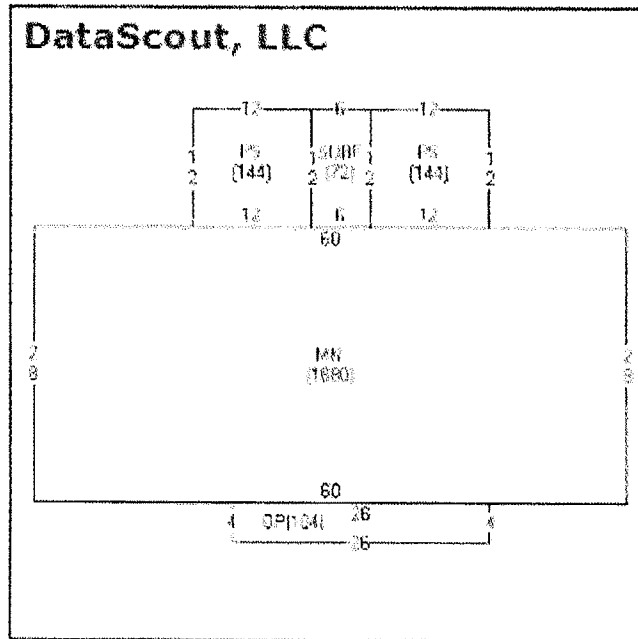
Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
							HOLLAND, ALLEN H.		
1/15/1993		93	3608	Warr. Deed	110.00	\$50,000	HOLLAND, ALLEN H. & THERESA K.	Additional Properties	Improved
1/1/1985		1069	137	Warr. Deed	0.00	\$0	BYRAM, T.J. & WILLIE MAE		

Details for Residential Card 1

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Duplex	ONE	Masonry Veneer	1680	0	1680	4	1981	34	Average	N/A

Exterior Wall: BRICK
 Foundation: Slab
 Floor Struct: ElevSlab
 Floor Cover: Carpet & Tile
 Insulation: Ceilings Walls
 Roof Cover: Asphalt Shingle
 Roof Type: Gable

Plumbing: Full: 2
 Fireplace: N/A
 Heat/Cool: Central
 Basement: N/A
 Basement Area: N/A
 Year Remodeled: N/A
 Style: N/A



Base Structure:

Item	Label	Description	Area
A	MN	Main Living Area	1680

B	PS	Patio slab	144
C	SUBF	Storage/utility bldg. frame	72
D	PS	Patio slab	144
E	OP	Porch, open	104

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Driveway, concrete		12x35	2		
Fence, wood 6'		70			

Map:



Doc ID: 014457090001 Type: REL
 Kind: QUITCLAIM DEED
 Recorded: 02/29/2012 at 04:15:39 PM
 Fee Amt: \$15.00 Page 1 of 1
 Washington County, AR
 Bette Stamps Circuit Clerk

File **2012-00005465**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINE L. NGO, a married individual, hereinafter called GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by GRANTOR, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and quit claim unto C. RENTAL PROPERTIES, LLC, a limited liability corporation registered with the State of Arkansas, hereinafter called GRANTEE, and unto its heirs and assigns forever, the following described lands in Washington County, Arkansas, to-wit:

Part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet South and S 89°51' E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S 36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning.

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

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

That the undersigned GRANTOR hereby conveys all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

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

[Signature]
 GRANTEE OR AGENT

WITNESS my hand and seal on this 29 day of Feb, 2012.

[Signature]
 CHRISTINE L. NGO

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss.
 COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, CHRISTINE L. NGO, a single person, 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 on this 29 day of Feb, 2012.

My Commission expires: 3/12/20

DIANE M. HAGERTY
 WASHINGTON COUNTY
 NOTARY PUBLIC - ARKANSAS
 My Commission Expires March 17, 2010
 Commission No. 122-5471

Doc ID: 007819310003 Type: REL
Recorded: 10/29/2004 at 09:57:44 AM
Fee Amt: \$14.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk
File **2004-00044741**

JOB NO. R40082
TRACT NO. 112

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Christine (a/k/a Christina) L. Ngo and Stewart Ong, her husband, Grantors, for and in consideration of the sum of EIGHT HUNDRED AND NO/100 DOLLARS (\$800.00), and other good and valuable consideration, cash in hand paid by the Arkansas State Highway Commission, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the **Arkansas State Highway Commission, Grantee** and unto its successors and assigns forever the following lands, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, said land being more particularly described as follows, to-wit:

Part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Starting at a 1 ½ inch square metal in concrete being used as the Center North 1/16 corner of Section 27; thence South 87° 48' 56" East along the North line of the Southwest Quarter of the Northeast Quarter of Section 27 a distance of 1,299.86 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job 4705-2; thence South 02° 09' 16" West along said right of way line a distance of 12.78 feet to a point; thence South 58° 27' 52" West along said right of way line a distance of 344.96 feet for the point of beginning; thence continue South 58° 27' 52" West along said right of way line a distance of 21.50 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job R40082; thence North 22° 01' 45" East along said right of way line a distance of 26.34 feet to a point on the Westerly right of way line

*This instrument prepared under the
Supervision of J. Ted Blagg, Title Attorney
Arkansas State Highway & Transportation Dept
P.O. Box 2261, Little Rock, Arkansas 72209*

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

Arkansas State Highway Commission
Post Office Box 2261
Little Rock, Arkansas 72203

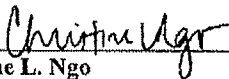
of Kelli Avenue as established by the plat of Red Bird Estates date filed March 28, 1978; thence South 32° 39' 11" East a distance of 15.65 feet to the point of beginning and containing 168 square feet more or less as shown on plans prepared by the AHTD referenced as Job R40082.
RA/ras04/07/04

TO HAVE AND TO HOLD the same unto the said Arkansas State Highway Commission and unto its successors and assigns forever.

And we, Christine L. Ngo and Stewart Ong for and in consideration of the said sum of money, do hereby release and relinquish unto the said Arkansas State Highway Commission, all our right of dower, curtesy, homestead or survivorship in and to said lands.

And Grantors hereby covenant with the said Grantee that Grantors will forever warrant and defend the title to said lands and property against the lawful claims of any and all persons whomsoever.

WITNESS our hands on this 15 day of October, 2004.



Christine L. Ngo



Stewart Ong

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Washington

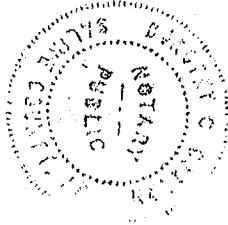
BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, appeared in person, Christine L. Ngo and Stewart Ong to me well known as the Grantors in the foregoing instrument, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 15 day of October, 2004.

Anthony C. Adams
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 2, 2006



filed for you and he may appear with you at any hearing. If you cannot afford an attorney, you may obtain one by contacting Legal Services or requesting the Court to determine if you qualify for appointed counsel.

NOW, unless you appear and defend or otherwise respond within thirty days from the first date of publication of this notice, the Petition may be taken as confessed, and a decree entered and granted.

Jan Griffith, Circuit Clerk
By: /s/a. Arnold, Deputy Clerk
Date: 6/29/17

74192169f

IN THE CIRCUIT COURT OF
PULASKI COUNTY, ARKANSAS
10TH JUVENILE DIVISION
ARKANSAS DEPARTMENT OF
HUMAN SERVICES, PLAINTIFF
VS.

60JV-2016-276
MISHAY PATTON, DOB:
02/28/1988, MOTHER, GORDON
HARRIS, JR., DOB: 07/19/1982,
LEGAL FATHER OF DEFENDANTS
KAYA HARRIS, DOB:
09/08/2006, FEMALE, AILI HARRIS,
DOB: 11/28/2007, FEMALE,
GORDON HARRIS, III, DOB:
10/28/2008, MALE, JUVENILES,
RESPONDENTS

TERMINATION OF
PARENTAL RIGHTS
WARNING ORDER

TO: MISHAY PATTON, ANY AND
ALL OTHER UNKNOWN
LEGAL/PUTATIVE FATHERS AND
TO ALL WHOM IT MAY CONCERN:

Take notice that on June 2,
2017 a petition was filed by the
Arkansas Department of Human
Services in the Circuit Court, Juvenile
Division, of Pulaski County,
Arkansas, to terminate parental
rights of the following juveniles:
Kaya Harris, DOB: September 8,
2006; Aili Harris, DOB: November
28, 2007; and Gordon Harris, III

could result in termination of your
parental rights.

A hearing on the petition to
terminate parental rights is
scheduled for August 16, 2017 at
8:00 a.m. at the Juvenile Justice
Center, 111th Division, 3001 W.
Roosevelt Road, Little Rock, AR,
72204, phone: 340-6700. If you
desire to be represented by an
attorney, you should immediately
contact your attorney so that an
answer can be filed for you and
he may appear with you at any
hearing. If you cannot afford an
attorney, you may obtain one by
contacting Legal Services or re-
questing the Court appoint you an
attorney.

Putative parents take notice
that pursuant to Arkansas state
law, you have the right to:

(A) Know the methods of es-
tablishing paternity. You can es-
tablish paternity by:

1. Proving that you were mar-
ried to the mother of the child at
the time the child was born;

2. Presenting an Acknowledg-
ment of Paternity that has been
properly signed and filed with the
Arkansas Department of Health,
Office of Vital Records; or

3. Proving that a court of
competent jurisdiction has en-
tered an order declaring that you
are the child's legal father.

(B) Prove that you have had
significant contacts with the
herein child.

(C) Be heard by the Court.
Circuit Clerk
By: Deputy Clerk

PREPARED BY:
Debora Inman, Bar #2005204
Arkansas Dept. of Human Ser-
vices

Office of Chief Counsel
P.O. Box 1437-Slot S280
Little Rock, AR 72203-1437
(501) 396-6161
7419792df

Pursuant to the Administrative
Procedures Act, A.C.A.
§§25-15-201 et seq. and Acts
532 & 550 of 1993 codified at
A.C.A. §§16-90-801 et seq., the
Arkansas Sentencing Commis-
sion met Wednesday, June 14,
2017, to adopt seriousness rank-
ings of criminal offenses created,
modified, or reclassified during
the 91st Session of the General
Assembly. Additionally, the
Commission modified the Pres-
umptive Sentencing Grid, as
required by passage of Act 423 of
2017, to determine a sentencing
range for each grid cell. Copies
of the revised Presumptive Sen-
tencing Grid and the Seriousness
Rankings are available online at
<http://www.arkansas.gov/asc/>, or
may be obtained by contacting
the Commission office at 101 East
Capitol Avenue, Suite 470, Little
Rock, AR 72201, or by telephone
at (501)682-5001. Comments
should be returned to the Com-
mission by 4:30 p.m. on August 5,
2017.

The Commission will meet be-
ginning at 8:30 a.m. on August
11, 2017 at 101 East Capitol,
Suite 470, Little Rock, AR 72201,
for final approval of these rank-
ings.

74196744f

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat
for the property as described be-
low has been filed with the City of
Farmington on the 24th day of
July, 2017.

Part of the South Half of the
Southeast Quarter of Section 3,
and part of the Southwest Quar-
ter of the Southwest Quarter of
Section 2, Township 15 North,
Range 31 West, Washington
County, Arkansas being more
particularly described as follows:
Beginning at an existing stone

persons are invited to attend.
74199447 July 9, 2017

Notice of Public Meeting

A petition for a variance at the
property described below has
been filed with the City of Farm-
ington on the 21st day of June 27,
2017.

760-01619-000 - C. Rental
Properties LLC

Part of the Southwest Quarter
(SW1/4) of the Northeast Quarter
(NE1/4) of Section Twenty-Seven
(27) Township Sixteen (16) North,
Range Thirty-One (31) West, and
being more particularly described
as follows, to-wit: Beginning at a
point which is 214.5 feet south
and S89°51' E 906.58 feet from
the Northwest corner of said 40
acre tract, said point being the
Southeast corner of Lot Num-
bered Fifty (50) in Red Bird Es-
tates, an Addition to the City of
Farmington, Arkansas, as per plat
of said addition on file in the of-
fice of the Circuit Clerk and Ex-
Officio Recorder of Washington
County, Arkansas, and running
North 164.5 feet to the Northeast
corner of said Lot 50, said point
being on the South right of way
line of Kelli Avenue; thence along
the right of way line of Kelli Ave-
nue S36°36' E 205.32 feet to a
point on the North right of way
line of Highway No. 62; thence
leaving said right of way line and
running West 122.44 feet to the
point of beginning. LESS AND
EXCEPT that portion conveyed to
the Arkansas Highway Commis-
sion in Land Document
2004-00044741 of the records of
Washington County, Arkansas.
760-01249-000 - C. Rental
Properties, LLC
Part of Lot Numbered Fifty (50)
in Red Bird Estates an Addition to
the City of Farmington, Arkansas,
as per plat of said addition on file

To place a free ad call 1-866-98

persons are invited to attend.
74199447 July 9, 2017

Notice of Public Meeting

A petition for a variance at the
property described below has
been filed with the City of Farm-
ington on the 21st day of June 27,
2017.

760-01619-000 - C. Rental
Properties LLC

Part of the Southwest Quarter
(SW1/4) of the Northeast Quarter
(NE1/4) of Section Twenty-Seven
(27) Township Sixteen (16) North,
Range Thirty-One (31) West, and
being more particularly described
as follows, to-wit: Beginning at a
point which is 214.5 feet south
and S89°51' E 906.58 feet from
the Northwest corner of said 40
acre tract, said point being the
Southeast corner of Lot Num-
bered Fifty (50) in Red Bird Es-
tates, an Addition to the City of
Farmington, Arkansas, as per plat
of said addition on file in the of-
fice of the Circuit Clerk and Ex-
Officio Recorder of Washington
County, Arkansas, and running
North 164.5 feet to the Northeast
corner of said Lot 50, said point
being on the South right of way
line of Kelli Avenue; thence along
the right of way line of Kelli Ave-
nue S36°36' E 205.32 feet to a
point on the North right of way
line of Highway No. 62; thence
leaving said right of way line and
running West 122.44 feet to the
point of beginning. LESS AND
EXCEPT that portion conveyed to
the Arkansas Highway Commis-
sion in Land Document
2004-00044741 of the records of
Washington County, Arkansas.
760-01249-000 - C. Rental
Properties, LLC
Part of Lot Numbered Fifty (50)
in Red Bird Estates an Addition to
the City of Farmington, Arkansas,
as per plat of said addition on file

Foreclosures 1290

IN THE CIRCUIT COURT OF
LONOKE COUNTY, ARKANSAS
THIRD DIVISION
FIRST SECURITY BANK, PLAIN-
TIFF
VS.

NO. 43CV-17-267
ANTHONY RAY LEWIS, SHERRI
A. LEWIS; and LONOKE COUNTY,
ARKANSAS-TAX COLLECTOR,
DEFENDANTS

NOTICE OF SALE
NOTICE IS HEREBY GIVEN, that
pursuant to the authority and di-
rections contained in the order of
the Circuit Court of Lonoke Coun-
ty, Arkansas, entered on June 2,
2017, in cause No. 43CV-17-267
between First Security Bank,
Plaintiff, and Anthony Ray Lewis,
Sherrri A. Lewis, and Lonoke

Parcel: 760-01249-000
 Prev. Parcel: 121874-001-00
 As of: 4/20/2017

Washington County Report

ID: 34519

Property Owner

Name: C RENTAL PROPERTIES LLC

Mailing Address: 11 MOUNTAIN BROOK CT
 SPRINGDALE, AR 72712

Type: (RV) - Res. Vacant

Tax Dist: (061) - FARMINGTON SCH, FARM

Millage Rate: 53.60

Property Information

Physical Address:

Subdivision: RED BIRD ESTATES

Block / Lot: -- / --

S-T-R: 27-16-31

Size (in Acres):

Legal: PT LOT 50 FURTHER DESCRIBED FROM 2012-5463 AS: Part of Lot Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$7,500	\$1,500	\$1,500
Building	\$0	\$0	\$0
Total	\$7,500	\$1,500	\$1,500

Homestead Credit: 0.00 **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.


Land:

Land Use	Size	Units
	1.000	House Lot

Deed Transfers:

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/29/2012		2012	8483	Quit Claim			C RENTAL PROPERTIES LLC	Unval.	
1/2/2004		2004	314	Warr. Deed	264.00	\$80,000	NGO, CHRISTINA L.	Additional Properties	Improved
9/17/1999		99	84752	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K.	Additional Properties	Land Only
10/13/1993		93	71150	Quit Claim	0.00	\$0	HOLLAND, ALLEN H.		
1/15/1993		93	3608	Warr. Deed	110.00	\$50,000	HOLLAND, ALLEN H. & THERESA K.	Additional Properties	Improved

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/28/1982		1069	137	Warr. Deed	0.00	\$0	BYRAM, T.J. & WILLIE MAE		

Map:

Parcel: 760-01248-000
 Prev. Parcel: 121874-000-00
 As of: 4/20/2017

Washington County Report

ID: 34518

Property Owner

Name: C RENTAL PROPERTIES LLC
Mailing Address: 11 MOUNTAIN BROOK CT
 SPRINGDALE, AR 72712
Type: (RI) - Res. Improv.
Tax Dist: (061) - FARMINGTON SCH, FARM
Millage Rate: 53.60

Property Information

Physical Address: 299 W KELLI AVE, 301 W KELLI AVE
Subdivision: RED BIRD ESTATES
Block / Lot: -- / --
S-T-R: 27-16-31
Size (in Acres):

Legal: PT LOT 50 FURTHER DESCRIBED FROM 2012-5463 AS: The West Eighty-five (85) feet of Lot Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$22,500	\$4,500	\$4,500
Building	\$58,800	\$11,760	\$11,760
Total	\$81,300	\$16,260	\$16,260

Homestead Credit: 0.00 **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
	1.000	House Lot

Deed Transfers:

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/29/2012		2012	5463	Quit Claim			C RENTAL PROPERTIES LLC	Additional Properties	
1/2/2004		2004	314	Warr. Deed	284.00	\$80,000	NGO, CHRISTINA L	Other	Improved
9/17/1999		99	84792	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K	Inc. Additional Prop.	Improved
9/10/1996		96	56803	Quit Claim	0.00	\$0	HOLLAND, ALLEN H		
7/15/1993		93	3006	Warr. Deed	110.00	\$50,000		Valid	Improved

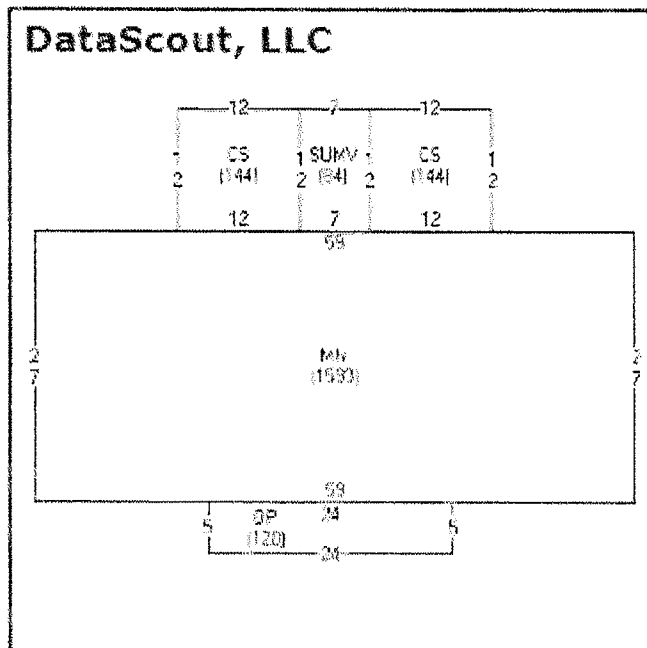
Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
							HOLLAND, ALLEN H & THERESA K		
8/28/1985		1151	743	Warr Deed	0.00	\$0	BYRAM, T J & WILLIE MAE		

Details for Residential Card 1

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Duplex	ONE	Masonry Veneer	1593	0	1593	4	1988	27	Average	N/A

Exterior Wall: BRICK
 Foundation: Slab
 Floor Struct: ElevSlab
 Floor Cover: Carpet & Tile
 Insulation: Ceilings Walls
 Roof Cover: N/A
 Roof Type: HipGable

Plumbing: Full: 2
 Fireplace: N/A
 Heat/Cool: Central
 Basement: N/A
 Basement Area: N/A
 Year Remodeled: N/A
 Style: N/A



Base Structure:

Item	Label	Description	Area
A	MN	Main Living Area	1593
B	OP	Porch, open	120
C	CS	Concrete slab, reinforced	144
D	SUMV	Storage/utility bldg. masonry	84

E CS Concrete slab, reinforced 144

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Driveway, concrete		10x46	2		
Fence, wood 6'		83			
Outbuilding, frame		8x12			

Other Adjustments:

Code	Type	Qty
ROOFC	M	1797

Map:

Doc ID: 014457070001 Type: REL
Kind: QUITCLAIM DEED
Recorded: 02/29/2012 at 04:14:58 PM
Fee Amt: \$15.00 Page 1 of 1
Washington County, AR
Bette Stamps Circuit Clerk
File 2012-00005463

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINE L. NGO, a married individual, hereinafter called GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by GRANTOR, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and quit claim unto C. RENTAL PROPERTIES, LLC, a limited liability corporation registered with the State of Arkansas, hereinafter called GRANTEE, and unto its heirs and assigns forever, the following described lands in Washington County, Arkansas, to-wit:

TRACT I:

Part of Lot Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.

TRACT II:

The West Eighty-five (85) feet of Lot Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

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

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

That the undersigned GRANTOR hereby conveys all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

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

WITNESS my hand and seal on this 29 day of Feb, 2012.

Christine L. Ngo
CHRISTINE L. NGO

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss.
COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, CHRISTINE L. NGO, a single person, 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 on this 29 day of Feb, 2012.

My Commission expires: 3-17-20

Daane M. Hagerty
DAANE M. HAGERTY
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 17, 2020
Commission No. 12375628

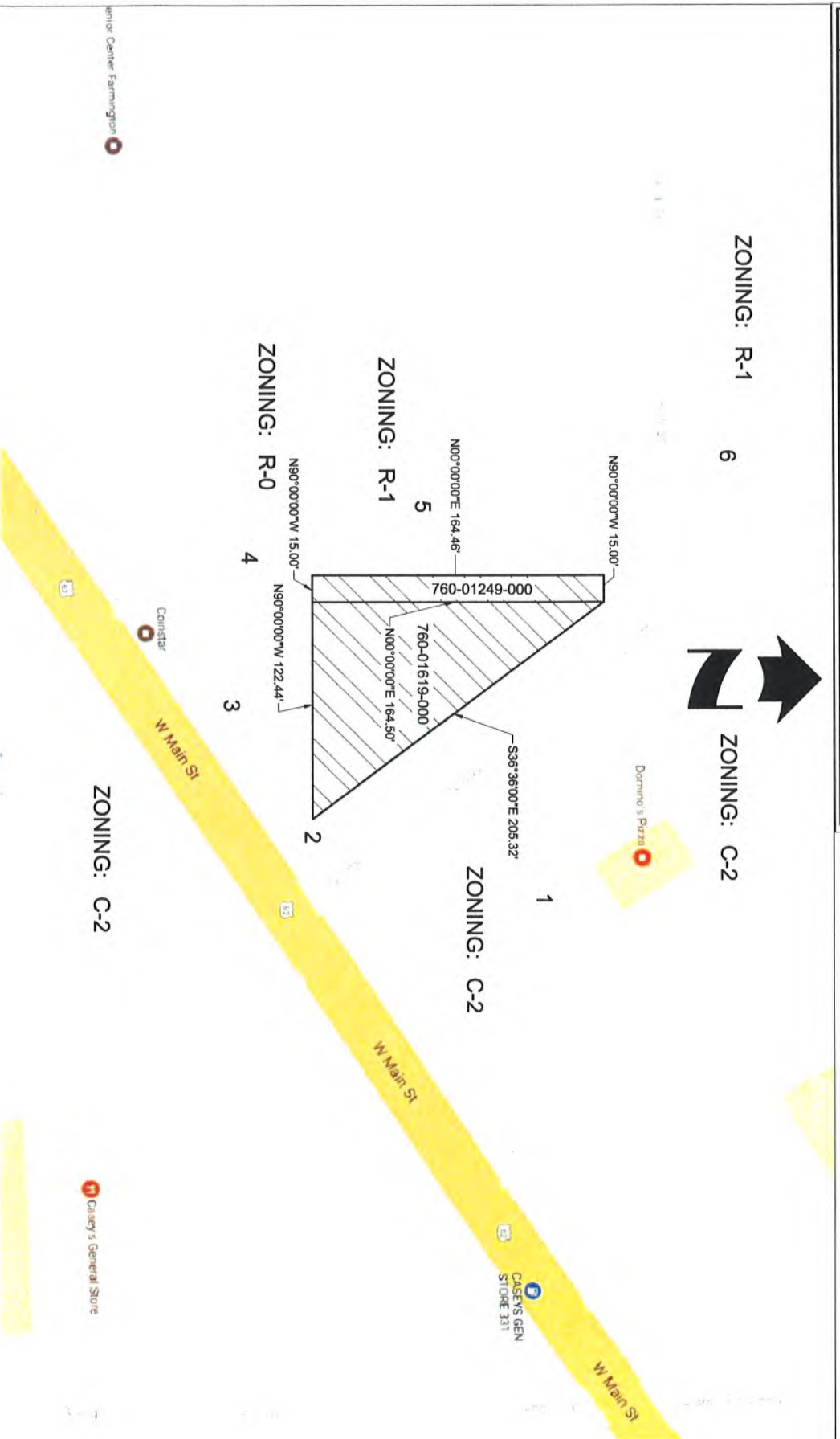
760-01619-000 - C. Rental Properties LLC

Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27) Township Sixteen (16) North, Range Thirty-One (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet south and S89°51'E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Lot Numbered Fifty (50) in Red Bird Estates, an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning, LESS AND EXCEPT that portion conveyed to the Arkansas Highway Commission in Land Document 2004-00044741 of the records of Washington County, Arkansas.

760-01249-000 – C. Rental Properties, LLC

Part of Lot Numbered Fifty (50) in Red Bird Estates an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.

Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 265, Fayetteville, AR 72701
2	760-01618-000	AR State Highway Commission
3	760-01619-001	PO Box 2261, Little Rock, AR 72203
4	760-02403-000	City of Farmington
5	760-01248-000	PO Box 150, Farmington AR 72730
6	760-01226-000	11 Mountain Brook CT, Springdale AR 72712
	Charles Lew & Stephanie Carpenter	302 W Kelli Ave, Farmington AR 72730



ZONING: R-1

6



ZONING: C-2

ZONING: C-2

ZONING: R-1

ZONING: R-0

ZONING: C-2

Cash's General Store

CASEY'S GEN STORE 331

Dorrimo's Pizzeria

Conistar

Senior Center Farmington



SITE

C-2 Zoning - Required Setbacks



C-2 Zoning - Proposed Setbacks



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: <u>Stewart Ong</u>	Day Phone: <u>479-236-4987</u>
Address: <u>11 Mountain Brook Court, Bentonville AR</u>	Fax: _____
Representative: <u>Larry Grelle</u>	Day Phone: <u>479-273-2209</u>
Address: <u>2407 SE Cottonwood St. Bentonville, AR</u>	Fax: _____
Property Owner: <u>Stewart Ong</u>	Day Phone: <u>479-236-4987</u>
Address: <u>11 Mountain Brook Court, Bentonville AR</u>	Fax: _____

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

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

Property Description
 Site Address -- 295-297 and 298 W. Kelli Ave.
 Current Zoning -- R-2 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: see attached

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 23 rd day of May, 2017.


PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-2 to C-2 will be held on the 26 th day of June, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

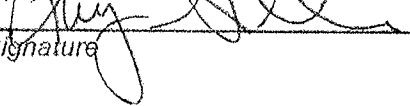
A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

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

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

 Date May 11, 2017
Applicant Signature

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

 Date May 17, 2017
Owner/Agent Signature

City of Farmington, AR

RECEIPT

DATE 5-19-17

No. 564562

05/23/2017 3:42PM 01
000000#1358 CLERK01

PAID FROM Miriam Shipley \$ 25.00

twenty five & no/100 DOLLARS

Development Fees \$25.00

RENT Rezone 295-297 & 298 Kellie Ave

ITEMS CHECK 1Q \$25.00

AMOUNT	
25.00	
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY B. Coleman

CL# 0366

Stewart Ong

295 W. Kelli Avenue

Application for Rezoning, City of Farmington

Type of zoning requested and reason for request:

We are respectfully requesting a rezoning from R2 Single Family Residential to C2 Highway Commercial for the property listed above.

This decision was necessitated by the tragic occurrence in December of last year which caused us to reevaluate our options about the future of the property. This careful and diligent evaluation determined that replacing the prior structure with another residential structure was not in our nor the city's best interest given the increased traffic and commercial build up in the immediate surrounding area within the last 10 years. We now have 2 major retail developments on opposing corners to the property as well as a large development (Walmart) just down the street which is poised to expand as well. It became apparent to us that rezoning to commercial was the most appropriate use for this property going forward which will allow us to increase our investment, create jobs and increase commercial / retail services to the city and community. While we have not made a final decision yet, one of the options we are heavily evaluating for this location is the owner's expansion of his very successful rehabilitation business, Mountaincrest Rehab Facility in Bella Vista (<http://www.mountaincrestrehab.net/>). This alternative along with others currently under evaluation will better serve the location and community at large.

AFFIDAVIT

I hereby certify that I Rebecca Carolan
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: R Carolan Date: 5.31.17

**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:

295 W. Kelli Avenue, Farmington, AR

Location

Stewart Ong

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-2 to C-2 .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on June 26th, 2017 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.

760-01619-000 - C. Rental Properties LLC

Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27) Township Sixteen (16) North, Range Thirty-One (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet south and S89°51'E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Lot Numbered Fifty (50) in Red Bird Estates, an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning, LESS AND EXCEPT that portion conveyed to the Arkansas Highway Commission in Land Document 2004-00044741 of the records of Washington County, Arkansas.

760-01249-000 – C. Rental Properties, LLC

Part of Lot Numbered Fifty (50) in Red Bird Estates an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.



Co Rd 96

Randall G. Lynch Middle School



Rheas Mill Rd

Northwest Arkansas Education Service...

Kelli St

Willow Ave

Willow Ave

Double Springs Rd

Rheas Mill Rd

W Main St

McDonald's

US Post Office

DQ Grill & Chill Restaurant

Sonic Drive-In

Southwinds Rd

Kelli St

Domino's Pizza

SITE

Kelli St

62

S Angus Ln

Pine Meadow Dr

W Main St

Walmart Neighborhood Market

Wedgeview Dr

Countryside Dr

S Grace Ln

Bonnie Ln

S Angus Ln

Bob Folsom Elementary School

Dr

Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 265, Fayetteville, AR 72701
2	760-01619-001	AR State Highway Commission PO Box 2261, Little Rock, AR 72203
3	760-01911-101	
4	760-02403-000	City of Farmington PO Box 150, Farmington AR 72730
5	760-01248-000	C Rental Properties LLC 11 Mountain Brook CT, Bentonville AR 72712
6	760-01226-000	Charles Levi & Stephanie Carpenter 302 W Kelli Ave, Farmington AR 72730

7015 1730 0001 6635 7057

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0712
\$	\$2.75	05
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	\$0.49	
\$	\$6.59	05/31/2017
Total Postage and Fees		
\$		

Sent To **City of Farmington**
 Street and Apt. No., or PO Box No. **PO Box 150**
 City, State, ZIP+4® **Farmington AR 72730**

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

7015 1730 0001 6635 7026

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

FAYETTEVILLE, AR 72701

OFFICIAL USE

Certified Mail Fee	\$3.35	0712
\$	\$2.75	05
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	\$0.49	
\$	\$6.59	05/31/2017
Total Postage and Fees		
\$		

Sent To **Term & Patty Neal**
 Street and Apt. No., or PO Box No. **10345 S. Hwy 265**
 City, State, ZIP+4® **Fayetteville AR 72701**

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

7015 3430 0001 0972 5735

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0712
\$	\$2.75	05
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	\$0.49	
\$	\$6.59	05/31/2017
Total Postage and Fees		
\$		

Sent To **Charles Levi & Stephanie Carpenter**
 Street and Apt. No., or PO Box No. **302 W Kelli Ave**
 City, State, ZIP+4® **Farmington AR 72730**

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

7015 1730 0001 6635 7040

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

LITTLE ROCK, AR 72203

OFFICIAL USE

Certified Mail Fee	\$3.35	0712
\$	\$2.75	05
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	\$0.49	
\$	\$6.59	05/31/2017
Total Postage and Fees		
\$		

Sent To **Arkansas State Hwy Commission**
 Street and Apt. No., or PO Box No. **PO Box 2261**
 City, State, ZIP+4® **Little Rock AR 72203**

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

7015 3430 0001 0972 5759

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

BENTONVILLE, AR 72712

OFFICIAL USE

Certified Mail Fee	\$3.35	0712
\$	\$2.75	05
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	\$0.49	
\$	\$6.59	05/31/2017
Total Postage and Fees		
\$		

Sent To **Rental Properties LLC**
 Street and Apt. No., or PO Box No. **11 Mountain Brook Ct.**
 City, State, ZIP+4® **Bentonville AR 72712**

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

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:

Terry & Patty Neal
10345 S. Hwy 265
Fayetteville AR 72701



9590 9402 2164 6193 9325 78

2. Article Number (Transfer from service label)

7015 1730 0001 6635 7026

Restricted Delivery

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Terry Neal*

- Agent
- Addressee

B. Received by (Printed Name)

Terry Neal

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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:

AR State HWY Commission
PO Box 2261
Little Rock AR 72203



9590 9402 2164 6193 9325 61

2. Article Number (Transfer from service label)

7015 1730 0001 6635 7040

Restricted Delivery

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *George N. N. N.*

- Agent
- Addressee

B. Received by (Printed Name)

George N. N. N.

C. Date of Delivery

10/2/17

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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:

Charles Levi & Stephanie
Carpenter
302 W Kelli Ave.
Farmington AR 72730



9590 9402 2164 6193 9333 15

2. Article Number (Transfer from service label)

7015 3430 0001 0972 5735

1 Mail
1 Mail Restricted Delivery
600

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Stephanie Carpenter*

- Agent
- Addressee

B. Received by (Printed Name)

Stephanie Carpenter


C. Date of Delivery


10/3/17

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Brenda Coleman</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>
<p>1. Article Addressed to: City of Farmington PO Box 150 Farmington AR 72730</p>	<p>B. Received by (Printed Name) <i>Brenda Coleman</i> C. Date of Delivery <i>9/1/17</i></p>
 9590 9402 2164 6193 9325 54	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label) 7015 3430 0001 6425 7057</p>	<p>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</p>
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Vince Ong</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>
<p>1. Article Addressed to: C Rental Properties LLC 11 Mountain Brook CT. Bentonville AR 72712</p>	<p>B. Received by (Printed Name) <i>Vince Ong</i> C. Date of Delivery</p>
 9590 9402 2164 6193 9325 85	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label) 7015 3430 0001 0972 5759</p>	<p>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 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</p>
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt

74167793
NOTICE OF PUBLIC HEARING
 A petition to rezone the property as described below has been filed with the City of Farmington on the 23rd day of May, 2017.
 760-01249-000 - C. Rental Properties LLC
 Part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-Seven (27) Township Sixteen (16) North, Range Thirty-One (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet south and S89°51'E 006.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Lot Numbered Fifty (50) in Red Bird Estates, an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue, thence along the right of way line of Kelli Avenue S36°36' E 205.32 feet to a

**Meetings/
Hearings 1230**

point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning, LESS AND EXCEPT that portion conveyed to the Arkansas Highway Commission in Land Document 2004-00044741 of the records of Washington County, Arkansas. 760-01249-000 - C. Rental Properties, LLC
 Part of Lot Numbered Fifty (50) in Red Bird Estates an Addition to the City of Farmington, Arkansas, as per plat of said addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.
 A public hearing to consider this rezoning request to rezone the above described property from R-2 to C-2 will be held on the 26th day of June, 2017, at 6:00 P.M. at Farmington City Hall, 345 West Main, Farmington, Arkansas. All interested persons are invited to attend.
 74165916 June 9, 2017

**Meetings/
Hearings 1230**

Written comments may be submitted through July 12, 2017, by mailing them to the Arkansas Economic Development Commission, Strategic Planning and Research Division, 900 West Capitol, Little Rock, Arkansas 72201 or by faxing them to (501) 682-7499. Comments will also be accepted via email at knaumann@ArkansasEDC.com. 74167912f

**Environmental
Permits 1250**

Public Notice
 Pursuant to Act 163 of the 1993 Legislative Session, the Arkansas Department of Environmental Quality gives the following notice:
 3M Company - 3M Industrial Mineral Products Division (AFIN 60-00003) has submitted an application for a modification of their existing air permit under the Department's Regulation 26 (Title VI). This facility is located at Highway 365 and Wallers Drive, Little Rock, AR 72216. This application was declared administratively complete on 6/8/2017 and is

**Environmental
Permits 1250**

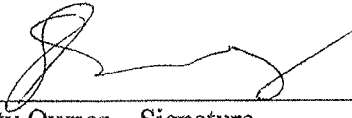
draft permitting decision during the public comment period. The public comment period shall begin on the day this notice is published and shall expire at 4:30 p.m. Central Time on the thirtieth (30th) calendar day after publication of this notice.
 The Director shall make a final decision to issue or deny this application or to impose special conditions in accordance with Section 6.211 of the Arkansas Pollution Control and Ecology Commission's Administrative Procedures (Regulation #6) and Regulation #26.
 Dated this 11th day of June, 2017.
 Becky W. Ksohn
 Director
 74167958f

Foreclosures 1290

**COMMISSIONER'S SALE
NOTICE**
 NOTICE IS HEREBY GIVEN that pursuant to the authority and directions contained in the decretal order of the Circuit Court of Newton County, Arkansas, made and entered on April 27, 2017, in a

AGENT AUTHORIZATION

I (We), Stewart Ong, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Morrison Shipley Engineers, Inc., 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

Stewart Ong

Property Owner - Print

Property Owner – Signature

Property Owner - Print

Parcel: 760-01619-000
 Prev. Parcel: 122108-001-00
 As of: 4/20/2017

Washington County Report

ID: 34980

<p>Property Owner</p> <p>Name: C RENTAL PROPERTIES LLC</p> <p>Mailing Address: 11 MOUNTAIN BROOK CT SPRINGDALE, AR 72712</p> <p>Type: (RM) - Res. Misc. Improv.</p> <p>Tax Dist: (061) - FARMINGTON SCH, FARM</p> <p>Millage Rate: 53.60</p>	<p>Property Information</p> <p>Physical Address: 295 W KELLI AVE, 297 W KELLI AVE</p> <p>Subdivision: 27-16-31 FARMINGTON OUTLOTS</p> <p>Block / Lot: -- / --</p> <p>S-T-R: 27-16-31</p> <p>Size (in Acres): 0.000</p>
---	---

Legal: PT SW NE 0.207A FURTHER DESCRIBED FROM 2012-5465 AS: Part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet South and S 89°51' E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S 36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning.

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$18,750	\$3,750	\$3,750
Building	\$0	\$0	\$0
Total	\$18,750	\$3,750	\$3,750




Homestead Credit: 0.00 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
	1.000	House Lot

Deed Transfers:

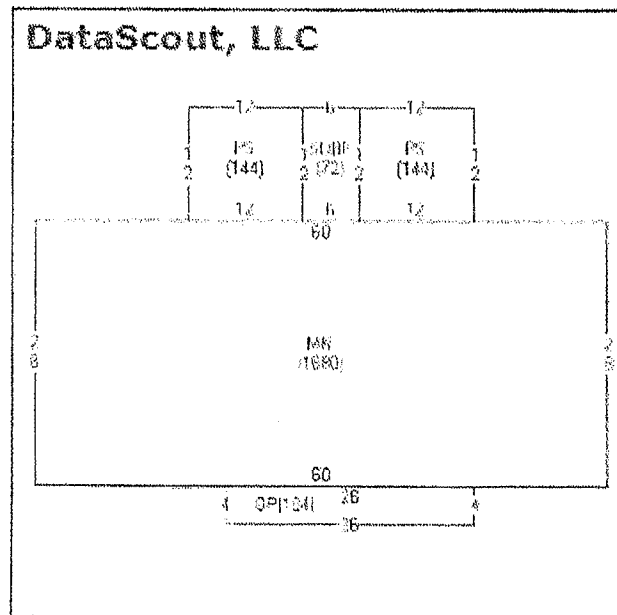
Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/25/2012		2012	5405	Out Claim			C RENTAL PROPERTIES LLC		
1/2/2004		2004	470	Warr. Deed	297.00	\$300,000	NGO, CHRISTINA L	Valid	Improved
0/17/1999		99	24782	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K	Additional Properties	Improved
10/13/1993		93	71159	Out Claim	0.00	\$0			

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
							HOLLAND, ALLEN H.		
1/15/1993		93	3908	Warr. Deed	110.00	\$50,000	HOLLAND, ALLEN H. & THERESA K.	Additional Properties	Improved
1/1/1985		1059	137	Warr. Deed	0.00	\$0	BYRAM, T.J. & WILLIE MAE		

Details for Residential Card 1

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Duplex	ONE	Masonry Veneer	1680	0	1680	4	1981	34	Average	N/A
Exterior Wall: BRICK						Plumbing: Full: 2				
Foundation: Slab						Fireplace: N/A				
Floor Struct: ElevSlab						Heat/Cool: Central				
Floor Cover: Carpet & Tile						Basement: N/A				
Insulation: Ceilings Walls						Basement Area: N/A				
Roof Cover: Asphalt Shingle						Year Remodeled: N/A				
Roof Type: Gable						Style: N/A				



Base Structure:

Item	Label	Description	Area
A	MN	Main Living Area	1680

B	PS	Patio slab	144
C	SUBF	Storage/utility bldg. frame	72
D	PS	Patio slab	144
E	OP	Porch, open	104

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Driveway, concrete		12x35	2		
Fence, wood 6'		70			

Map:



Doc ID: 014457090001 Type: REL
 Kind: QUITCLAIM DEED
 Recorded: 02/29/2012 at 04:15:39 PM
 Fee Amt: \$15.00 Page 1 of 1
 Washington County, AR
 Bette Stamps Circuit Clerk

File **2012-00005465**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINE L. NGO, a married individual, hereinafter called GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by GRANTOR, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and quit claim unto C. RENTAL PROPERTIES, LLC, a limited liability corporation registered with the State of Arkansas, hereinafter called GRANTEE, and unto its heirs and assigns forever, the following described lands in Washington County, Arkansas, to-wit:

Part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, and being more particularly described as follows, to-wit: Beginning at a point which is 214.5 feet South and S 89°51' E 906.58 feet from the Northwest corner of said 40 acre tract, said point being the Southeast corner of Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and running North 164.5 feet to the Northeast corner of said Lot 50, said point being on the South right of way line of Kelli Avenue; thence along the right of way line of Kelli Avenue S 36°36' E 205.32 feet to a point on the North right of way line of Highway No. 62; thence leaving said right of way line and running West 122.44 feet to the point of beginning.

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

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

That the undersigned GRANTOR hereby conveys all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

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

[Signature]

 GRANTEE OR AGENT

WITNESS my hand and seal on this 29 day of Feb, 2012.

[Signature]

 CHRISTINE L. NGO

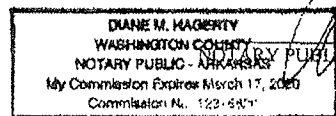
ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
 COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, CHRISTINE L. NGO, a single person, 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 on this 29 day of Feb, 2012.

My Commission expires: 3/1/20



[Signature]

 NOTARY PUBLIC



Doc ID: 007819910003 Type: REL
 Recorded: 10/28/2004 at 09:57:44 AM
 Fee Amt: \$14.00 Page 1 of 3
 Washington County, AR
 Bette Stamps Circuit Clerk
 File **2004-00044741**

**JOB NO. R40082
 TRACT NO. 112**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT we, **Christine (a/k/a Christina) L. Ngo and Stewart Ong, her husband, Grantors**, for and in consideration of the sum of EIGHT HUNDRED AND NO/100 DOLLARS (\$800.00), and other good and valuable consideration, cash in hand paid by the Arkansas State Highway Commission, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the **Arkansas State Highway Commission, Grantee** and unto its successors and assigns forever the following lands, save and except such minerals therein and thereunder, as oil, gas, distillate, condensate, salt water and its component parts, and all other hydrocarbons which do not interfere with the surface use for highway purposes, said land being more particularly described as follows, to-wit:

Part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows:

Starting at a 1 1/2 inch square metal in concrete being used as the Center North 1/16 corner of Section 27; thence South 87° 48' 56" East along the North line of the Southwest Quarter of the Northeast Quarter of Section 27 a distance of 1,299.86 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job 4705-2; thence South 02° 09' 16" West along said right of way line a distance of 12.78 feet to a point; thence South 58° 27' 52" West along said right of way line a distance of 344.96 feet for the point of beginning; thence continue South 58° 27' 52" West along said right of way line a distance of 21.50 feet to a point on the Northerly right of way line of U. S. Highway 62 as established by AHTD Job R40082; thence North 22° 01' 45" East along said right of way line a distance of 26.34 feet to a point on the Westerly right of way line

*This instrument prepared under the
 Supervision of J. Ted Blagg, Title Attorney
 Arkansas State Highway & Transportation Dept
 P.O. Box 2261, Little Rock, Arkansas 72209*

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

Arkansas State Highway Commission
Post Office Box 2261
Little Rock, Arkansas 72203

of Kelli Avenue as established by the plat of Red Bird Estates date filed March 28, 1978; thence South 32° 39' 11" East a distance of 15.65 feet to the point of beginning and containing 168 square feet more or less as shown on plans prepared by the AHTD referenced as Job R40082.
RA/ras04/07/04

TO HAVE AND TO HOLD the same unto the said Arkansas State Highway Commission and unto its successors and assigns forever.


And we, Christine L. Ngo and Stewart Ong for and in consideration of the said sum of money, do hereby release and relinquish unto the said Arkansas State Highway Commission, all our right of dower, curtesy, homestead or survivorship in and to said lands.

And Grantors hereby covenant with the said Grantee that Grantors will forever warrant and defend the title to said lands and property against the lawful claims of any and all persons whomsoever.

WITNESS our hands on this 15 day of October, 2004.



Christine L. Ngo



Stewart Ong

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Washington

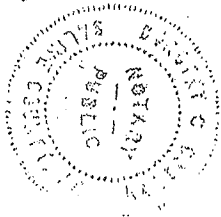
BE IT REMEMBERED, that on this day before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, appeared in person, Christine L. Ngo and Stewart Ong to me well known as the Grantors in the foregoing instrument, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 15 day of October, 2004.

Shirley A. Adams
NOTARY PUBLIC

MY COMMISSION EXPIRES:

May 2, 2006



Parcel: 760-01249-000
 Prev. Parcel: 121874-001-00
 As of 4/20/2017

Washington County Report

ID: 34519

<p style="text-align: center;">Property Owner</p> <p>Name: C RENTAL PROPERTIES LLC</p> <p>Mailing Address: 11 MOUNTAIN BROOK CT SPRINGDALE, AR 72712</p> <p>Type: (RV) - Res. Vacant</p> <p>Tax Dist: (061) - FARMINGTON SCH, FARM</p> <p>Millage Rate: 53.60</p>	<p style="text-align: center;">Property Information</p> <p>Physical Address:</p> <p>Subdivision: RED BIRD ESTATES</p> <p>Block / Lot: -- / --</p> <p>S-T-R: 27-16-31</p> <p>Size (in Acres):</p>
---	--

Legal: PT LOT 50 FURTHER DESCRIBED FROM 2012-5463 AS: Part of Lot Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$7,500	\$1,500	\$1,500
Building	\$0	\$0	\$0
Total	\$7,500	\$1,500	\$1,500

Homestead Credit: 0.00 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.


Land:

Land Use	Size	Units
	1.000	House Lot

Deed Transfers:

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/29/2012		2012	8483	Quit Claim			C RENTAL PROPERTIES LLC	Unval.	
1/2/2004		2004	314	Warr. Deed	204.00	\$80,000	NGO, CHRISTINA L.	Additional Properties	Improved
9/17/1999		99	84792	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K.	Additional Properties	Land Only
10/13/1993		93	71150	Quit Claim	0.00	\$0	HOLLAND, ALLEN H.		
1/15/1993		93	3858	Warr. Deed	110.00	\$50,000	HOLLAND, ALLEN H. & THERESA K.	Additional Properties	Improved

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
9/28/1982		1069	137	Warr. Deed	0.00	\$0	BYRAM, T.J. & WILLIE MAE		

Map:

Parcel: 760-01248-000
 Prev. Parcel: 121874-000-00
 As of: 4/25/2017

Washington County Report

ID: 34518

Property Owner

Name: C RENTAL PROPERTIES LLC

Mailing Address: 11 MOUNTAIN BROOK CT
 SPRINGDALE, AR 72712

Type: (RI) - Res. Improv.

Tax Dist: (061) - FARMINGTON SCH, FARM

Millage Rate: 53.60

Property Information

Physical Address: 299 W KELLI AVE, 301 W KELLI AVE

Subdivision: RED BIRD ESTATES

Block / Lot: -- / --

S-T-R: 27-16-31

Size (in Acres):

Legal: PT LOT 50 FURTHER DESCRIBED FROM 2012-5463 AS: The West Eighty-five (85) feet of Lot Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$22,500	\$4,500	\$4,500
Building	\$58,800	\$11,760	\$11,760
Total	\$81,300	\$16,260	\$16,260





Homestead Credit: 0.00 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land:

Land Use	Size	Units
	1.000	House Lot

Deed Transfers:

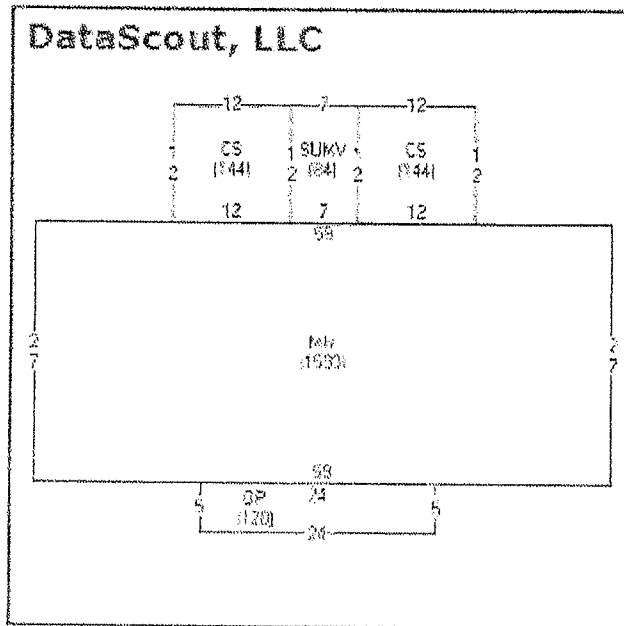
Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
2/25/2012		2012	5463	Quit Claim			C RENTAL PROPERTIES LLC	Additional Properties	
1/2/2004		2504	314	Warr. Deed	264.00	\$80,000	NGO, CHRISTINA L	Other	Improved
9/17/1999		99	54792	Warr. Deed	445.50	\$135,000	RACHETER, DEBRA K	Inc. Additional Prop.	Improved
9/10/1986		96	58803	Quit Claim	0.00	\$0	HOLLAND, ALLEN H		
1/15/1992		83	2606	Warr. Deed	110.00	\$50,000		Valid	Improved

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
							HOLLAND, ALLEN H & THERESA K		
3/28/1988		1151	743	Warr Deed	5.00	\$0	BYRAM, T J & WILLIE MAE		

Details for Residential Card 1

Occupancy	Story	Finish	1st Liv Area	Other Liv Area	Total Liv Area	Grade	Year Built	Age	Condition	Beds
Duplex	ONE	Masonry Veneer	1593	0	1593	4	1988	27	Average	N/A
Exterior Wall:		BRICK		Plumbing:		Full: 2				
Foundation:		Slab		Fireplace:		N/A				
Floor Struct:		ElevSlab		Heat/Cool:		Central				
Floor Cover:		Carpet & Tile		Basement:		N/A				
Insulation:		Ceilings Walls		Basement Area:		N/A				
Roof Cover:		N/A		Year Remodeled:		N/A				
Roof Type:		HipGable		Style:		N/A				



Base Structure:

Item	Label	Description	Area
A	MN	Main Living Area	1593
B	OP	Porch, open	120
C	CS	Concrete slab, reinforced	144
D	SUMV	Storage/utility bldg. masonry	84

E CS Concrete slab, reinforced 144

Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Driveway, concrete		10x46	2		
Fence, wood 6'		83			
Outbuilding, frame		8x12			

Other Adjustments:

Code	Type	Qty
ROOFC	M	1797

Map:

Doc ID: 014457070001 Type: REL
Kind: QUITCLAIM DEED
Recorded: 02/29/2012 at 04:14:58 PM
Fee Amt: \$15.00 Page 1 of 1
Washington County, AR
Bette Stamps Circuit Clerk
File 2012-00005463

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT CHRISTINE L. NGO, a married individual, hereinafter called GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by GRANTOR, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and quit claim unto C. RENTAL PROPERTIES, LLC, a limited liability corporation registered with the State of Arkansas, hereinafter called GRANTEE, and unto its heirs and assigns forever, the following described lands in Washington County, Arkansas, to-wit:

TRACT I:

Part of Lot Numbered Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as fifteen (15) feet of equal and uniform width off of the East side thereof.

TRACT II:

The West Eighty-five (85) feet of Lot Fifty (50) in Red Bird Estates, an addition to the City of Farmington, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

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

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

That the undersigned GRANTOR hereby conveys all rights of dower, curtesy, and homestead in and to said lands for and in consideration of the sum of money.

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

WITNESS my hand and seal on this 29 day of Feb, 2012.

CHRISTINE L. NGO

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF WASHINGTON)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the County and State aforesaid, duly commissioned and acting, CHRISTINE L. NGO, a single person, 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 on this 29 day of Feb, 2012.

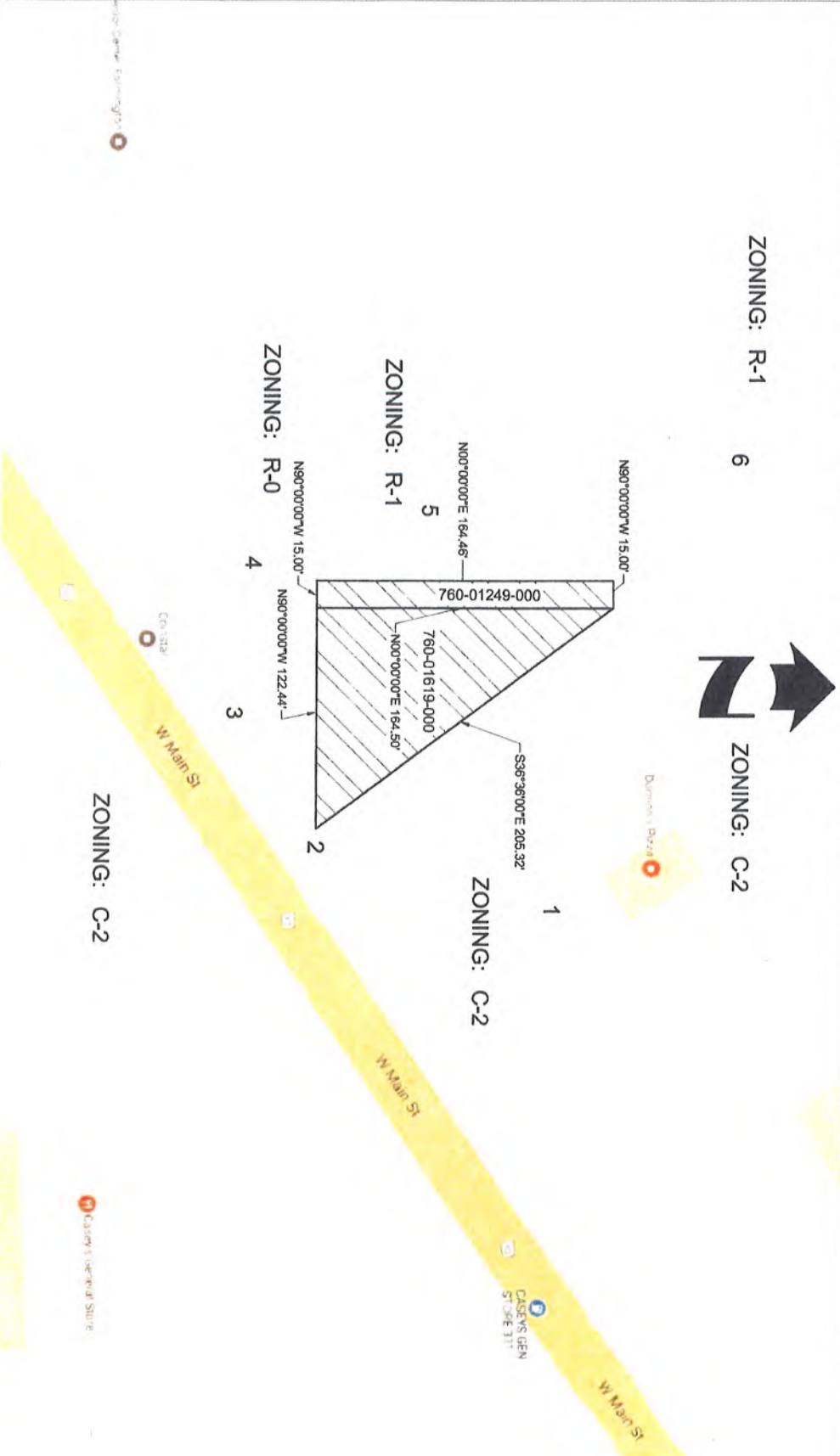
My Commission expires: 3-17-20

DIANE M. HAGERTY
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS PUBLIC
My Commission Expires March 17, 2020
Commission No. 12075628

Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 265, Fayetteville, AR 72701
2	AR State Highway Commission	PO Box 2261, Little Rock, AR 72203
3	City of Farmington	PO Box 150, Farmington, AR 72730
4	C Rental Properties LLC	11 Mountain Brook Ct, Springdale, AR 72712
5	Charles Levi & Stephanie Carpenter	302 W Kelli Ave, Farmington, AR 72730
6		



Parcel #	Owner	Address
1	Terry & Patty Neal	10345 S HWY 265, Fayetteville, AR 72701
2	760-01619-001 AR State Highway Commission	PO Box 2261, Little Rock, AR 72203
3	760-01911-101 City of Farmington	PO Box 150, Farmington AR 72730
4	760-02403-000 C Rental Properties LLC	11 Mountain Brook CT, Springdale AR 72712
5	760-01248-000 Charles Levi & Stephanie Carpenter	302 W Kelli Ave, Farmington AR 72730
6	760-01226-000	



**AMEND
ZONING
ORDINANCE**

DEFINITION ZERO LOT LINE HOUSING:

A **zero-lot-line** house is a piece of residential real estate in which the structure comes up to or very near to the edge of the property **line**. Rowhouses, garden homes, patio homes and townhomes are all types of properties that may be **zero-lot-line** homes.

R-3 Single-Family Residential

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used as buffer or transitional zones between incompatible development districts.

Within this district, zero lot line and townhouses are permitted. This district is intended to principally provide single-family residential use on small sized, medium density lots of at least 5,400 square feet with a zero lot lines on one side, a maximum of 8 units per acre.

Permitted uses include single-family detached dwellings and essential governmental facilities and services.

Conditional uses include utility facilities such as electric regulating stations or pressure control stations and uses customarily accessory to appeal uses or child care family home.

	<u>R-1</u>	<u>R-2</u>	<u>R-0</u>	<u>R-3</u>
Single-Family	10,000 ft.	7,500 ft.	7,500 ft.	5400
Min. land area per dwelling unit	10,000 ft.	7,500 ft.	7,500 ft.	5400
Front setback	25	25	25	20
Side setback	10	10	10	0/10
Rear setback	20	20	30	20
Lot frontage	75 feet	75 feet	100 feet	35
Duplex	NP	NP	NP	NP
Triplex	NP	NP	NP	NP
4 Plex and larger	NP	NP	NP	NP
Churches and schools	43,560 ft	43,560 ft.	NP	NP
Front setback	30	30	NP	NP
Side setback	25	25		
Rear setback	25	25		

Lot frontage	100 feet	100 feet		
All other uses	43,560 ft.	43,560 ft.	43,560 ft.	43,560 ft
Front setback	25	25	25	25
Side setback	25	25	25	25
Rear setback	25	25	25	25
Lot frontage	100 ft.	100 feet	100 feet	100 feet

NP – Not Permitted

City of Farmington
Application and Checklist
Large Scale Development

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: Jerry Coyle - Coyle Enterprises Day Phone: 479-267-5847
Address: 930 East Parks St, Prairie Grove Fax: _____
Representative: Geoff Bates Day Phone: 479-442-9350
Address: 4230 S. Pleasant Ridge Dr Fax: _____
Coller Diversification
Property Owner: Specialties, LLC Day Phone: _____
Address: 197 E. Main St, Farmington, AR Fax: _____

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

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$500, 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 large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$ \$500.00 Date 4-18-17 Receipt # 564538

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

Property Description

Site Address -- 197 E. Main St, Farmington

Current Zoning -- MF-2

Attach legal description

(Old Farmington Rd Townhouses)

Financial Interests

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

Coyle Enterprises

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

 Date 4-18-17
Applicant Signature

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

 Date _____
Owner/Agent Signature

LSD/Subdivision Application Checklist:

Yes No N/A, why?

	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.	✓		
2. Payment of application fee.	✓		
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.	✓		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	✓		
5. List of adjacent property owners and copy of notification letter sent. *	✓		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the 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).	✓		
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.	✓		
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.*	✓		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	✓		
4. Complete and accurate legend.	✓		
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.	✓		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	✓		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	✓		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	✓		
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.	✓		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			
b. 404 Permit			
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	✓		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
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.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.	✓		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual 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.	✓		
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.	✓		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:	✓		
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems	✓		
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	✓		
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 - NO SEPTIC
5. Regarding all proposed water systems on or near the site:	✓		
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
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.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

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.	✓		
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.	✓		
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.	✓		
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.)	✓		
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.	✓		
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.)	✓		
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.)	✓		
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.	✓		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.	✓		
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.)			N/A - RESIDENTIAL
8. The location and size of existing and proposed signs, if any.	✓		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	✓		
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.)	✓		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	✓		
12. Location of existing and purposed sidewalks.	✓		
13. Finished floor elevation of existing and purposed structures.	✓		
14. Indicate location and type of garbage service (Large Scale	✓		

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			N/A - NO COMMON AREAS
16. Draft of covenants, conditions and restrictions, if any.			N/A - NO COVENANTS
17. Draft POA agreements, if any.			N/A - NO POA
18. A written description of requested variances and waivers from any city requirements.	✓		
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.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

**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.*

RECEIPT

DATE 4-18-17

No. 564538

RECEIVED FROM Coye Enterprises

\$ 500.00

Five hundred & no/100 DOLLARS

FOR RENT
 FOR Large Scale Dev. fee - Old Farmington Rd. Townhomes

ACCOUNT	
PAYMENT	<u>500.00</u>
BAL. DUE	<u>0</u>

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY B. Colema

ck # 2151

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

Applicant: Jerry Coyle – Coyle Enterprises
Project Name: Old Farmington Road Townhomes
Engineer/Architect: Bates & Associates, Inc.

Date: May 3, 2017

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. Correct Rear Setback in Table on Cover.
3. Show improvements to Old Farmington Road as per the City of Farmington Master Street Plan, including but not limited to curb and gutter, sidewalk and street lights.
4. How will the trash be collected for these buildings?
5. Show all on-site and off-site easements.
6. Will a sanitary sewer extension be required for this site?

Drainage

7. Show a concrete trickle channel in detention pond.
8. Show a grass swale between the two buildings.
9. How will the roofs of these building be sloped? If they have a normal pike, how will runoff from the back of the buildings be drained into the detention pond?
10. Provide scaled Drainage Area Maps so the Tc lengths can be verified. The Sheet Flow lengths appear to include channel flow.
11. Use channel flow for the Tc when the flow path reaches the grass swale along the northern property line in both the pre and post development calculations.
12. A C=0.22 is not acceptable on the grassed areas. Use the Runoff Coefficient Table included in your report. (C=0.45)

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

Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, 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: Rick Bramall

① Article III, section E #3 requires 3 parking places per unit (either a one car garage with 2 off street parking or a 2 car garage with 1 off street parking)

② Article III, section E #4; the garage face shall occupy no more than 50% of the ground level facade facing the street - Appears to be over 50%

③ Site plan does not show screening of trash receptacle / dumpster per section F #3

④ Site plan does not show screening for mechanical equipment per F #4 (Article 10 C #1 in landscape ordinance)

⑤ Detailed lighting plan not submitted per Article III G #2

⑥ Contact info for water should be City of Fayetteville

Received By: _____

⑦ Need to check with Don about addressing each unit.

⑧ Need 42,000 sq ft = actual 40,900 ±

Melissa McCarville

From: Shane Bell <sbell@pgtc.com>
Sent: Wednesday, May 03, 2017 9:50 AM
To: 'Melissa McCarville'
Subject: Technical Plat Review

Melissa,

I will not be at the Plat Review meeting today, but if you don't mind, could you pass along that I have no comments on the Old Farmington Road Townhomes project?

Thanks

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



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

Applicant: Jerry Coyle –Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, 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

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting.
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer.
4. The revised plan should be submitted by next Tuesday (May 9th) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Jerry Coyle –Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

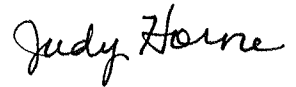
Engineer/Architect: Bates & Associates, Inc.

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 - Landscape Ordinance Name: Judy Horne

See attached 2-page list
of requirements re: landscaping
and buffering from Commercial
zoning district behind this
development.

Received By: _____



Recommendations regarding Landscape Ordinance requirements:

• **Article IV Landscape Site Plan Requirements**

(6) Description of barrier protection that will be used during construction around preserved vegetation during construction. (See **Section I below for details)

(8) Planting and installation details for shrubs and trees to ensure conformance with required standards of this ordinance.

(12) Type of irrigation system(s). Include details such as spray, drip, or other type of irrigation (such as manual irrigation using a frost-proof hydrant.) Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. (No irrigation shall be required for undisturbed natural areas and existing trees.)

(13) Developer's performance bond that shall guarantee all plant material shall be planted in accordance with this ordinance and that survival shall be warranted for 24 months from date of installation; and if any plant materials fail to survive during that 24 month period, they shall be replaced within the time period required in this ordinance. (See ARTICLE XIII of Landscape Ordinance for more information.)

Article V General Provisions

Section G. Landscaped areas shall be equipped with an automatic sprinkler system or must be provided with a means to manually irrigate newly planted shrubs and trees using a frost-proof yard hydrant. Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. No irrigation shall be required for undisturbed natural areas and existing trees.

****Section I.**

(3) "Before construction work begins, preserved trees shall be protected by installation of protection barriers at drip-line of tree(s) to prevent root compaction and destruction during building construction. The barriers may be removed as necessary for final job completion. Other preserved vegetation shall also be clearly marked with colored tape and flags.

(4) Grading and removal of soil shall not occur within the drip line of preserved tree(s).

(5) Any type of construction debris or chemicals shall not be placed within twenty-five (25) feet of preserved trees.

Section M. Mulch and/or Groundcover Requirements and Prohibitions:

(1) Planting beds shall be mulched with hardwood mulch to 3" depth in all areas where there is no grass or evergreen groundcover.

(2) Grass and/or evergreen groundcover may be used and in combination with mulch.

(3) Owner shall supplement mulch annually to maintain a 3" depth

(4) **Prohibited Mulch:** Rocks, pebbles, white chat, gravel base material, lava rock, shredded rubber, asphalt, concrete, brick pavers, cement pavers.

(Exception: brick or cement pavers may be used in a landscape design as stepping stone walkways.)

- **Consider eliminating the two Colorado Blue Spruce trees** shown at entry into complex because they can be up to 50 feet tall and 15-20 feet wide at maturity. Suggest planting them *behind* the townhouses to provide screen from Commercial which is going to be required anyway. See ARTICLE VII below.

- **ARTICLE VII Landscaped Side and Back Perimeter Requirements in C1, C2, MF-1, MF-2, R-O, MHP, and I Zoning Districts**

(6) Special Side & Rear Perimeter Screening Requirements When Residential Use is Adjacent to Commercial Use

(a) Developer shall provide complete screening by means of a privacy barrier (wall, or wood privacy fence) a minimum of 6' in height and landscaping in front of fence to provide noise abatement.

(b) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.

(c) Tree preservation. In this special screening area, existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirements in a ratio of 1 preserved tree to three new trees.

- **ARTICLE X. AUXILIARY LANDSCAPING/SHIELDING/ SCREENING REQUIREMENTS**

Section B. Trash/Refuse/Garbage Storage Areas Screening

(1) Shall be located behind the building unless Planning Commission approves another location.

(2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property

(3) Shall be screened a minimum of five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.

(4) PROHIBITED: All types of chain-link fence screening and also plain, unembellished concrete block walls.

(5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain

(6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year (evergreen vegetation).

Received By: _____



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

May 23, 2017

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

RE: Old Farmington Road Townhome Project Letter

Dear City Staff,

Jerry Coyle of Coyle Enterprises, LLC, proposes a Multi-Family residential development on Old Farmington Road. The property has undergone a rezoning to MF-2, as well as a lot split. The original Tract is Washington County Parcel #760-0369-001, and the proposed development is on the Southern portion of said tract that has undergone the rezoning. Access to the site will be off of Old Farmington Rd.

The proposed development will consist of one 4-plex and one 3-plex, with 3 bedrooms per unit. Parking will be provided by a single-car garage and a single space outside of the garage. The existing concrete flume on the northwest corner of the original tract will be utilized to collect runoff from the site and direct it into the storm sewer infrastructure. Extensive landscaping will be provided to screen the proposed building and parking lot from the residential areas to the East and West.

Please contact Bates & Associates with any questions regarding this proposed development.

Sincerely,

Geoff Bates, P.E.



**Bates &
Associates, Inc.**

Civil Engineering · Land Surveying · Landscape Architecture

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

May 23, 2017

OLD FARMINGTON ROAD TOWNHOMES LSD - LEGAL DESCRIPTION

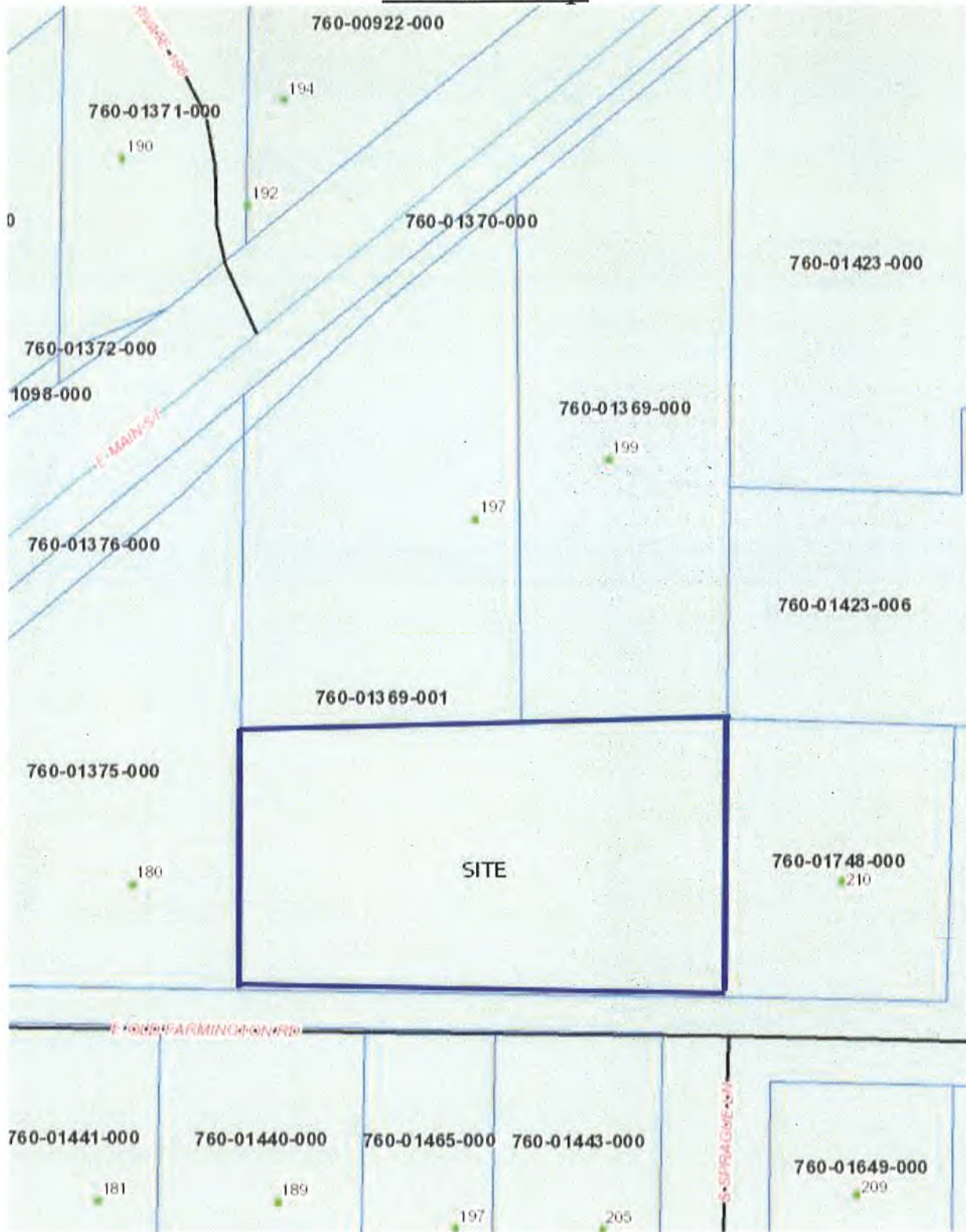
LEGAL DESCRIPTION (PART OF PARCEL 760-01369-001, SUBJECT TO TRACT SPLIT):

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM STATE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE N89°58'41"W 253.08' TO AN EXISTING REBAR, THENCE N00°13'31"W 160.78' TO AN EXISTING REBAR, THENCE S89°56'47"E 253.81' TO AN EXISTING REBAR, THENCE S00°02'11"W 160.64' TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST OLD FARMINGTON ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





**Bates &
Associates, Inc.**

Civil Engineering - Land Surveying - Landscape Architecture

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

May 23, 2017

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Coyle Enterprises. The proposed 0.94 acre development is located South of 197 E Main St, on the portion of the property that fronts Old Farmington Rd, Farmington, Arkansas (South of Collier Drug). The proposed multi-family development consists of one 4-plex and one 3-plex, and associated parking lot, asphalt paving, landscaping, and drainage improvements. The property resides under the MF-2 zoning district designation. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

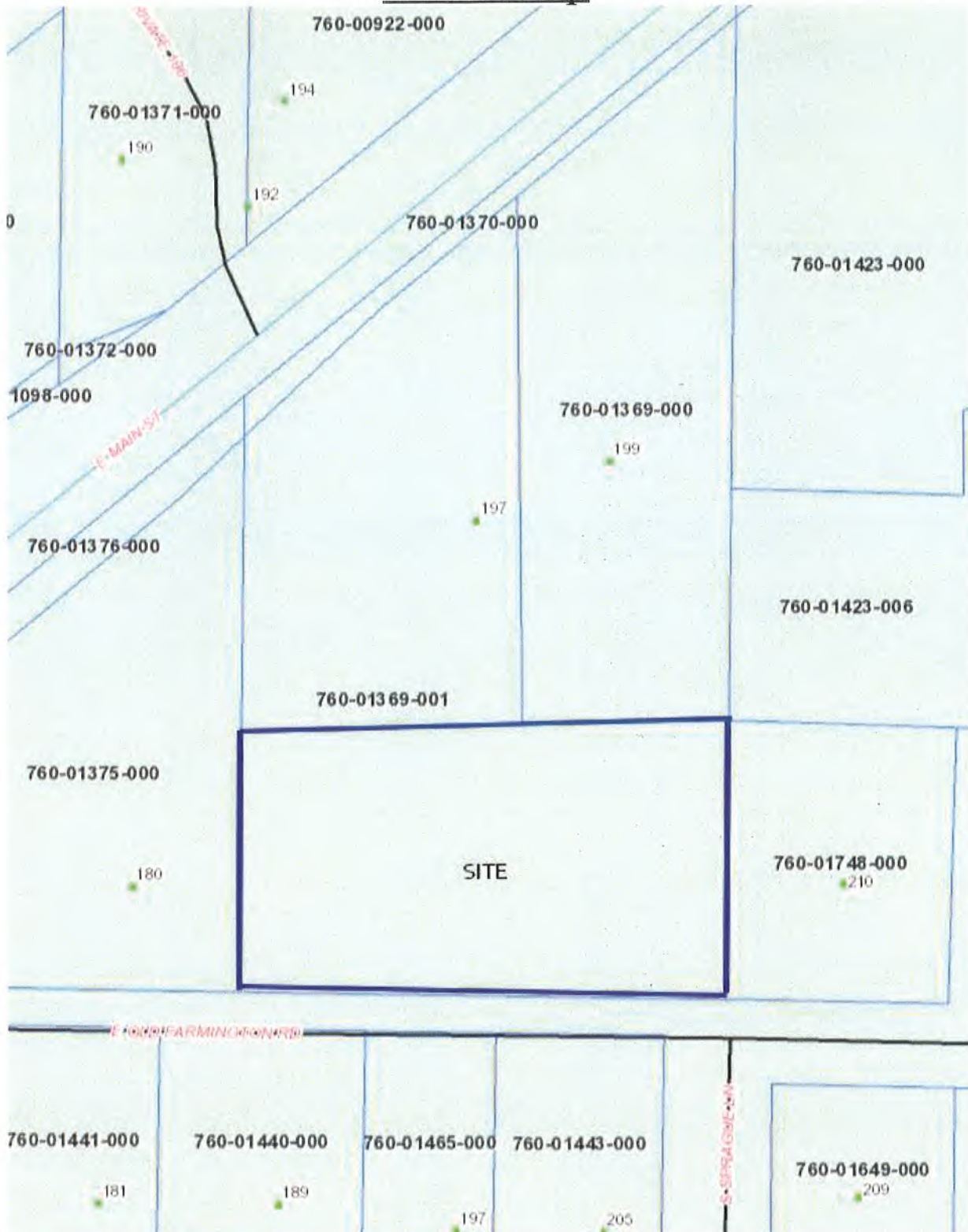
A hearing on this Application will be held by the Farmington Planning Commission on Monday, June 26th at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





Bates & Associates, Inc.

Civil Engineering · Land Surveying · Landscape Architecture

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

May 23, 2017

RE: Old Farmington Road Townhomes Large Scale Development

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, June 9. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Subdivision at the property described below has been filed with the City of Farmington on the 23rd day of May, 2017.

Part of Parcel 760-01369-001:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM STATE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE N89°58'41"W 253.08' TO AN EXISTING REBAR, THENCE N00°13'31"W 160.78' TO AN EXISTING REBAR, THENCE S89°56'47"E 253.81' TO AN EXISTING REBAR, THENCE S00°02'11"W 160.64' TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST OLD FARMINGTON ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD..

Layman's Description:

0.94 Acres, located on Old Farmington Road, south of the existing Collier Drug building.

The Applicant requests a multi-family residential development, consisting of one 4-plex and one 3-plex, as well as associated parking lot, paving, landscape and drainage improvements.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 26th day of June, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jason Young
Project Manager
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

May 23, 2017

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

RE: Old Farmington Rd Townhomes Large Scale Development

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Old Farmington Rd Townhomes Large Scale Development.

ADJACENT LAND OWNERS (PT. PARCEL 760-01369-001):

- 1) 760-01369-000
FFM REAL PROPERTY LLC
P O BOX 1628
FARMINGTON, AR 72730
ZONED: C-2
- 2) 760-01423-006
GOLDSTEIN FARMINGTON LLC ; OSUR FARMINGTON LLC
150 METRO PARK
ROCHESTER, NY 14600
ZONED: C-2
- 3) 760-01748-000
COMBS, VERNON L & LORETTA
210 E. OLD FARMINGTON RD
FARMINGTON AR 72730-4008
ZONED: R-2
- 4) 760-01649-000
GUTHRIE, SILAS L & LINDA L
209 E. OLD FARMINGTON RD
FARMINGTON, AR 72730-4009
ZONED: R-2

- 5) 760-01443-000
SAMS, CLIFFORD G
205 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 6) 760-01465-000
DENNIS, WARREN L & ANNA MARY
501 STELLE DR
FAYETTEVILLE AR 72701
ZONED: R-1
- 7) 760-01440-000
KILPATRICK, BILLY JOE & JANE A
189 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 8) 760-01375-000
CAMPBELL, BOBBY
48 N. ST. JOHN PL
FARMINGTON AR 72730
ZONED: R-O & C-2
- 9) 760-01369-001
COLLIER DIVERSIFICATION SPECIALTIES, LLC
100 W. DICKSON
FAYETTEVILLE AR 72701
ZONED: C-2

BI

Doc ID: 014571230003 Type: REL
Kind: WARRANTY DEED
Recorded: 05/02/2012 at 03:45:44 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk
File **2012-00012509**

WARRANTY DEED
LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS:

That Collier Landholdings, LLC, an Arkansas limited liability company, hereinafter called Grantor, duly authorized by proper operating agreement of its members, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by Collier Diversification Specialties, LLC, an Arkansas limited liability company, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's successor and assigns forever, the following described land situate in Washington County, Arkansas, to-wit:

Description being the same as shown on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successor and/or assigns, forever. And the said Grantor hereby covenants that it is lawfully seized of said land and premises, that the same is unencumbered, and that it will forever warrant and defend the title of said lands against all legal claims whatsoever.

IN TESTIMONY WHEREOF the name of the Grantor is hereby affixed this 2 day of May, 2012

Collier Landholdings, LLC, an
Arkansas limited liability company

By: C. M. Collier
Managing member

20246-11

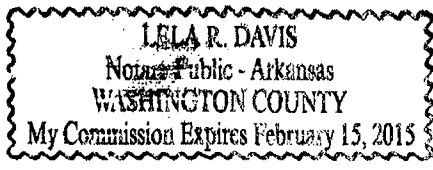
2

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Washington) ss.

On this 2 day of ~~April~~ May, 2012, before me a notary public, personally appeared C. Mel Collier, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged that he had executed the same in his capacities for the purposes and considerations therein set forth.

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



Lela R. Davis
Notary Public

notary statement to: Collier Diversification Specialists, LLC
100 W. Dickson
Jayetteville, AR 72701

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.
Grantee Blumen Abstract Agent
Address 380 Broad Street Ste 5
Jayetteville, AR

EXHIBIT "A"

Lot 2 of Willow Creek Addition, Phase 1 to the City of Johnson as per the final plat recorded on survey plat record 23A-16 in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas. Subject to easements and rights-of-way of record.

ALSO

Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said Section 21, thence along the North line of Section 21, South 87 degrees 29 minutes 50 seconds East -2174.50 feet, thence South 7 degrees 31 minutes 01 seconds West-233.68 feet to the point of beginning, said point being on the East right of way line of Willow Creek Drive, thence South 86 degrees 49 minutes 41 seconds East-223.05 feet; thence South 3 degrees 10 minutes 19 seconds West -10.00 feet to a point on the North line of Lot 7, Phase 3, Willow Creek Addition; thence along said North line North 86 degrees 49 minutes 41 seconds West 223.81 feet to a point on the East right of way line of Willow Creek Drive; thence along said East right of way line North 7 degrees 31 minutes 01 seconds East -10.03 feet to the point of beginning, containing 0.05 acres, more or less. Subject to easements, rights-of-ways, and protective covenants of record.

ALSO

A part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, as described in Warranty Deed Recorded as Land Document No. 99-46708 and shown on survey plat record 23A-16 (replat of Tract 1 of Plat 2000-5738) in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, being more particularly described as follows: Beginning at the SW corner of Lot 2 Willow Creek Addition, Phase 1 as shown on survey plat record 23A-16, thence South 86 degrees 49 minutes 41 seconds East along the South line of said Lot 2 a distance of 200.01 feet to the SE corner of said Lot 2; thence North 3 degrees 10 minutes 19 seconds East along the East line of said Lot 2 a distance of 150.00 feet to the NE corner of said Lot 2, said point being on the South right of way of Great House Springs Road; thence South 86 degrees 49 minutes 53 seconds East along said South right of way line a distance of 20.00 feet; thence South 3 degrees 10 minutes 19 seconds East 190.00 feet; thence North 86 degrees 49 minutes 41 seconds West 223.05 feet to a point on the East right of way line of Willow Creek Drive; thence North 7 degrees 31 minutes 01 seconds East along said East right of way line a distance of 40.11 feet to the point of beginning, containing 0.27 acres, more or less. Subject to easements and right-of-way of record.

ALSO

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 16 North, Range 31 West, being more particularly described as follows, to-wit: Beginning at a point which is North 25.00 feet from the Southeast corner of said Section 23, and running thence West 264.00 feet, thence North 283.61 feet to the South right-of-way of U.S. Highway 62 and running thence along said right of way North 50 degrees 16 minutes 16 seconds East 206.74 feet; thence South 280.00 feet; thence East 105.00 feet; thence South 135.75 feet to the point of beginning, containing 69,853.44 sq. ft. or 1.60 acres, more or less. Subject to easements, rights-of-way, and protective covenants of record.

RE: 197 E Main St. Lots, Farmington, AR 72753 (address to be determined)

To Whom It May Concern:

Collier Diversifications Specialities, LLC grants Cedar Mountain Properties, LLC the right to present a large scale development for the above referenced property. We are aware of the current zone change and approval from the City of Farmington.

Sincerely,

A handwritten signature in black ink, appearing to read "C Mel Collier". The signature is fluid and cursive, with a large initial "C" and "M".

C Mel Collier, CDS, LLC



Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

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

April 18, 2017

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

RE: Old Farmington Road Townhome Project Letter

Dear City Staff,

Jerry Coyle of Coyle Enterprises, LLC, proposes a Multi-Family residential development on Old Farmington Road. The property has undergone a rezoning to MF-2, as well as a lot split. The original Tract is Washington County Parcel #760-0369-001, and the proposed development is on the Southern portion of said tract that has undergone the rezoning. Access to the site will be off of Old Farmington Rd.

The proposed development will consist of one 4-plex and one 3-plex, with 3 bedrooms per unit. Parking will be provided by a single-car garage and a single space outside of the garage. The existing concrete flume on the northwest corner of the original tract will be utilized to collect runoff from the site and direct it into the storm sewer infrastructure. Extensive landscaping will be provided to screen the proposed building and parking lot from the residential areas to the East and West.

Please contact Bates & Associates with any questions regarding this proposed development.

Sincerely,

Geoff Bates, P.E.

*Pulled
from May 2, 2017
by Bates
re-sch.
June 26, 2017*



**Bates &
Associates, Inc.**

Civil Engineering · Land Surveying · Landscape Architecture

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

April 18, 2017

OLD FARMINGTON ROAD TOWNHOMES LSD - LEGAL DESCRIPTION

LEGAL DESCRIPTION (PART OF PARCEL 760-01369-001, SUBJECT TO TRACT SPLIT):

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM STATE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE N89°58'41"W 253.08' TO AN EXISTING REBAR, THENCE N00°13'31"W 160.78' TO AN EXISTING REBAR, THENCE S89°56'47"E 253.81' TO AN EXISTING REBAR, THENCE S00°02'11"W 160.64' TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST OLD FARMINGTON ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map





**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

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

April 18, 2017

RE: Old Farmington Road Townhomes Large Scale Development

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, May 5. Please provide us with an affidavit of publication when the notice has run.

NOTICE OF PUBLIC MEETING

An application for a Subdivision at the property described below has been filed with the City of Farmington on the 18TH Day of April, 2017.

Part of Parcel 760-01369-001:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ALUMINUM STATE MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 23 AND RUNNING THENCE N89°58'41"W 253.08' TO AN EXISTING REBAR, THENCE N00°13'31"W 160.78' TO AN EXISTING REBAR, THENCE S89°56'47"E 253.81' TO AN EXISTING REBAR, THENCE S00°02'11"W 160.64' TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST OLD FARMINGTON ROAD RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD..

Layman's Description:

0.94 Acres, located on Old Farmington Road, south of the existing Collier Drug building.

The Applicant requests a multi-family residential development, consisting of one 4-plex and one 3-plex, as well as associated parking lot, paving, landscape and drainage improvements.

A public meeting to consider this request for a Subdivision at the above described property will be held on the 22nd day of May, 2017, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Sincerely,

Jason Young
Project Manager
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

April 18, 2017

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

RE: Old Farmington Rd Townhomes Large Scale Development

Dear City Staff,

Please see the attached Parcel Map and list of Adjoining Property owners for the Old Farmington Rd Townhomes Large Scale Development.

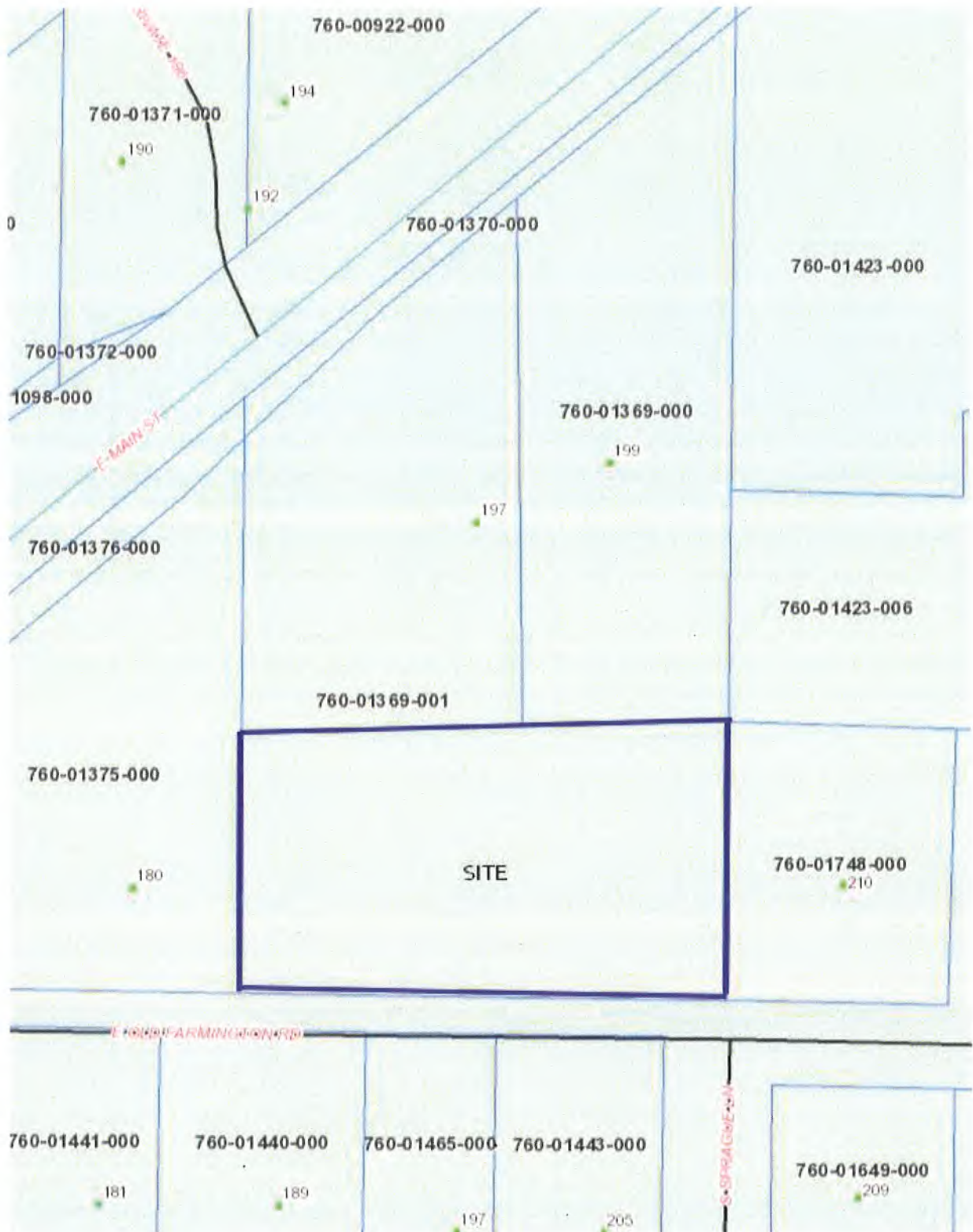
ADJACENT LAND OWNERS (PT. PARCEL 760-01369-001):

- 1) 760-01369-000
FFM REAL PROPERTY LLC
P O BOX 1628
FARMINGTON, AR 72730
ZONED: C-2
- 2) 760-01423-006
GOLDSTEIN FARMINGTON LLC ; OSUR FARMINGTON LLC
150 METRO PARK
ROCHESTER, NY 14600
ZONED: C-2
- 3) 760-01748-000
COMBS, VERNON L & LORETTA
210 E. OLD FARMINGTON RD
FARMINGTON AR 72730-4008
ZONED: R-2
- 4) 760-01649-000
GUTHRIE, SILAS L & LINDA L
209 E. OLD FARMINGTON RD
FARMINGTON, AR 72730-4009
ZONED: R-2
- 5) 760-01443-000
SAMS, CLIFFORD G
205 E. OLD FARMINGTON RD

FARMINGTON AR 72730
ZONED: R-1

- 6) 760-01465-000
DENNIS, WARREN L & ANNA MARY
501 STELLE DR
FAYETTEVILLE AR 72701
ZONED: R-1
- 7) 760-01440-000
KILPATRICK, BILLY JOE & JANE A
189 E. OLD FARMINGTON RD
FARMINGTON AR 72730
ZONED: R-1
- 8) 760-01375-000
CAMPBELL, BOBBY
48 N. ST. JOHN PL
FARMINGTON AR 72730
ZONED: R-O & C-2
- 9) 760-01369-001
COLLIER DIVERSIFICATION SPECIALTIES, LLC
100 W. DICKSON
FAYETTEVILLE AR 72701
ZONED: C-2

PARCEL MAP





**Bates &
Associates, Inc.**

Civil Engineering - Land Surveying - Landscape Architecture

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

April 18, 2017

NOTICE OF PUBLIC HEARING

Dear Adjacent Property Owner,

An Application for a Large Scale Development has been applied for by Coyle Enterprises. The proposed 0.94 acre development is located South of 197 E Main St, on the portion of the property that fronts Old Farmington Rd, Farmington, Arkansas (South of Collier Drug). The proposed multi-family development consists of one 4-plex and one 3-plex, and associated parking lot, asphalt paving, landscaping, and drainage improvements. The property resides under the MF-2 zoning district designation. Please see the attached Parcel Map for reference to where this proposed development will be located in relation to your property.

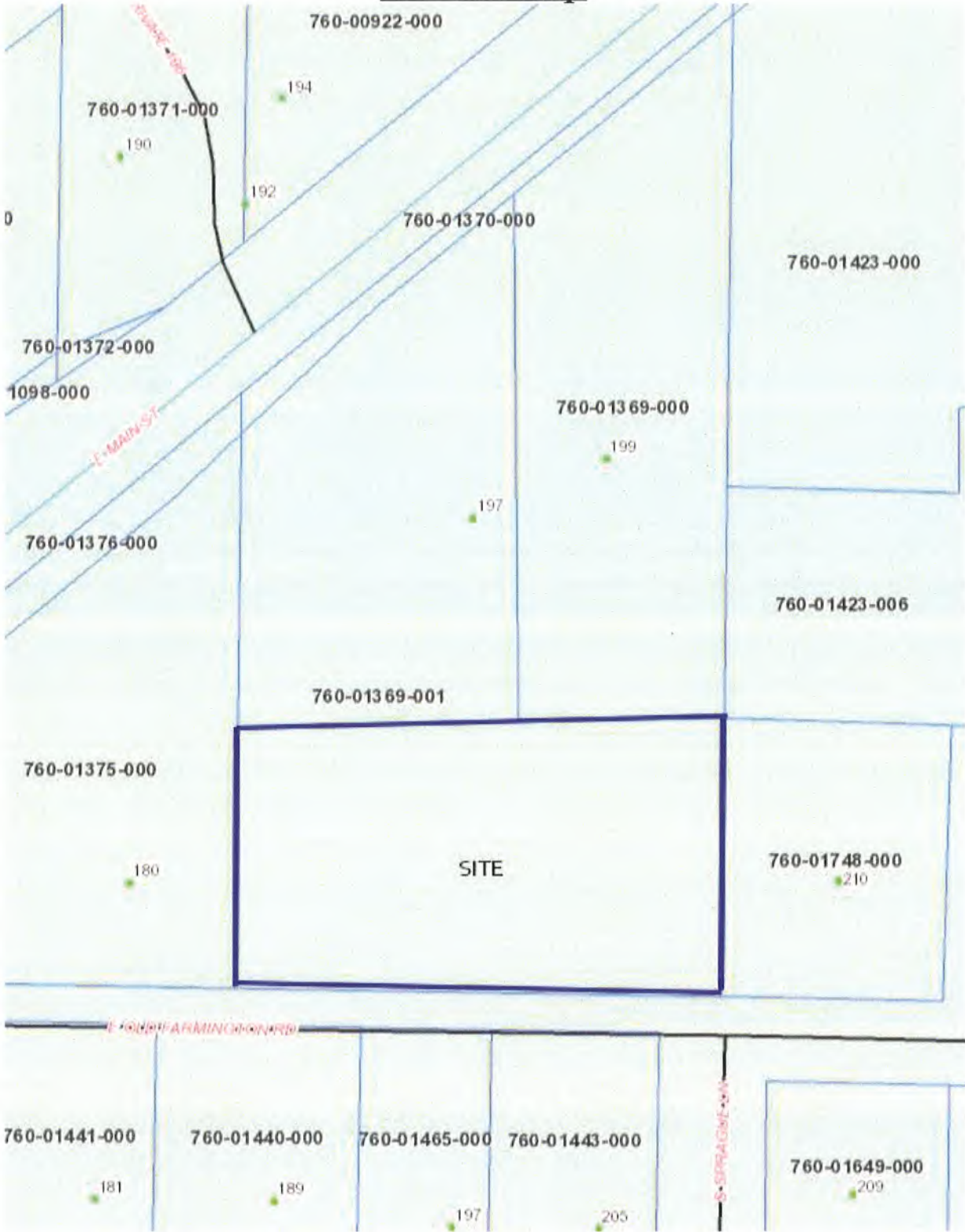
A hearing on this Application will be held by the Farmington Planning Commission on Monday, May 22nd at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington Arkansas. All interested persons are invited to attend.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Jason Young
Project Manager
Bates & Associates, Inc.

Parcel Map



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: Lots 101, LLC Day Phone: (479) 267-9900
 Address: PO Box 1527, Farmington, AR 72730 Fax: (479) 267-5616
 Representative: Blew & Associates, PA Day Phone: (479) 443-4506
 Address: 108 Crossover Ave, Lowell, AR 72745 Fax: (479) 582-1883
 Property Owner: Lots 101, LLC Day Phone: (479) 267-9900
 Address: PO Box 1527, Farmington, AR 72730 Fax: (479) 267-5616

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 \$ 2000.00 Date 12-20-16 Receipt # 519493

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

Property Description

Site Address -- North Garland McKee Road

Current Zoning -- RE-2/A-1

Attach legal description

(Hillside Estates)

Financial Interests

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

Lots 101, 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.*

[Signature] Date 2016-06-20
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.)*

Owner/Agent Signature Date _____

Development Checklist:

	Yes	No	N/A, why?
1. Completed application form.	X		
2. Payment of application fee.	X		
3. One AutoCAD drawing – 1"=100' or larger, using layer, symbols and line types as required by City Engineer.	X		
4. Fifteen (15) copies of the plat folded to a size of no greater than 10" X 10 ½ ".	X		
The Following Shall Appear on the Plat:			
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. Curve data for any street which forms a project boundary.	X		
10. 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		
11. Status of regulatory permits:			
a. NPDES Storm water Permit			X
b. 404 Permit			X
c. Other			X
12. 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 abutment, etc.			
13. Spot elevations at grade breaks along the flow line of drainage swales.			
14. A general vicinity map of the project at a scale of 1" = 2000' taken from the City of Farmington Street Base Map (1" = 2000').	X		
15. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.		X	
16. 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		
17. Existing topographic information with source of the information noted. Show:	X		

a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
18. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual 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.			No existing easements on subject property
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			Septic proposed
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			No known sanitary sewer overflow
4. If a septic system is to be utilized, not that on the plat. Show the location and test data for all percolation tests.	X		
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.			No main proposed
b. Note the static pressure and flow of the nearest hydrant.			Nearest fire hydrant not located
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.)			No additional utilities proposed
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the 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.			No easements proposed
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 exiting 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	X		

all curb return radii. Private streets shall be clearly identified and named.			
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.			No proposed streets
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.)			No proposed street lights
Easement Plat – LSD Only			
1. A final easement plat (in the same form as a final plat) must be submitted and recorded before the issuance of a building permit.			Preliminary plat submittal - No large scale development proposed
Subdivision of Land			
1. The lot layout, the dimensions of each lot and total area in square footage or acreage to the nearest on-hundredth (1/100 th) acre of each lot. Lots shall be numbered consecutively for all phases. The total number of lots shall be indicated on the plat.	X		
2. The designation of all "outlots" and anticipated uses, if known.			No outlots proposed
3. For phased development, a plat showing all phases is required.			No phased development planned
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			No water wells, sumps, cesspools, or other underground structures located
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.)			No existing or proposed lease or access agreements
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.)			No potentially dangerous areas
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.			No existing or proposed public areas
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			Large scale development not proposed
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.)			Large scale development not proposed
8. The location and size of existing and proposed signs, if any.			No proposed signs
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
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.)			No parking/loading areas proposed
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			No buffer strips, fences, or screen walls required
12. Location of existing and purposed sidewalks.			No sidewalks proposed
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale			Large scale development not proposed

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			No commonly held areas
16. Draft of covenants, conditions and restrictions, if any.			No covenants
17. Draft POA agreements, if any.			No POA agreement
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.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		
Data on Diskette			
1. Magnetic Media or CD with all information in AutoCAD or a similar format must be submitted with application. Questions concerning this requirement may be directed to Building Inspection.	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.*

RECEIPT

DATE 12-20-16

No. 515453

RECEIVED FROM LATS 101 LLC

\$ 2000.00

Two thousand & no/100 DOLLARS

FOR RENT
 FOR Monthly Rent Payment The Hillside Estates

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM 4562 (on behalf of LLC) TO _____
BY B. Calerman

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

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

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: Cox Communications Name: Chad Hodge

Request 20' utility easement along N Garland McKee Road.

Any damage to or relocation of our existing facilities will be at the owners/developers expense.

Received By: _____

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

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

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Representing: SWEPSCO / AEP Name: RON BERTRAM

1) Need 20' UE Along North side of Lot 1

2) Need 20' UE Along West side of Lots 1-6

3) Need 20' UE Along North property line.

4) Need 20' UE Along North property Line of Lot 7

5) Need to show existing power poles along east side of Garland McKee Rd.

6) Any relocation will be at the owners expense.

7) Need 20' UE Along West side lot 7

8) Need 20' UE Along South property line.

9) Show existing power lines Along West side of property.

Received By: _____

Date: 06-22-2016

City: Farmington

Name: Tom Sims Subd.

Comments:

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
5. 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 the developer may be subject to extra charges from Ozarks for clearing the easement.
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

Additional Comments:

1. Well need 30' U.E along single phase on south east side of property

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

Applicant: Lots 101, LLC.

Date: 7-5-16

Project Name: Tom Sims Subdivision, Lots 101. LLC. – Preliminary Plat

Engineer/Architect: Blew & Associates, PA.

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Representing: WASHINGTON WATER Utility Name: JOHN MAZUR

- 1) Lot 7 will use a single water meter service
- 2) Developer needs to pay to have all meters installed at 1 time.
- 3) Need Septic System Approval for all lots before water meter services will be installed
- 4) Need 911 addresses for each lot on the plat.
- 5) Elevation of existing ground on top of existing water mains cannot be lowered.
- 6) There is possibly an existing 3" or 4" water main between the road and the 12" shown on the plan. Call Arkansas One Call for locating to get a more accurate depiction on the drawings, if necessary.
- 7) Any relocating of lines or arrangement possibilities will be at Developer's cost.
- 8) Don't add additional water onto pump station site.
- 9) Existing water main (12") needs to be in private easement show existing easements.

Received By: _____



Jacob Rennick <jacob@blewinc.com>

16-190 Hillside Estates SD (SWL-2017-00034 Resubmittal)

CESWL-Regulatory <PR-R.CESWL-PR-R@usace.army.mil>
To: Jacob Rennick <jacob@blewinc.com>

Mon, Jun 5, 2017 at 9:49 AM

Thank you, your information has been received.

Cynthia Blansett

Cynthia Blansett
Environmental Protection Specialist
US Army Corps of Engineers, Little Rock District
Regulatory Division
PO Box 867
Little Rock, Arkansas 72203-0867
(501) 324-5295

-----Original Message-----

From: Jacob Rennick [mailto:jacob@blewinc.com]
Sent: Friday, June 02, 2017 4:54 PM
To: CESWL-Regulatory <PR-R.CESWL-PR-R@usace.army.mil>
Cc: Jorge Du Quesne <jorge@blewinc.com>; tsims44@aol.com
Subject: [Non-DoD Source] 16-190 Hillside Estates SD (SWL-2017-00034 Resubmittal)

To whom it may concern,

We are resubmitting our permit application for the Hillside Estates Subdivision (SWL-2017-00034), along with a revised set of plans for your review in the Google Drive Link below. Please let us know if you have any questions or comments, or if you need anything further.

Thank you,

Jacob Rennick, E.I.
Blew & Associates, PA
108 Crossover Ave, Ste B
Lowell, AR
Ph: 479-443-4506
Fax: 479-582-188316-190 Hillside Estates SD <Blocked<https://drive.google.com/drive/folders/0B24BFaD9-dMbY2tUdVJQMhZ4UHM>>

Due Tuesday
I redrew it

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Jerry Coyle - Coyle Enterprises
Project Name: Old Farmington Road Townhomes
Engineer/Architect: Bates & Associates, Inc.

Date: May 3, 2017

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. Correct Rear Setback in Table on Cover. Rear setback shown as 20', per zoning code (MF-2, 4-plex & Larger)
3. Show improvements to Old Farmington Road as per the City of Farmington Master Street Plan, including but not limited to curb and gutter, sidewalk and street lights. Developer requests a waiver from street improvement requirement
4. How will the trash be collected for these buildings? Trash carts will be used.
5. Show all on-site and off-site easements. All known easements shown on plans.
6. Will a sanitary sewer extension be required for this site? Property line adjusted to include sewer manhole. Extension will not be required.

Drainage

7. Show a concrete trickle channel in detention pond. Concrete Trickle Channel Added
8. Show a grass swale between the two buildings. Grass Swale shown between buildings.
9. How will the roofs of these building be sloped? If they have a normal pike, how will runoff from the back of the buildings be drained into the detention pond? Roof drain added to direct flow to pond
10. Provide scaled Drainage Area Maps so the Tc lengths can be verified. The Sheet Flow lengths appear to include channel flow. Scaled maps now included
11. Use channel flow for the Tc when the flow path reaches the grass swale along the northern property line in both the pre and post development calculations. Revised as requested
12. A C=0.22 is not acceptable on the grassed areas. Use the Runoff Coefficient Table included in your report. (C=0.45) Revised to 0.40 as shown in drainage report.

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, 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: Rick Bramall

① Article III, section E #3 required 3 parking places per unit (either a one car garage with 2 off street parking or a 2 car garage with 1 off street parking)

1-car garage and 2 off-street spaces provided.

② Article III, section F #4; The garage face shall occupy no more than 50% of the ground level facade facing the street - Appears to be over 50%

Comment addressed by architect/developer.

③ Site plan does not show screening of trash receptacle / dumpster per section F #3

Trash cart pads added with screening.

④ Site plan does not show screening for mechanical equipment per F #4 (Article 10 C.#1 in landscape ordinance) Mechanical Screening added.

⑤ Detailed lighting plan not submitted per Article III G #2

The only lighting on site will be attached to buildings.

⑥ Contact info for water should be City of Fayetteville Contact updated.

Received By: _____

⑦ Need to check with Don about addressing each unit.

⑧ Need 42,000 sq ft = actual 40,900 ± Addressed by Property Line Adjustment

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, 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 *hhl*

The plans incorrectly indicate the water as WWA. This area is serviced by City of Fayetteville. Applicant should coordinate meter sizing AND LOCATIONS with Don Osburn 479-684-4733. Meter installation and water/sewer service taps should be requested through the city of Fayetteville.

Water Utility contact information and Details corrected
Note regarding meter sizing, location, and installation added.

Received By: _____

Melissa McCarville

From: Shane Bell <sbell@pgtc.com>
Sent: Wednesday, May 03, 2017 9:50 AM
To: 'Melissa McCarville'
Subject: Technical Plat Review

Melissa,

I will not be at the Plat Review meeting today, but if you don't mind, could you pass along that I have no comments on the Old Farmington Road Townhomes project?

Thanks

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



CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, 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

1. Per ordinance the adjacent property owners must be notified prior to the planning commission meeting. Return receipts must be provided no less than 7 days prior to the meeting. Notification to adjoining property owners sent via certified mail.
2. An ad must be placed in the paper a minimum of 15 days prior to the planning commission meeting. Proof of publication should be provided a minimum of 7 days prior to the meeting. Public Notification ran in the Dem Gazette on 7/9/17
3. Engineering fees will continue to accrue throughout the project. All engineering fees incurred by the City will be reimbursed to the City by the developer. noted
4. The revised plan should be submitted by next Tuesday (May 9th) at noon. The City requires 15 copies for planning commission. A revised copy and drainage plan should be delivered directly to Chris Brackett at his office. noted

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Jerry Coyle - Coyle Enterprises

Date: 5-2-17

Project Name: Old Farmington Road Townhomes

Engineer/Architect: Bates & Associates, 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 - Landscape Ordinance Name: Judy Harne

See attached 2-page list of requirements re: landscaping and buffering from commercial zoning district behind this development.

Received By: _____

Judy Horne

Recommendations regarding Landscape Ordinance requirements:

• Article IV Landscape Site Plan Requirements

(6) Description of barrier protection that will be used during construction around preserved vegetation during construction. (See **Section I below for details)

Tree Protection Fencing Detail added

(8) Planting and installation details for shrubs and trees to ensure conformance with required standards of this ordinance.

Planting Details added

(12) Type of irrigation system(s). Include details such as spray, drip, or other type of irrigation (such as manual irrigation using a frost-proof hydrant.) Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. (No irrigation shall be required for undisturbed natural areas and existing trees.)

Irrigation system will be hose bibs off of separate irrigation meter with RPZA

(13) Developer's performance bond that shall guarantee all plant material shall be planted in accordance with this ordinance and that survival shall be warranted for 24 months from date of installation; and if any plant materials fail to survive during that 24 month period, they shall be replaced within the time period required in this ordinance. (See ARTICLE XIII of Landscape Ordinance for more information.)

Performance Bond information added to Landscape Plan.

Article V General Provisions

Section G. Landscaped areas shall be equipped with an automatic sprinkler system or must be provided with a means to manually irrigate newly planted shrubs and trees using a frost-proof yard hydrant. Irrigation systems shall have a backflow preventer installed per the current Arkansas Plumbing Code and shall be installed by a licensed plumber. No irrigation shall be required for undisturbed natural areas and existing trees.

Note added to plans.

**Section I.

(3) "Before construction work begins, preserved trees shall be protected by installation of protection barriers at drip-line of tree(s) to prevent root compaction and destruction during building construction. The barriers may be removed as necessary for final job completion. Other preserved vegetation shall also be clearly marked with colored tape and flags.

Note added to plans.

(4) Grading and removal of soil shall not occur within the drip line of preserved tree(s).

Note added to plans.

(5) Any type of construction debris or chemicals shall not be placed within twenty-five (25) feet of preserved trees.

Note added to plans.

Section M. Mulch and/or Groundcover Requirements and Prohibitions:

(1) Planting beds shall be mulched with hardwood mulch to 3" depth in all areas where there is no grass or evergreen groundcover.

Note added to plans.

(2) Grass and/or evergreen groundcover may be used and in combination with mulch.

Note added to plans.

(3) Owner shall supplement mulch annually to maintain a 3" depth

Note added to plans

(4) Prohibited Mulch: Rocks, pebbles, white chat, gravel base material, lava rock, shredded rubber, asphalt, concrete, brick pavers, cement pavers.

(Exception: brick or cement pavers may be used in a landscape design as stepping stone walkways.)

Note added to plans.

- **Consider eliminating the two Colorado Blue Spruce trees** shown at entry into complex because they can be up to 50 feet tall and 15-20 feet wide at maturity. Suggest planting them *behind* the townhouses to provide screen from Commercial which is going to be required anyway. See ARTICLE VII below.

Blue Spruces moved to provide screening from Commercial Zoning.

- **ARTICLE VII Landscaped Side and Back Perimeter Requirements in C1, C2, MF-1, MF-2, R-O, MHP, and I Zoning Districts**

(6) Special Side & Rear Perimeter Screening Requirements When Residential Use is Adjacent to Commercial Use

(a) Developer shall provide complete screening by means of a privacy barrier (wall, or wood privacy fence) a minimum of 6' in height and landscaping in front of fence to provide noise abatement.

Privacy Fencing added to plans.

(b) Landscaping in front of the barrier shall consist of as many trees and shrubs as necessary, and of suitable size and density to provide 60% coverage of the physical barrier within two years of planting.

Landscaping barrier added to plans.

(c) Tree preservation. In this special screening area, existing shade trees with diameter of eight inches (8") or greater may be included as part of the vegetative screening requirements in a ratio of 1 preserved tree to three new trees.

Tree preservation information added to plans.

- **ARTICLE X. AUXILIARY LANDSCAPING/SHIELDING/ SCREENING REQUIREMENTS**

Section B. Trash/Refuse/Garbage Storage Areas Screening

(1) Shall be located behind the building unless Planning Commission approves another location.

Trash cart storage areas added between buildings for convenience of residents.

(2) Shall be located a minimum of fifty (50) feet from any Residential or Multi-Family zoned property

Trash cart storage areas located over 50' from Adjoining Residential properties.

(3) Shall be screened a minimum of five feet (5') high on all sides by walls constructed of materials matching the primary building, masonry or by wood fencing, and shall have a secure access gate.

Screening fencing added to trash cart storage areas.

(4) PROHIBITED: All types of chain-link fence screening and also plain, unembellished concrete block walls.
noted

(5) Shall be located on a reinforced concrete slab a minimum of six inches thick and sloped to drain

Concrete slab included in trash cart storage areas.

(6) Shall be landscaped with some type of vegetation planted in front of sides seen from street, highway, or adjacent residential dwellings. Vegetative screening shall be equally effective in all seasons of the year (evergreen vegetation). Evergreen landscaping added to trash cart storage areas to screen from street.

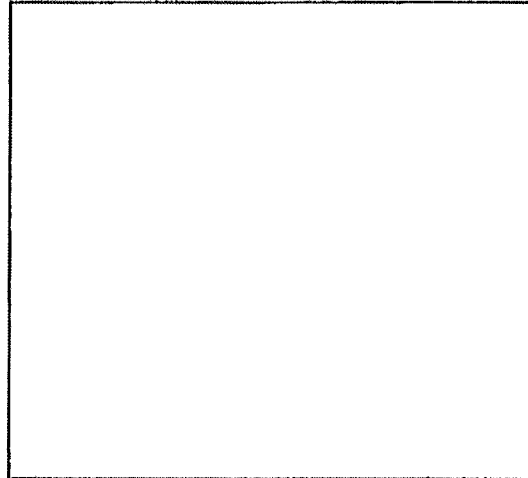
Received By: _____

Doc ID: 012825180002 Type: REL
Kind: WARRANTY DEED
Recorded: 04/22/2009 at 03:28:03 PM
Fee Amt: 620.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2009-00012300

WARRANTY DEED
With Relinquishment of Dower and Curtesy

KNOW ALL MEN BY THESE PRESENTS:

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



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

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto Grantee's heirs, successors and assigns forever, with all appurtenances thereunto belonging.

GRANTOR hereby covenants with the said GRANTEE that Grantor will forever warrant and defend the title to the said lands against all claims whatever.

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

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

Ira Ellis Lewis
IRA ELLIS LEWIS, Grantor

Ola Jean Lewis
OLA JEAN LEWIS, Grantor

ACKNOWLEDGMENT

STATE OF Arkansas)
)SS
COUNTY OF Benton)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the State and County aforesaid, duly commissioned and acting, IRA ELLIS LEWIS and OLA JEAN LEWIS, Husband and Wife, to me well known as the Grantor in the foregoing Deed, and stated that the same had been executed for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 30 day of March,
2009.

My Commission Expires:
3/12/12

Sharon Bell
Notary Public



Prepared by: Wade A. Williams
Attorney at Law
P.O. Box 350
Eureka Springs, AR 72632

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

Grantee/Agent

Grantee's Address

NORTHWEST ARKANSAS Democrat Gazette

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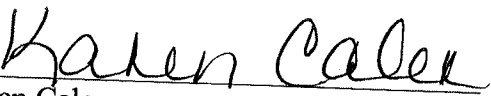
I Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement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

BLEW & ASSOCIATES
PH/City of Farmington

Was inserted in the Regular Edition on:

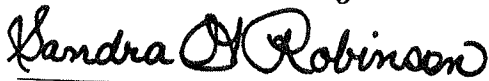
July 09, 2017

Publication Charges: \$ 162.64


Karen Caler

Subscribed and sworn to before me

This 12 day of July 2017.



Notary Public

My Commission Expires:



****NOTE****

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

NOTICE OF PUBLIC HEARING

A petition for Preliminary Plat for the property as described below has been filed with the City of Farmington on the 24th day of July, 2017.

Part of the South Half of the Southeast Quarter of Section 3, and part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 15 North, Range 31 West, Washington County, Arkansas being more particularly described as follows: Beginning at an existing stone marking the Southeast Corner of the Southeast Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 03 minutes 46 seconds West, 1,331.98 feet to an existing rebar marking the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 3. Thence along the South line of said Forty, North 87 degrees 00 minutes 08 seconds West, 1,184.78 feet to a set nail. Thence leaving said South line and along a fence line the following bearings and distances: North 02 degrees 15 minutes 16 seconds East, 200.00 feet to a set rebar with cap. North 87 degrees 00 minutes 08 seconds West, 140.00 feet to a set rebar with cap on the West line of the Southwest Quarter of the Northwest Quarter. Thence North along the West line of said Forty, North 02 degrees 15 minutes 16 seconds East, 1,114.76 feet to a set rebar with cap marking the Northwest Corner of the Southwest Quarter of the Southeast Quarter. Thence along the North line of said Forty, South 87 degrees 36 minutes 20 seconds East, 1,661.96 feet to an existing stone. Thence leaving said North line, South 02 degrees 00 minutes 15 seconds West, 661.46 feet to an existing rebar. Thence South 87 degrees 22 minutes 58 seconds East, 1,001.48 feet to a 1" iron pipe. Thence South 86 degrees 59 minutes 09 seconds East, 1,292.33 feet to a flagged steel post on the East line of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the East line of said Forty, South 02 degrees 23 minutes 04 seconds West, 660.02 feet to an existing stone marking the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 2. Thence along the South line of said Forty, North 87 degrees 41 minutes 36 seconds West, 1,300.47 feet to the Point of Beginning containing 85.20 acres and subject to Road Rights of Way and any Easements of Record.

A public hearing to consider this Preliminary Plat will be held on the 24th day of July, 2017 at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invited to attend.
74199433 July 9, 2017

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

Silva Properties, LLC
12198 Little Elm Road
Farmington, AR 72730
Parcel #001-07784-001, 001-07529-000

Danny B. & Linda B. Willkie
PO Box 264
Farmington, AR 72730
Parcel #001-07784-002

Wiley W. & Donna S. Vaughn
10744 N. Garland McKee Road
Prairie Grove, AR 72753
Parcel #405-03805-000

Stacy Wright
11411 Frisco Drive
Farmington, AR 72730
Parcel #405-03806-000

Dennis W. & Ellen F. Moore
10750 N. Garland McKee Road
Prairie Grove, AR 72753
Parcel #001-07785-001, 001-07802-000

Rural Development Authority of Washington County
PO Box 178
Farmington, AR 72730
Parcel #001-07802-001, 001-07801-001

William C. Canfield
627 N. Skyline Drive
Fayetteville, AR 72701
Parcel #001-07531-000

Jerome D. & Linda Yates Revocable Trust
805 S. Dinsmore Trail
Fayetteville, AR 72704
Parcel #001-07516-000, 001-07528-000

Bill & Linda Catt Living Trust
PO Box 604
Farmington, AR 72730
Parcel #760-02954-000, 760-02958-000

Tessa Latta
11703 Effie Way
Farmington, AR 72730
Parcel #760-02927-000

Gaylon & Linda Mitchell
PO Box 103
Farmington, AR 72730
Parcel #760-02919-000, 760-02930-000

James C. & Sarah Smith
11863 Effie Way
Farmington, AR 72730
Parcel #760-02920-000

Travis & Treva K. Ratchford
PO Box 326
Farmington, AR 72730
Parcel #760-02922-000

John G. & Debra Kay Jenkins
11114 N. Highway 170
Farmington, AR 72730
Parcel #760-02923-000

Trade Mark Homes
PO Box 1527
Farmington, AR 72730
Parcel #760-02960-001, 760-02960-002

Ronald K. & Carla D. Bond
11088 N. Highway 170
Farmington, AR 72730
Parcel #760-03732-000

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

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

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

David & Kelly Melancon
10886 Stonecrop Lane
Prairie Grove, AR 72753
Parcel #760-03432-000

Bobbie C. & James R. Downing
10889 Stonecrop Lane
Prairie Grove, AR 72753
Parcel #760-03433-000

James D. Bryars
10862 Stonecrop Lane
Prairie Grove, AR 72753
Parcel #760-03434-000

Oren Grant & Erika Kristin Stokes
10850 Stonecrop Lane
Prairie Grove, AR 72753
Parcel #760-03435-000

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

Robert T. & Sara J. McCoy
11155 Rosebay Lane
Prairie Grove, AR 72753
Parcel #760-03370-000

Ethel McKee Trust
10725 N. Garland McKee Road
Prairie Grove, AR 72753
Parcel #001-07784-000

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Sent To **David & Kelly Melancon**
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Sent To **John W. & Darlene Cheatham**
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Sent To **Rodney H. & Lauren A. Bailey**
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 City, State **Prairie Grove, AR 72753**

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 City, State **Prairie Grove, AR 72753**

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Sent To **Trade Mark Homes**
 Street **PO Box 1527**
 City, State **Farmington, AR 72730**

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Sent To: **James C. & Sarah Smith**
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Sent To: **Gaylon & Linda Mitchell**
 Street: **PO Box 103**
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Sent To: **Tessa Latta**
 Street and: **11703 Effie Way**
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Sent To: **Bill & Linda Catt Living Trust**
 Street: **PO Box 604**
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 City, State:

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Sent To: **William C. Canfield**
 Street: **627 N. Skyline Drive**
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	07/07/2017

Sent To: **Jerome D. & Linda Yates**
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 City: **805 S. Dinsmore Trail**
Fayetteville, AR 72704

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Sent To: **Rural Development Authority of Washington County**
 Street and Apt.: **PO Box 178**
 City, State, ZIP: **Farmington, AR 72730**

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PRAIRIE GROVE, AR 72753

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Postage	\$0.49	
Total Postage and Fees	\$6.59	07/07/2017

Sent To: **Dennis W. & Ellen F. Moore**
 Street or Apt.: **10750 N. Garland McKee Road**
 City, State: **Prairie Grove, AR 72753**

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	07/07/2017

Sent To: **Stacy Wright**
 Street and Apt.: **11411 Frisco Drive**
 City, State, ZIP: **Farmington, AR 72730**

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

7017 1070 0000 2842 5972

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

PRAIRIE GROVE, AR 72753

Certified Mail Fee	\$3.35	0745
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	04
<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	\$0.49	
Total Postage and Fees	\$6.59	07/07/2017

Sent To: **Wiley W. & Donna S. Vaughn**
 Street: **10744 N. Garland McKee Road**
 City: **Prairie Grove, AR 72753**

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0745
Extra Services & Fees (check box, add fees as appropriate)	\$2.75	04
<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	\$0.49	
Total Postage and Fees	\$6.59	07/07/2017

Sent To **Danny B. & Linda B. Wilkie**
 Street & Apt. No., or PO Box No. **PO Box 264**
 Farmington, AR 72730
 City, State

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0745
Extra Services & Fees (check box, add fees as appropriate)	\$2.75	04
<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	\$0.49	
Total Postage and Fees	\$6.59	07/07/2017

Sent To **Silva Properties LLC**
 Street and Apt. No., or PO Box No. **12198 Little Elm Road**
 City, State, ZIP+4® **Farmington, Ark 72710**

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

FARMINGTON, AR 72730

OFFICIAL USE

Certified Mail Fee	\$3.35	0745
Extra Services & Fees (check box, add fees as appropriate)	\$2.75	04
<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	\$0.49	
Total Postage and Fees	\$6.59	07/07/2017

Sent To **Washington Water Authority**
 Street & Apt. No., or PO Box No. **PO Box 178**
 Farmington, AR 72730
 City

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]*

B. Received by (Printed Name) **JOHN W. CHEATHAM**

C. Date of Delivery **07/10/17**

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
JC W. & Darlene Cheatham
PO Box 394
LITTLE ROCK, AR 72744

2. Article Number (Transfer from service label)
7017 1070 0000 2842 6139

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

3. Service Type

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Merchandise Signature Confirmation
 Signature Confirmation Restricted Delivery

Mail Restricted Delivery (DJ)

9590 9402 2817 7069 0223 67

Domestic Return Receipt

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.

Article Addressed to:

Ethel McKee Trust
10725 N. Garland McKee Road
Prairie Grove, AR 72753



9590 9402 2817 7069 0222 99

Article Number (Transfer from service label)

7017 1070 0000 2842 6207

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
C. Date of Delivery
7/10/17

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
C. Date of Delivery
7/10/17

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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.

Article Addressed to:

Robert T. & Sara J. McCoy
155 Rosebay Lane
Prairie Grove, AR 72753



9590 9402 2817 7069 0223 05

Article Number (Transfer from service label)

7017 1070 0000 2842 6191

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
C. Date of Delivery
7/10/17

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

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:
D. Bryars
102 Stonecrop Lane
Prairie Grove, AR 72753

9590 9402 2817 7069 0223 36

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.

Article Addressed to:

AME Holdings, LLC
PO Box 447
Fayetteville, AR 72702



9590 9402 2817 7069 0223 12

Article Number (Transfer from service label)

7017 1070 0000 2842 6184

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

COMPLETE THIS SECTION ON DELIVERY

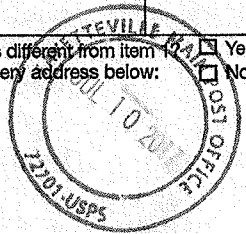
A. Signature
 Agent
 Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®



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.

Article Addressed to:

Scott W. & Alesha J. Crouch
1160 Waterleaf Lane
Prairie Grove, AR 72753



9590 9402 2817 7069 0223 81

Article Number (Transfer from service label)

7017 1070 0000 2842 6115

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
B. Received by (Printed Name)
C. Date of Delivery
7/5/17

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail
 Mail Restricted Delivery (\$50)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

A. Signature
 Agent
 Addressee
B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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.

Article Addressed to:

Reynold K. & Carla D. Bond
1133 N. Highway 170
Farmington, AR 72730



9590 9402 2817 7069 0223 98

Article Number (Transfer from service label)

7017 1070 0000 2842 6108

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail
 Mail Restricted Delivery (\$50)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

1. Article Addressed to:
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.

John G. & Debra Kay Jenkins
111 N. Highway 170
Farmington, AR 72730



9590 9402 2817 7069 0224 11

Article Number (Transfer from service label)

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.

Article Addressed to:

Trade Mark Homes
PO Box 1527
Farmington, AR 72730



9590 9402 2817 7069 0224 04

Article Number (Transfer from service label)

7017 1070 0000 2842 6092

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
B. Received by (Printed Name)
C. Date of Delivery
Carolanne Rogers 7-10-17

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail
 Mail Restricted Delivery (\$50)

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation 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.

Article Addressed to:
Travis & Treva K. Ratchford
PO Box 326
Farmington, AR 72730



9590 9402 2817 7069 0224 28

Article Number (Transfer from service label)

7017 1070 0000 2842 6078

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Travis Ratchford Agent Addressee
B. Received by (Printed Name) **Travis Ratchford** C. Date of Delivery **7/12/17**

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery

Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
x [Signature]
B. Received by (Printed Name) **Bill Catt**
C. Date of Delivery **7-10-17**
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Registered Mail Restricted Delivery
 Certified Mail® Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Collect on Delivery Restricted Delivery

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.

Article Addressed to:
James C. & Sarah Smith
11853 Effie Way
Farmington, AR 72730



9590 9402 2817 7069 0224 35

Article Number (Transfer from service label)

7017 1070 0000 2842 6061

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Sarah Smith Agent Addressee
B. Received by (Printed Name) **SARAH SMITH** C. Date of Delivery **7/11/17**

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail

Mail Restricted Delivery

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
Bill & Linda Catt Living Trust
PO Box 604
Farmington, AR 72730



9590 9402 2817 7069 0224 66

2. Article Number (Transfer from service label)

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.

Article Addressed to:
Linda & Linda Mitchell
PO Box 103
Farmington, AR 72730



9590 9402 2817 7069 0224 42

Article Number (Transfer from service label)

7017 1070 0000 2842 6054

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Linda Mitchell Agent Addressee
B. Received by (Printed Name) **Linda Mitchell** C. Date of Delivery **7-11-17**

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail

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.

Article Addressed to: Je D. & Linda Yates Re Trust 805 S. Dinsmore Trail Fayetteville, AR 72704



9590 9402 2817 7069 0224 80

Article Number (Transfer from service label)

7017 1070 0000 2842 6016

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] B. Received by (Printed Name) Linda Yates C. Date of Delivery 7/8/11

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Certified Mail, Collect on Delivery, Registered Mail, Return Receipt for Merchandise, Signature Confirmation

COMPLETE THIS SECTION ON DELIVERY: A. Signature [Signature] B. Received by (Printed Name) C. Date of Delivery 7/8/11 D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Priority Mail Express, Registered Mail, Adult Signature, Certified Mail, Collect on Delivery, Return Receipt for Merchandise, Signature Confirmation

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.

Article Addressed to: William C. Canfield 27 N. Skyline Drive Fayetteville, AR 72701



9590 9402 2817 7069 0224 73

Article Number (Transfer from service label)

7017 1070 0000 2842 6023

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] B. Received by (Printed Name) W Canfield C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Certified Mail, Collect on Delivery, Registered Mail, Return Receipt for Merchandise, Signature Confirmation

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. Article Addressed to:

Dennis W. & Ellen F. Moore 10750 N. Garland McKee Road Prairie Grove, AR 72753



9590 9402 2817 7069 0225 03

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.

Article Addressed to: Rural Development Authority of Washington County PO Box 178 Farmington, AR 72730



9590 9402 2817 7069 0224 97

Article Number (Transfer from service label)

7017 1070 0000 2842 6009

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] B. Received by (Printed Name) Duane Boyd C. Date of Delivery 7-10-17

D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Adult Signature, Certified Mail, Collect on Delivery, Registered Mail, Return Receipt for Merchandise, Signature Confirmation

COMPLETE THIS SECTION ON DELIVERY: A. Signature [Signature] B. Received by (Printed Name) C. Date of Delivery 7-10-17 D. Is delivery address different from item 1? If YES, enter delivery address below:

3. Service Type: Priority Mail Express, Registered Mail, Adult Signature, Certified Mail, Collect on Delivery, Return Receipt for Merchandise, Signature Confirmation

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.

Article Addressed to:

Rebecca Wright
 11411 Disco Drive
 Farmington, AR 72730



9590 9402 2817 7069 0220 15

Article Number (Transfer from service label)

7017 1070 0000 2842 5989

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Rebecca Wright
 B. Received by (Printed Name) Agent Addressee
Rebecca Wright C. Date of Delivery Yes No
 7-11-17
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Insured Mail
 Insured Mail Restricted Delivery

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Diore Boyd
 B. Received by (Printed Name) Agent Addressee
Diore Boyd C. Date of Delivery Yes No
 7-10-17
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Return Receipt for Merchandise
 Certified Mail Restricted Delivery Collect on Delivery

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.

Article Addressed to:

Wiley W. & Donna S. Vaughn
 10744 N. Garland McKee Road
 Prairie Grove, AR 72753



9590 9402 2817 7069 0220 08

Article Number (Transfer from service label)

7017 1070 0000 2842 5972

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Wiley Vaughn
 B. Received by (Printed Name) Agent Addressee
Wiley Vaughn C. Date of Delivery Yes No
 7/8/17
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Insured Mail
 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:

Washington Water Authority
 PO Box 178
 Farmington, AR 72730



9590 9402 2817 7069 0219 64

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.

Article Addressed to:

Silva Properties, LLC
 12198 Little Elm Road
 Farmington, AR 72730



9590 9402 2817 7069 0219 88

Article Number (Transfer from service label)

7017 1070 0000 2842 5958

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
Mark Silva
 B. Received by (Printed Name) Agent Addressee
Mark Silva C. Date of Delivery Yes No
 7/10/17
 D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery Registered Mail Restricted Delivery
 Certified Mail® Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery Insured Mail
 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.

Article Addressed to:
David & Kelly Melancon
10886 Stonecrop Lane
Prairie Grove, AR 72753



9590 9402 2817 7069 0223 50

Article Number (Transfer from service label)
7017 1070 0000 2842 6146

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Addressee
 Agent

B. Received by (Printed Name)
C. Date of Delivery
7/12/17

D. Is delivery address different from item 1?
If YES, enter delivery address below: Yes No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

A. Signature
 Addressee
 Agent

B. Received by (Printed Name)
C. Date of Delivery
DAN WILLKIE 7/14/17

D. Is delivery address different from item 1?
If YES, enter delivery address below: Yes No

3. Service Type
 Priority Mail Express®
 Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

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.

Article Addressed to:
Tessa Latta
11703 Effie Way
Farmington, AR 72730



9590 9402 2817 7069 0224 59

Article Number (Transfer from service label)
7017 1070 0000 2842 6047

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Addressee
 Agent

B. Received by (Printed Name)
C. Date of Delivery
Tessa Latta 7/13/17

D. Is delivery address different from item 1?
If YES, enter delivery address below: Yes No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

1. Article Addressed to:
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.

Danny B. & Linda B. Willkie
PO Box 26
Farmington, AR 72730



9590 9402 2817 7069 0219 95

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.

Article Addressed to:
Oren Grant & Erika Kristin Stokes
10850 Stonecrop Lane
Prairie Grove, AR 72753



9590 9402 2817 7069 0223 29

Article Number (Transfer from service label)
7017 1070 0000 2842 6177

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Addressee
 Agent

B. Received by (Printed Name)
C. Date of Delivery
Oren Stokes 7/15/17

D. Is delivery address different from item 1?
If YES, enter delivery address below: Yes No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery



BLEW & ASSOCIATES, PA
108 CROSSOVER AVE, SUITE B
LOWELL, AR 72745

**RETURN RECEIPT
REQUESTED**

GENERAL MAIL



7017 1070 0000 2842 6153

Jobbie C. & James R. Downing
40889 Stonecrop Lane
Prairie Grove, AR 72753



1000



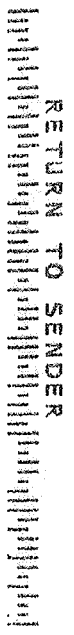
72753

U.S. POSTAGE
PAID
LOWELL, AR
72745
JUL 07 2017
AMOUNT

\$6.59

R2305K137621-04

722 NFE 1 11510007/07/17
FORWARD TIME EXP RTN TO SEND
3302 DEAN SPRINGS RD
ALMA AR 72921-8124



72753 2842 6153

RETURN TO SENDER