



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 28, 2014***

**A meeting of the Farmington Planning Commission will be held on  
Monday, July 28, 2014 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - June 23, 2014
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. **UNFINISHED BUSINESS**: Rezoning item tabled from the June 23, 2014 meeting.
  - Rezoning request** – Kerry Pitts is requesting rezoning from R-O/R-2 to MF-2
  - Property owned by**: Eagle Holdings and Signature Bank
  - Property Location**: Southwinds Dr.
  - Presented by**: Kerry Pitts
5. **PUBLIC HEARINGS**
  - A. **Rezoning request** – Keith Marrs
    - Property owned by**: Eagle Holdings
    - Property Location**: 403 S. Hunter
    - Presented by**: Keith Marrs
  - B. **Ordinance implementing Design Standards**
6. **NEW BUSINESS**
  - A. **Variance Request: 10 foot rear setback variance (from 25' to 15')** Scott Houston
    - Property owned by**: Scott Houston
    - Property Location**: 125 Terry
    - Presented by**: Scott Houston

- B. **Variance Request: 10 foot side set back variance** (from 10' to 0') Monica Hernandez  
**Property owned by:** Angel & Monica Hernandez  
**Property Location:** 114 Lark Lane  
**Presented by:** Monica Hernandez

PLANNING COMMISSION MINUTES

JUNE 23, 2014

1. ROLL CALL

PRESENT

Sean Schader  
Matt Hutcherson  
Josh Clary  
Judy Horne  
Robert Mann  
Gerry Harris

ABSENT

Bobby Wilson  
Toni Bahn

2. Approval of May 27<sup>th</sup>, 2014 minutes was unanimous.
3. Comments from Citizens: None
4. PUBLIC HEARINGS

- A. Rezoning Request: Kerry Pitts  
Geoff Bates-represented developer.

Public Comments:

D. Lossing- Sidewalk access: Dennis Patrick-raised concerns as to quality of life, safety, crime. He doesn't want zoning changed. He also thought traffic would be high density.

Kevin Cutter – against it because development could change too many unknowns.

Floor closed for Public Comments.

The Commission continued to discuss comments made by the citizens. Josh Clary made a motion to table and Judy Horne seconded the motion. The Rezoning request was tabled until next month's meeting on July 28, 2014.

6. New Business:  
Keith Marrs –Variance Request – Ice Machine

25' to 10' - Rick Bramall, City Inspector, stated this was for safety purposes.

Public Comment- None

No landscaping around ice machine this variance is for ice machine only.

The request for Variance was approved with 4 yes votes and 1 no vote from Josh Clary.

Robert Mann made a motion for a public hearing, July 28<sup>th</sup>, 2014, on the Design Standards Ordinance. It was seconded by Sean Schader. They will discuss at work session on July 21, 2014.

Sean Schader made a motion to adjourn and Robert Mann seconded.

---

Secretary, Planning Commission

Chairman, Planning Commission

Agenda item #4  
Unfinished  
Business



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

## MEMO

To: Farmington Planning Commission  
From: Melissa McCarville  
Re: Rezoning Request by Kerry Pitts: R-O to MF-2  
Date: July 23, 2014

City Attorney Steve Tennant asked that I put together a zoning history for this property. I am attaching minutes and agendas from two meetings in June and July of 2006:

- The first was a request for rezoning from RO to C-2. This request was denied by the planning commission.
- The next month the planning commission considered a request to allow "Restaurant" use in RO. This request was approved. However, the restaurant was never constructed.
- I am also attaching the definition of RO and the permitted uses that were in place at the time of this rezoning. As you will see RO allowed for multifamily.

Also, I will put a copy of the current land use plan at your place for you to review. If you have additional questions and concerns for me please let me know. I will be in the office through Friday at 5:00 pm.



## CITY OF FARMINGTON

354 West Main Street  
P.O. Box 150  
Farmington, Arkansas 72730

(479) 267-3865  
(479) 267-3411  
(479) 267-3805 (Fax)

### *PLANNING COMMISSION AGENDA* *June 19, 2006*

A meeting of the Farmington Planning Commission will be held on  
Monday, June 19, 2006 at 6:30 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.

1. Roll Call
2. Approval of the minutes – May 15, 2006, May 8, 2006
3. Discussion of fence for Farmington Heights
4. Public Hearings:

**Rezoning:** From RO to C2,

Property Location: two lots immediately southeast of 120  
Southwinds Drive.

Owners: DTS, Brokerage & Development, LLC, Tom Sims,  
Managing Member.

Presented by: Tom Sims

**Conditional Use:** Child care and tutoring

Property Location: 116 Cynthia Avenue, Farmington

Presented by: Alice Kathryn Turner.

5. Request for Extension of Preliminary Plat Approval for Oxford Crest  
Subdivision by Brad Hancock.
6. Preliminary Plat: Oxford Crest, Phase II, presented by Blew, Bates &  
Associates  
Waiver Request – Street improvements on Little Elm Road
7. Final Plat: Westridge, presented by Engineering Design Associates.
8. Preliminary Plat: Rolling Meadows at Valley View, presented by  
Complete Design Partners.

9. Discussion of proposed draft of Planning Commission By-Laws.

Informational Items:

- Annexation work session is scheduled for Tuesday, June 20, 2006 at 6:00 p.m.
- A public hearing for the area involved in the island annexation will be held July 13, 2006 at 6:00 p.m.



FARMINGTON PLANNING COMMISSION  
MEETING MINUTES  
June 19, 2006

The meeting was called to order by Chairman Robert Mann.

Roll Call: Secretary Bahn

PRESENT

Gail True  
Robert Mann  
Toni Bahn  
Kristie Ledbetter  
Shannon McCuin  
Freddie Ray  
Gerry Harris

ABSENT

Chairman Mann made apologies because notice to public stated meeting time was 6:00pm. Actual meeting time is 6:30pm

Motion to approve minutes of the May 8, 2006 meeting as presented.

- Commissioner Ledbetter made motion to approve
- Commissioner Harris seconded motion

Motion passed with all present in favor.

Motion to approve minutes of the May 15, 2006 meeting as presented.

- Commissioner True made motion to approve with corrections to page 3 article 2 change the word Septic to Sewer.
- Commissioner Bahn seconded motion

Motion passed with all in favor.

PUBLIC HEARING

I. Rezoning RO to C2- Southwinds Road

- Representative for Rezoning, James Duncan
- Duncan presented that this area is existing land of 50 lots and request to move from Residential Office to Commercial 2. The plan is to build on two different lots. First one lot then the other lot. Strip mall on lot one as in sketch. The plan is for small businesses and small shops Build on the Northern most lot then the other with a mirror image of lot one.
- Chairman Mann asked if the business types are known at this time.
- Duncan: No specifics just smaller shops retail at this time. C2 possibility for food shops and restaurants. RO does allow for business offices to be there and this sort of building would be handy for any of us.

Chairman Mann asks for Commissioner comments.

- No Commissioner comments

Chairman Mann opens floor to public comment

- Dennis Patrick I live on Cedarbrook Place directly across from the lots in question. Strongly oppose the rezoning to C2 for a variety of reasons, quality of life issues. C2 by definition is adjacent to highway and doesn't fit in this setting and leaves to just about anything going in there. Converting C2 in residential neighborhood is the wrong thing to do. Traffic will increase that's a safety issue. Stores with lighted fronts and parking lots with lights at night time and those of us living adjacent to this will need black out curtains to sleep at night. Safety issues with kids dropped off with no parents at home and buses not able to back out into Southwinds. It's all comes down to quality of life. No upside to C2 except developer can make more money by selling it as C2.
- Robin Neumoff I live on corner of Southwinds and Countryside that's in my back yard. My bedroom window and look at those lights every night. Fred's was a problem for me too but far enough away not in my bedroom window. I have kids that live in this neighborhood. My kids play in street and the traffic is bad enough and not thinking about people in the neighborhood with no sidewalks to walk on and now move a residential neighborhood to a business neighborhood. I bought in the neighborhood for this quiet community. I don't think this should be in our back yard and I'm right on the corner so I'm going to get traffic and lights in my window. I bought to be in a bedroom community not to have a business in my back yard. Don't change it. It's meant to be a bedroom community a quiet community leave it that way. We've got Fred's and all up and down 62. I don't have a problem with that. No one wants a business in there back yard think about that. I don't want this my backyard and I don't think it should be in our backyard.
- Roy Hummel I was asked by 5 people over there about this. You have a tough decision. I just want to remind you when you change the zoning you're going to live with it all the way down. Next developer will want to do the same thing. We set commercial building 150 feet back from Highway 62 and that hasn't bothered us yet but this will bother you all the way down. Ask Steve what the difference is from RO and C2.
- Chairman Mann asked Steve to honor request of Mr. Hummel.
- Tennant: read the definition of C2 from ordinance. Basically anything and everything you would find on a major thoroughfare through the city. RO definition from ordinance. Basically what it does is a combination of residential and offices verses having everything from a Radison Hotel to you know what have you.
- Commissioner Ray asked if a filling station could go in that area.
- Tennant: Yes in a C2
- Duncan: Address increase traffic. These are access points and leaving but not necessarily going by. Traffic to and away. It gives people in these areas access to these facilities and an increase in services. The lighting concern PC or LSD could do some restrictions or directional lighting. I understand peoples concerns for things in the future put on the same properties but how far in the future is that, especially with changes in the community as it grows. That's not necessarily that far in the future.
- Commissioner Ray asked if developer had applied for building permit.
- Melissa stated they will have to go through LSD.
- Duncan: These are conceived plans. Southwinds is not highway but is a major thoroughfare.

Chair closed floor and brought back to the table

- Chairman Mann asked when that land originally became developed was it all under the same ownership of the lady who developed Southwinds.
- Commissioner True stated all under same ownership.
- Chairman Mann asked if it was RO zone originally. What was reason for RO.
- Commissioner True stated the reason for zoning in the first place is to prevent scattered and indiscriminate usage of property around the town. It's to provide for simple transition from the most congested highway use to the least residential use. We are now in transition from being a bedroom community to a full fledge community. I would like to see the commercial district expanded a lot more. We don't have the room to transition like we really should. Do we continue to creep in these residential areas? I would like to see the Northern most lot C1 and the Southern most lot RO.
- Chairman Mann stated this property was zoned RO for a reason. I don't want to get away from the original reason it was zoned RO.
- Commission McCuin asked if lot on corner of Southwinds and Cimarron was C2.
- Chairman Mann asked Tennant what the difference between a C1 and C2.
- Tennant stated C2 is highway commercial and C1 is neighborhood commercial.
- Commissioner Ledbetter stated C1 also allows for hotels and motels.
- Tennant stated C1 has a host of permitted uses and uses on appeals.
- Commissioner Harris stated we need to be real careful in changing zoning.
- Commissioner True stated what he wants to build can be done in an RO
- Melissa stated it's the uses that are controlled.
- Commissioner Ledbetter stated the only thing he can't do in an RO is restaurants.
- Commissioner True stated that if we grant this request he could do almost anything without ever having to come back to us other than LSD but couldn't control the use.
- Commissioner Ledbetter stated he could sale the property after approval.
- Melissa stated you have to look at worst case scenario.
- Commissioner True feels PC should look at new zoning to allow for growth.
- Commissioner McCuin stated she lives in Southwinds and knows Tom but doesn't feel commercial is a good idea.
- Commissioner Ledbetter asked if he could come back with a new proposal or wait a year or give waiver.
- Tennant stated you have to be very careful with commercial zoning. Commercial is still commercial.

Chair called for question.

- Commissioner Ray made motion to deny.
- Commissioner True seconded motion

Motion passes with all in favor

## II Conditional Use Permit for 116 Cynthia Street

- Representative Alice Kathryn Turner, Wanting to give a better quality of care in home with fewer children. Neighbors have no problem with child care and no more than 10 children and have been in touch with DHS.
- Commissioner Ray asked how many children approved for and how many square foot in house.



## CITY OF FARMINGTON

354 West Main Street  
P.O. Box 150  
Farmington, Arkansas 72730

(479) 267-3865  
(479) 267-3411  
(479) 267-3805 (Fax)

---

### *PLANNING COMMISSION AGENDA July 17, 2006*

**A meeting of the Farmington Planning Commission will be held on  
Monday, July 17, 2006 at 6:30 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – June 19, 2006
3. **Public Hearings:**
  - Request to allow "Restaurant" use in an RO:**  
Property Location: two lots immediately southeast of 120 Southwinds Drive.  
Owners: DTS, Brokerage & Development, LLC, Tom Sims, Managing Member.  
Presented by: Tom Sims
4. **New Business:**
  - A. **Waiver of Subdivision Regulations**  
Property Location: 14400 Bethel Blacktop Road  
Owners: Wade & Angela McBride
  - B. **Conditional Use Request by Linda Masters**  
Property Location: 180 N. Christy Lane  
Owner: Linda Masters  
Request: Beauty shop in residential structure
  - C. **Request for Variance**  
Property Location: Lot #5 Holland Drive  
Owner: Bobby Paschal  
Request: Variance of sidewalk requirement
  - D. **Large Scale Development: Tractor Supply**  
Owners: The Hutton Company  
Presented by: McClelland Consulting Engineers, Mike Morgan

Property Location: 2 parcels (5.15 acres total) east of the Family Clinic/Collier Drug Store on Main Street.

**E. Preliminary Plat: Oxford Crest, Phase II**

Owner: Brad Hancock

Presented by: Blew, Bates and Associates, Chris Waller

Property Location: West side of Little Elm Road, south of Rheas Mill.

**Request for waiver of Street Improvements for Oxford Crest, Phase II**

**F. Concept Plan: Phillips Farm/School Site**

Owners: Phillips Family

Presented by: Hawkins-Weir Engineers, Inc., Ronald Weir

Property Location: Immediately south of the Farmington city limits, south of the intersection of Tyler and Angus.

**Informational Items:**

- Beginning with the August meeting of the Planning Commission we will be meeting the **fourth Monday of the month at 6:30 p.m.** The August meeting will be held August 28, 2006.
- Setting a date for next work session and discussion of items for agenda.

FARMINGTON PLANNING COMMISSION  
MEETING MINUTES  
July 17, 2006, 2006

The meeting was called to order by Chairman Robert Mann.

Roll Call: Secretary Bahn

PRESENT

Freddie Ray  
Gail True  
Gerry Harris  
Toni Bahn  
Robert Mann  
Kristie Ledbetter  
Shannon McCuin

ABSENT

- Chairman Mann made announcement that the new meeting date would be the 4<sup>th</sup> Monday of every month at 6:30PM.

Motion to approve minutes of the June 19<sup>th</sup>, 2006 meeting as presented.

- Commissioner Harris made motion to approve
- Commissioner Ledbetter seconded motion

Motion passed with all in favor.

PUBLIC HEARING

- I. Request to allow "Restaurant"
  - Tom Sims, Developer and Owner of property, Steak House franchise that would like to come to Farmington. Proposed a strip mall that engineering being done on at this time with a flower shop and several other businesses pre-leased for February of 07 and would like to put the Steak House in one end of that strip mall.
  - City Comments: This is the property that came before you last month for a rezoning from R-O to C-2 and was denied. The request at this meeting stems from the part of the zoning ordinance that says, "The Planning Commission may approve other uses as either permitted or appeal uses if deemed after public hearing to be similar in nature to uses listed above." In this situation the goal of the planning commission should be to allow for development of these lots in an orderly and economically sound fashion without disturbing the adjacent uses that already exist. Allowing this use gives the planning commission the opportunity to allow for commercial development in the fashion the owner requests without opening up the opportunity for a more wide variety of uses that may not be palatable for the adjacent property owners. Keep in mind the building can be built without any change in zoning. The request is to allow for a use that is not a permitted use in R-O, but the petitioner feels is similar in nature to those that are permitted.

- Tennant: Mr. Sims put forth a letter to PC that refers to our ordinances where it allows for use of private clubs and lodges in one section be advised the in August 1998 PC updated to exclude this language.
- Melissa stated that was her fault she had given Mr. Sims the wrong copy of the ordinance and explained that to him.
- Commissioner Ledbetter asked what the ordinance number was.
- Tennant: 7.1 B section 4, filed 1998
- Commissioner Ledbetter: Section 4, article 5 section 3 section E3 is hereby to strike from use on appeal any appeal applications for purpose of operating any private clubs and or lodges with in the zoning of classification RO. Files August 3, 98
- Tennant: August 7, 98, page number 9807658.
- Mr. Sims: The reason to bring up the private clubs and lodges because most serve food. This will be a family steak house that's interested in this building, will be good for the city.
- Chairman Mann: Original complaint was lighting have you thought about that.
- Sims: Use directional lighting when we get to technical review work the engineers on lighting. Direct lights away, the alternative was to put parking on that back property. If you look at the area we just finished with Pulse Fitness the lighting is not mass amount and doesn't shoot towards the property and shoot back to building not the street.

Chair opens the floor for public comment.

- Charlotte Balls: I am from the other side of state and just recently acquired property and doing a commercial restaurant. My question is we couldn't get past this committee with out a detailed parking and lighting before we got anything approved. My question is that going to work tonight.
- Melissa: This is not LSD. He will have to go through the same process as you did.
- Dennis Patrick: 206 Cedarbrook Place across the street from the restaurant. I feel like dejavu all over again. That's where we are at, a month ago you heard from Mr. Hummel and Mr. Tennant about opening Pandora's Box by putting in commercial highway type activities in an upscale residential area. I haven't heard anything new from the developer, last month he asked for a C2 and you gave him an unanimous no. He's simply picked one item from the menu and wouldn't take no for an answer and he's back for a yes. What business he is proposing brings to us all the bad things we talked about last time with C2 business, heavy traffic, large parking lots and business that operate well into the night, lighting with signs. Residence would have to use blackout curtains, heavy traffic of the day when we get home we are looking for a certain quality of life and not worry about traffic. Road's not designed for commercial type traffic. Concerns for the little tikes and traffic. Residence would like to have kids out without worrying about strangers. Restaurant is not similar in use at all to RO. RO is as you explained a transitional type zoning and kinds of offices that would fit into that environment would be those that low volume and when you go home they would be gone. Those of us that bought property looked at the zoning and saw the open spaces and actually talked to people before I made a financial commitment but decided that city knew what the city knew what it was doing and had a long term vision on what they wanted to do in terms of zoning and no desire to mix commercial with nice residential and so I felt like there was wisdom on city parts and a covenant with residences. I listen to all discuss this a month long and had a long range vision of

dealing with the properties your willing to bring into the city. We want services but not in our own back yard. You recognized that. Mr. Sims hasn't given us anything new he just didn't take no for an answer, it's all about money undoubtedly he could sale that property for more money but not at the expense of those who have to live with the result. Hope you will continue to have the long view, the master plan and not settle new neighbors with a mix of commercial and expensive homes.

Chair closed floor and brought back to the table

- Commissioner Harris asked where the steak house would be on these two lots.
- Sims: The north two acres, next to pulse fitness and hope to put those two parking lots together. I am also a home owner in Southwinds on Countryside Drive, the sidewalks will be added and pulse fitness is open until 10:00 at night and other business that will be open at night and I think this is a destination of traffic where the traffic will come off the main road and go back out the main road as far as that front 2 acres doesn't get back into the neighborhood like the back 2 acres also the street adjacent is across the street as well and it's zone C1 or C2. Put the steak house in the front two acres with other businesses back two acres do something else with because I'm concerned like they are maybe apartments that would fair better with the city and do what we need to do. What we don't want is a Los Vegas Strip or a Tontitown Strip going through the middle of Farmington. Tontitown has discovered that and make changes where they have no businesses off that strip. Having businesses off strip so where people can get on and off without getting hit. As Farmington grows unfortunately commercial and residential grow together. Would like to be able to put that restaurant in there but if not we'll go with that.
- Commissioner True: Why did you request an amendment in the definitions of uses in RO as apposed to a conditional use.
- Sims: We were going off the wrong ordinance and the fact that lodges serve food and that's the reason we requested that but we would ask for a variance.
- Commissioner True: I don't believe a restaurant is compatible in a RO zone and I think that if you read RO zones from any city. Restaurants don't go in RO that the reason we have RO but I would consider a conditional use but that's not what's on the agenda. You're asking to amend the definition and I don't think we can do that. I couldn't vote that way.
- Sims: a variance is what we're asking for I guess a variance could defined as conditional.
- Tennant: This is a major investment to ask for conditional use but ask to rezone this is something in place for many years so better for use on appeal.
- Melissa restated "The Planning Commission may approve other uses as either permitted or appeal uses if deemed after public hearing to be similar in nature to uses listed above." That's what I quoted him that's what's on his letter. Other uses not use on appeal. It doesn't say conditional uses or use on appeal it says other uses. You can go in and say in this situation this is an appeal use or this is a permitted use.
- Tennant: The original ordinance was modified in 98 was a use on appeal for zoning purposes it was modified in August of 98 for whatever reason before my time private clubs and lodges were taken out in 1998 as use on appeal for zoning purposes.



- Melissa forget clubs and lodges this still says "The Planning Commission may approve other uses as either permitted or appeal uses if deemed after public hearing to be similar in nature to uses listed above." Plain and simple. That's what we were using to put on agenda.
- Chairman Mann reiterated that last time they were requesting a rezoning now there will still be property between this property and the restaurant.
- Sims: Only the north front two acres.
- Chairman Mann requested PC refer to their maps to lot 1190 is the area we are discussing.
- Commissioner Ledbetter says regardless of approval there is nothing to stop him to put in office building in both areas. You suggested front lot strip center development and the back lot more of a housing facility which would basically more of a compromise. Zoning generally goes from C2 to C1 to RO. This goes from C2 to RO. If he asked for a rezone to C1 there would be less protection in two acres as appose to RO. This offers protection to businesses conducive to that area.
- Commissioner Bahn stated the agenda says two lots to southeast.
- Sims: We would be happy with just the one lot.

Chair asked for an amendment to the question.

- Commissioner Ledbetter made motion to amend the question to read the property located as being County map 760-02241-002, north of the two lots.
- Commissioner Bahn seconded motion

Motion passed with all in favor.

- Commissioner Harris asked if restaurant goes in then moves out can another restaurant can go in without coming to PC.
- Tennant: What you are saying on your vote that this piece of property is specific permitted use is not as of now not specific use on appeal. What you are saying under other uses, if it's there it's there, you're putting that category into that zoning.
- Commissioner Ray: If the restaurant goes out and someone wants to put a service station in there.
- Tennant: No
- Commissioner True: If that restaurant turned out to be a nuisance then and wanted to restrict any further restaurants then we would have to do a conditional use.
- Tennant: Totally different issue.

Chair called for the question:

- Allow restaurant use in the property location being defined as County Map Parcel 760-02241-002, commonly know as north of two lots for use on appeal.

Motion passed with Ray, Harris, True, Bahn, Ledbetter, McCuin voting yes and Mann abstaining.

## **NEW BUSINESS**

### I. Waiver of Subdivision Regulation on property 14400 Bethel Blacktop Rd

- Representative Angela McBride, 12.95 acres and had been granted a lot split earlier this year into a 5 acres lot and a 7.95 acres lot and we would like to split the 7.95 acres into two tracks, split in half.
- City Comments: If you recall *this* was on the agenda as a lot split request and was

hearing to be similar in nature to uses listed above.

(5) Minimum Area Requirements:

MHP	MINIMUM LAND AREA SQ. FT	MINIMUM LAND AREA SQ. FT./D.U.	FRONT YARD FEET	SIDE YARD FEET	REAR YARD FEET	LOT FRONTAGE FEET
Mobile Home Park	43,560	4,000	25	25	25	100
Mobile Home	4,000	4,000	20	5	15	25
All Other Uses	-	-	25	25	25	-

(6) Height Requirements;  
The maximum height shall be 20 feet.

(7) Off-Street Parking Requirements:  
2 per each mobile home space - which parking area will not reduce the yard area required.

(e) **R-0 Residential-Office District**

- (1) Purpose:  
To provide areas within the city for the placement of offices or offices and residential in combination; to recognize existing offices and in some cases encourage their expansion and to provide a transition use from residential to commercial.
- (2) **Permitted Uses:**  
Business and professional offices, business and professional services, art and teaching studios, barber and beauty shops, single-family in combination with any of the above uses, **duplexes**, **multi-family**, veterinary clinic with no overnight accommodations, governmental offices, essential government facilities and services and uses customarily accessory to permitted uses.
- (3) Uses on Appeal:  
Child care facilities, nursing homes, private clubs and lodges, detention homes, utility facilities such as electric regulating stations or pressure control stations and uses customarily accessory to appeal uses.
- (4) Other Uses:  
The Planning Commission may approve other uses as either permitted or appeal uses if deemed after public hearing to be similar in nature to uses listed above.

(5) Minimum Area Requirements:

R-O	MINIMUM LAND AREA SQ.FT.	MINIMUM LAND AREA SQ.FT./D.U.	FRONT YARD FEET	SIDE YARD FEET	REAR YARD FEET	LOT FRONTAGE FEET
All uses except residential	-	-	50	20	30	100
Residential uses including office and office and residential in combination						

(Same as R-2 District)

(6) Lot Coverage:  
No more than 60% of the lot or parcel may be covered by structures.

(7) Height Requirements:  
The maximum height shall be 40 feet.

(8) Off-Street Parking Requirements:  
2 per each dwelling unit;  
2 per each dwelling unit plus 1 per each 300 square feet of office space in combination;  
1 per each 500 square feet of floor area for child care facilities, detention homes, nursing homes, utility facilities and private clubs and lodges, and;  
1 per each 300 square feet of floor area for all other uses.

(f) C-1 General Commercial

(1) Purposes:  
To provide areas within the city for the conduct of commerce and the provision of personal services; to group retail activities for the convenience of the consumer, to reduce energy costs, to take maximum advantage of public facilities and services and to reduce the impact on surrounding property; and to recognize and encourage the continuance of certain existing commercial groupings.

(2) Permitted Uses:  
All uses listed in the R-0 District except residential uses, eating places, all retail and service uses; trade and repair services, cultural and recreation facilities, veterinary with inside holding pens, hotel and motel facilities and public and private uses customarily accessory to permitted uses.

# 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: Joseph Kerry Pitts Day Phone: 479-265-1501  
Address: 2333 N Double Springs Rd Fax: \_\_\_\_\_  
Representative: Bates & Associates Day Phone: 479-442-9350  
Address: 91 W Colt Sq Dr Suite 3 Fax: 479-521-9350  
Property Owner: Eagle Holding LLC Day Phone: 841-3596  
Address: 196 E Main Farmington 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 -- Southwinds Drive  
Current Zoning -- R-0 Proposed Zoning -- MF-2  
R-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:

To construct a 4-plex development

### 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 20 day of May, 2014.

#### PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-0, R-2 to MF-2 will be held on the 23 day of June, 2014, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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

[Signature] Date 4-20-14  
Applicant Signature

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

[Signature] Date 5/20/14  
Owner/Agent Signature  
Eagle Holdings LLC

## 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: _____	Day Phone: _____
Address: _____	Fax: _____
Representative: <u>Bates &amp; Associates, Inc.</u>	Day Phone: <u>(479) 442-9350</u>
Address: <u>91 W. Colt Sq. Suite 3, Fayetteville, AR</u>	Fax: <u>(479) 521-9350</u>
Property Owner: <u>Signature Bank</u>	Day Phone: _____
Address: <u>PO Box 8550 72702</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 -- Southwinds Drive  
 Current Zoning -- R-O / R-2 Proposed Zoning -- MF-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:

To construct a four plex development

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 30 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 20 day of May, 2014.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from R-O / R-2 to MF-2 will be held on the 23 day of June, 2014, at 6:30 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 \_\_\_\_\_  
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.)*

x [Signature] Date 5/22/14  
Owner/Agent Signature

**SUBJECT PARCELS:**

PARCEL: 760-01601-000  
SIGNATURE BANK OF ARKANSAS  
PO BOX 8550  
FAYETTEVILLE, AR 72703  
ZONED: R-0

PARCEL: 760-02242-000  
EAGLE HOLDINGS LLC  
PO BOX 605  
FARMINGTON, AR 72730  
ZONED: R-2

PARCEL: 760-01601-100  
EAGLE HOLDINGS LLC  
PO BOX 605  
FARMINGTON, AR 72730  
ZONED: R-2

**ADJOINING PROPERTY OWNERS:**

1) PARCEL: 760-02241-002  
PLMR I LLC  
PO BOX 10210  
FORT SMITH, AR 72917  
ZONED: R-0

2) PARCEL: 760-02241-000  
CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
ZONED: C-2

3) PARCEL: 760-02242-003  
CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
ZONED: C-2

4) PARCEL: 760-02242-004  
CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
ZONED: R-0

5) PARCEL: 760-01596-003  
FASHANK, LARRY & JO  
2883 E PAR CT  
FAYETTEVILLE, AR 72703-6501  
ZONED: R-2

6) PARCEL: 760-01596-004  
FASHANK, LARRY & JO  
2883 E PAR CT  
FAYETTEVILLE, AR 72703-6501  
ZONED: R-2

7) PARCEL: 760-01266-000  
WAGNON, DAVID L & BARBARA F  
PO BOX 4  
FARMINGTON, AR 72730-0004  
ZONED: R-2

8) PARCEL: 760-01599-000  
WOODWARD, SCOTT A  
PO BOX 592  
FARMINGTON, AR 72730  
ZONED: R-2

9) PARCEL: 760-02073-000  
BRYANT, RAYMOND H  
128 W NORTHHAVEN ST  
FARMINGTON, AR 72730-9720  
ZONED: R-2

10) PARCEL: 760-02074-000  
TAPPANA, NEIL, & KIMBERLY A  
8920 COUNTY LN 213  
WEBB CITY, MO 64870  
ZONED: R-2

11) PARCEL: 760-02075-000  
HELM LIVING TRUST  
P O BOX 756  
LINCOLN, AR 72744  
ZONED: R-2

12) PARCEL: 760-02076-000  
JONES, RICK & PAMELA  
634 BUTTERFIELD  
WEST FORK, AR 72774  
ZONED: R-2



13) PARCEL: 760-02077-000  
GUNN PROPERTIES LLC  
PO BOX 1703  
FAYETTEVILLE, AR 72703  
ZONED: R-2

14) PARCEL: 760-02078-000  
FOUR HORN PROPERTIES LLC  
PO BOX 7347  
SPRINGDALE, AR 72766  
ZONED: R-2

15) PARCEL: 760-02079-000  
JACKSON, TERRY L & BLAND S  
217 WHISPERING HILLS ST  
HOT SPRINGS NATIONAL, AR 71901-7318  
ZONED: R-2

16) PARCEL: 760-02080-000  
BARTHOLOMEW, DAVID L & LINDA S  
11902 W HWY 156  
WEST FORK, AR 72774  
ZONED: R-2

17) PARCEL: 760-02217-000  
ESTOPY, FLOYD GAYLON & LINDA L  
1529 FOREST HEIGHTS  
FAYETTEVILLE, AR 72703  
ZONED: R-2

18) PARCEL: 760-02218-000  
ESTOPY, FLOYD GAYLON & LINDA L  
1529 FOREST HEIGHTS  
FAYETTEVILLE, AR 72703  
ZONED: R-2

19) PARCEL: 760-02219-000  
LAW, BRYAN C & ELIZABETH  
249 W PINE MEADOW DR  
FARMINGTON, AR 72730-8624  
ZONED: R-2

20) PARCEL: 760-02631-000  
ALLEN, JAMES B  
127 DAKOTA TRL  
FARMINGTON, AR 72730-2928  
ZONED: R-2

21) PARCEL: 760-02053-000  
CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
ZONED: R-2

22) PARCEL: 760-02030-000  
GUNN PROPERTIES LLC  
PO BOX 1703  
FAYETTEVILLE, AR 72703  
ZONED: R-2

23) PARCEL: 760-02029-000  
ODOM, SUZANNE & MATT  
132 S KILLDEER DR  
FARMINGTON, AR 72730  
ZONED: R-2

24) PARCEL: 760-02028-000  
HURST, ROGER DWAIN & LYNDIA MARIE  
12700 CARTER POWELL RD  
WEST FORK, AR 72774-9325  
ZONED: R-2

25) PARCEL: 760-02027-000  
SMITH, STANLEY W  
295 LAS QUEBRADAS LN  
ALAMO, CA 94507-1708  
ZONED: R-2

26) PARCEL: 760-01991-000  
HAMPTON, BEVERLY J  
170 W COUNTRYSIDE DR  
FARMINGTON, AR 72730  
ZONED: R-2

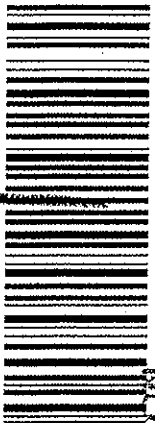
27) PARCEL: 760-02176-000  
VALENTINE, MEREDITH A  
187 W CEDARBROOK PL  
FARMINGTON, AR 72730  
ZONED: R-1

28) PARCEL: 760-02171-000  
ASHLEY, BOBBY & THERESA  
190 W CEDARBROOK PL  
FARMINGTON, AR 72730  
ZONED: R-1

29) PARCEL: 760-02170-000  
GRUMMER, ROBERT F & LOU ANN  
201 W PINE MEADOW DR  
FARMINGTON, AR 72730-8624  
ZONED: R-1

Joseph K Pitts  
PO Box 9075  
Fayetteville, AR 72703

RETURN RECEIPT  
REQUESTED



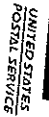
7014 0150 0001 2715 4903

VALENTINE, MEREDITH A  
187 W CEDARBROOK PL  
FARMINGTON, AR 72730

UTFF

NORTHWEST AIR MAIL

APR 27 11  
06 JUN 21 11



\$6.49  
00061754-06

U.S. POSTAGE  
PAID  
FARMINGTON, AR  
JUN 06 14  
AMOUNT

NIXIE 722 7E 1009 0006/12/14

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 72703001875 \*0855-14906-06-39

7270300018  
7270300018

CERTIFIED MAIL™



7014 0150 0001 2715 4613



1000 72730

\$6.49  
00061754-06

U.S. POSTAGE  
PAID  
FARMINGTON, AR  
JUN 06 14  
AMOUNT

Joseph K Pitts  
PO Box 9075  
Fayetteville, AR 72703

RETURN RECEIPT  
REQUESTED

WOODWARD, SCOTT A  
PO BOX 592  
FARMINGTON, AR 72730

RETURN TO SENDER

BC: 72703001875 \*0855-14906-06-39

7270300018  
7270300018

**CERTIFIED MAIL™**

Joseph K Pitts  
PO Box 9075  
Fayetteville, AR 72703



ESTAR PRO  
AR 727 11  
JUN 2014



7014 0150 0001 2715 4859

1000

72730

ALLEN, JAMES B  
127 DAKOTA TRL  
FARMINGTON, AR 72730-2928

RETURN RECEIPT  
REQUESTED

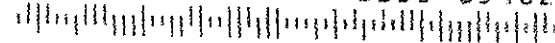
6-14

NIXIE 722 5E 1009 0006/

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

72703 @0018  
7273032928

BC: 72703001875 \*0855-03462



7014 0150 0001 2715 4613

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**FARMINGTON, AR 72730**  
**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>	

06/06/2014

Sent To  
 Woodward, Scott  
 Street, Apt. No., or PO Box No. PO Box 592  
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4941

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**FAYETTEVILLE, AR 72703**  
**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>	

06/06/2014

Sent To  
 Gunn Properties Inc  
 Street, Apt. No., or PO Box No. PO Box 1703  
 City, State, ZIP+4 Fayetteville, AR 72703

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4965

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**FLOT SPRINGS NATIONAL PARK, AR 71801**  
**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>	

06/06/2014

Sent To  
 Jackson, Terry + Bland  
 Street, Apt. No., or PO Box No. 217 Whispering Hills St  
 City, State, ZIP+4 Hot Springs, AR 71901-0218

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4897

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**FARMINGTON, AR 72730**  
**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>	

06/06/2014

Sent To  
 Hampton, Beverly  
 Street, Apt. No., or PO Box No. 170 W. Countryside  
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4996

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**WEBB CITY, MO 64870**  
**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>	

06/06/2014

Sent To  
 Tappana, Neil + Kimberly  
 Street, Apt. No., or PO Box No. 8920 County Ln 213  
 City, State, ZIP+4 Webb City, MO 64870

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4859

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**FARMINGTON, AR 72730**  
**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>	

06/06/2014

Sent To  
 James Allen  
 Street, Apt. No., or PO Box No. 127 Dakota  
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4927

**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	06/06/2014

Sent To Grummer, Robert + Lou Ann  
 Street, Apt. No., or PO Box No. 201 W. Pine meadow  
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4620

**U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FAYETTEVILLE AR 72703 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	06/06/2014

Sent To Fashank, Larry + Jo  
 Street, Apt. No., or PO Box No. 2883 E Par Ct  
 City, State, ZIP+4 Fayetteville, AR 72703

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4903

**U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	06/06/2014

Sent To Valentine, Meredith  
 Street, Apt. No., or PO Box No. 187 W. Cedar brook  
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4866

**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	06/06/2014

Sent To Odom, Suzanne + Matt  
 Street, Apt. No., or PO Box No. 132 S. Killdeer  
 City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4958

**U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

SPRINGDALE AR 72765 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	06/06/2014

Sent To Four Horn Properties, LLC  
 Street, Apt. No., or PO Box No. PO Box 7947  
 City, State, ZIP+4 Springdale, AR 72765

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4880

**U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ALABAMA GA 94507 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	06/06/2014

Sent To Smith, Stanley  
 Street, Apt. No., or PO Box No. 295 Las Quebradas Lane  
 City, State, ZIP+4 Alamo, CA 94507-1708

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4873

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

WEST FORK AR 72774 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Hurst, Roger Duain & Lynda  
Street, Apt. No., or PO Box No. 12700 Carter Powell  
City, State, ZIP+4 West Fork, AR 72774-9325

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4899

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

LINCOLN AR 72744 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Helm Living Trust  
Street, Apt. No., or PO Box No. PO Box 756  
City, State, ZIP+4 Lincoln, AR 72744

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4910

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Ashley, Bobby & Theresa  
Street, Apt. No., or PO Box No. 190 W. Cedarbrook A  
City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 5009

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730 OFFICIAL USE

Postage	\$ <del>0.49</del> 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Bryant, Raymond  
Street, Apt. No., or PO Box No. 128 W. Northaven St  
City, State, ZIP+4 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4118

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

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

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4438

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FORT SMITH AR 72917 OFFICIAL USE

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Pim Rue  
Street, Apt. No., or PO Box No. PO Box 10210  
City, State, ZIP+4 Fort Smith, AR 72917

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4606

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730

**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Wagnon, David & Barbara  
 Street, Apt. No.; or PO Box No.: PO Box 4  
 City, State, ZIP+4: Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4972

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

WEST FORK AR 72774

**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Jones, Rick & Pamela  
 Street, Apt. No.; or PO Box No.: 634 Butterfield #  
 City, State, ZIP+4: West Fork, AR 72774

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4828

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

WEST FORK AR 72774

**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Bartholomew, David & Linda  
 Street, Apt. No.; or PO Box No.: 11902 W Hwy 156  
 City, State, ZIP+4: West Fork, AR 72774

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4842

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730

**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Law, Bryan & Elizabeth  
 Street, Apt. No.; or PO Box No.: 249 W Pine Meadow  
 City, State, ZIP+4: Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

7014 0150 0001 2715 4835

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FAYETTEVILLE AR 72703

**OFFICIAL USE**

Postage	\$ 0.49	0230 06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$ 6.49	

06/06/2014

Sent To: Estopy, Floyd Gaylon, Linda  
 Street, Apt. No.; or PO Box No.: 1529 Forest Heights  
 City, State, ZIP+4: Fayetteville, AR 72703

PS Form 3800, August 2006 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

Bartholomew  
11902 W Hwy 56  
West Fork, AR  
72774

Article Number  
(Transfer from service label)  
S Form 3811, July 2013

7014 0150 0001 2715 4828  
Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

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

3. Service Type

Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

Hurst, Roger & Lynda  
12700 Carter Rowel  
West Fork, AR  
72774

Article Number  
(Transfer from service label)  
S Form 3811, July 2013

7014 0150 0001 2715 4873  
Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

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

3. Service Type

Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

Bryant Raymond  
128 W. Bernehaven St  
Farmington, AR  
72735

Article Number  
(Transfer from service label)  
PS Form 3811, July 2013

7014 0150 0001 2715 5009  
Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

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

3. Service Type

Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

**COMPLETE THIS SECTION ON DELIVERY**

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

3. Service Type

Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

**COMPLETE THIS SECTION ON DELIVERY**

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

**COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

Theresa  
Cedarbrook  
Farmington  
AR  
72735

Article Number  
(Transfer from service label)  
S Form 3811, July 2013

0164 5122 1000 0510 41102

Domestic Return Receipt



**RECIPIENT: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

Law  
249 W Pine Meadow Dr  
Farmington, MD  
22703

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 6/7/14  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  
 Registered  
 Insured Mail  
 Priority Mail Express™  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Restricted Delivery? (Extra Fee)  Yes

Article Number (Transfer from service label) 7014 0150 0001 2715 4842  
 S Form 3811, July 2013 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

City of Farmington  
PO Box 1508  
Farmington, MD  
22730

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 6/9/14  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  
 Registered  
 Insured Mail  
 Priority Mail Express™  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Restricted Delivery? (Extra Fee)  Yes

Article Number (Transfer from service label) 7014 0150 0001 2715 4118  
 S Form 3811, July 2013 Domestic Return Receipt

**RECIPIENT: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

Fashank, Larry + Jo  
2883 E Par Ct  
Fayetteville, MD  
22703

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 6-7-14  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  
 Registered  
 Insured Mail  
 Priority Mail Express™  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Restricted Delivery? (Extra Fee)  Yes

Article Number (Transfer from service label) 7014 0150 0001 2715 4620  
 PS Form 3811, July 2013 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

ES copy  
1529 Forest Heights  
Fayetteville, MD  
22703

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery 6/11/14  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail®  
 Registered  
 Insured Mail  
 Priority Mail Express™  
 Return Receipt for Merchandise  
 Collect on Delivery  
 Restricted Delivery? (Extra Fee)  Yes

Article Number (Transfer from service label) 7014 0150 0001 2715 4835  
 PS Form 3811, July 2013 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:  
 Helm Living Trust  
 PO Box 750  
 Lincoln, AK 99744

**COMPLETE THIS SECTION ON DELIVERY**

- Signature: *John Helmer*  Agent
- Received by (Printed Name): *John Helmer*  Addressee
- Date of Delivery
- Is delivery address different from item 1?  Yes  No
- If YES, enter delivery address below:

JUN - 5 2014

- 3. Service Type:  Certified Mail®  Priority Mail Express™  Registered  Return Receipt for Merchandise  Insured Mail  Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes  No

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, July 2013

7014 0150 0001 2725 4989  
 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:  
 Four Horn Properties  
 PO Box 7347  
 Sprague, AK 99784

**COMPLETE THIS SECTION ON DELIVERY**

- Signature: *Kurt Steh*  Agent
- Received by (Printed Name): *Kurt Steh*  Addressee
- Date of Delivery
- Is delivery address different from item 1?  Yes  No
- If YES, enter delivery address below:

- 3. Service Type:  Certified Mail®  Priority Mail Express™  Registered  Return Receipt for Merchandise  Insured Mail  Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes  No

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, July 2013

7014 0150 0001 2725 4989  
 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:  
 Jones, Ricka Pamela  
 634 Butler Field  
 West Fork, AK 99774

**COMPLETE THIS SECTION ON DELIVERY**

- Signature: *Rick Jones*  Agent
- Received by (Printed Name): *Rick Jones*  Addressee
- Date of Delivery
- Is delivery address different from item 1?  Yes  No
- If YES, enter delivery address below:

- 3. Service Type:  Certified Mail®  Priority Mail Express™  Registered  Return Receipt for Merchandise  Insured Mail  Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes  No

Article Number  
 (Transfer from service label)  
 PS Form 3811, July 2013

7014 0150 0001 2725 4972  
 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:  
 Wagner, David  
 PO Box 4  
 Farmington, AK 99700-0004

**COMPLETE THIS SECTION ON DELIVERY**

- Signature: *David Wagner*  Agent
- Received by (Printed Name): *David Wagner*  Addressee
- Date of Delivery
- Is delivery address different from item 1?  Yes  No
- If YES, enter delivery address below:

- 3. Service Type:  Certified Mail®  Priority Mail Express™  Registered  Return Receipt for Merchandise  Insured Mail  Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes  No

2. Article Number  
 (Transfer from service label)  
 PS Form 3811, July 2013

7014 0150 0001 2725 4989  
 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

Tappara, Neila Kinne  
8920 County Ln 213  
Webb City, MO  
64870

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by Printed Name  Addressee  
Jim Tappara  
 C. Date of Delivery  Yes  No  
 JUN 10 2014  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:



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

4. Restricted Delivery? (Extra Fee)  Yes

Article Number 7014 0150 0001 2715 4996  
(Transfer from serv...)  
S Form 3811, July 2013

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

Jackson, Terry & Brenda  
217 Whispering St  
Hot Springs, AR  
71901

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by Printed Name  Addressee  
[Signature]  
 C. Date of Delivery  Yes  No  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee)  Yes

Article Number 7014 0150 0001 2715 4965  
(Transfer from...)  
S Form 3811, July 2013

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

ODon, Suzannemarie  
132 Skillard Dr  
Farmington, AR  
72730

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by Printed Name  Addressee  
[Signature]  
 C. Date of Delivery  Yes  No  
 JUN 10 2014  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee)  Yes

Article Number 7014 0150 0001 2715 4855  
(Transfer from serv...)  
S Form 3811, July 2013

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. 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:

PIMR LLC  
PO Box 16210  
Fort Smith, AR  
72917

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by Printed Name  Addressee  
[Signature]  
 C. Date of Delivery  Yes  No  
 JUN 11 2014  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

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

4. Restricted Delivery? (Extra Fee)  Yes

Article Number 7014 0150 0001 2715 4934  
(Transfer from service label)  
S Form 3811, July 2013

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Gummer, Robert  
201 W Pine meadows  
Farmington, AZ  
72730-8024

**COMPLETE THIS SECTION ON DELIVERY**

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

Robert Gummer  
6/13/14

2. Article Number

(Transfer from service label) 7014 0150 0001 2715 4927  
PS Form 3811, July 2013 Domestic Return Receipt

- 3. Service Type
  - Certified Mail®
  - Priority Mail Express™
  - Registered
  - Return Receipt for Merchandise
  - Insured Mail
  - Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Gunn Properties/KC  
PO Box 1703  
Fayetteville, AR  
72703

**COMPLETE THIS SECTION ON DELIVERY**

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

MARY ANN GUNN  
6/13/14

ZIP = 72708  
FAYETTEVILLE, AR  
72701

- 3. Service Type
  - Certified Mail®
  - Priority Mail Express™
  - Registered
  - Return Receipt for Merchandise
  - Insured Mail
  - Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes

Article Number (Transfer from service label) 7014 0150 0001 2715 4941

**NORTHWEST AIR MAIL**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Smith, Stanley  
295 Las Quebradas Ln  
Alamo, CA 94502  
1708

**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  No  
If YES, enter delivery address below:

6-10-14

- 3. Service Type
  - Certified Mail®
  - Priority Mail Express™
  - Registered
  - Return Receipt for Merchandise
  - Insured Mail
  - Collect on Delivery
- 4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) 7014 0150 0001 2715 4880

**SUBJECT PARCELS:**

PARCEL: 760-01601-000  
SIGNATURE BANK OF ARKANSAS  
PO BOX 8550  
FAYETTEVILLE, AR 72703  
ZONED: R-0

PARCEL: 760-02242-000  
EAGLE HOLDINGS LLC  
PO BOX 605  
FARMINGTON, AR 72730  
ZONED: R-2

PARCEL: 760-01601-100  
EAGLE HOLDINGS LLC  
PO BOX 605  
FARMINGTON, AR 72730  
ZONED: R-2

**ADJOINING PROPERTY OWNERS:**

1) PARCEL: 760-02241-002  
PLMR I LLC  
PO BOX 10210  
FORT SMITH, AR 72917  
ZONED: R-0

2) PARCEL: 760-02241-000  
CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
ZONED: C-2

3) PARCEL: 760-02242-003  
CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
ZONED: C-2

4) PARCEL: 760-02242-004  
CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
ZONED: R-0

5) PARCEL: 760-01596-003  
FASHANK, LARRY & JO  
2883 E PAR CT  
FAYETTEVILLE, AR 72703-6501  
ZONED: R-2

6) PARCEL: 760-01596-004  
FASHANK, LARRY & JO  
2883 E PAR CT  
FAYETTEVILLE, AR 72703-6501  
ZONED: R-2

7) PARCEL: 760-01266-000  
WAGNON, DAVID L & BARBARA F  
PO BOX 4  
FARMINGTON, AR 72730-0004  
ZONED: R-2

8) PARCEL: 760-01599-000  
WOODWARD, SCOTT A  
PO BOX 592  
FARMINGTON, AR 72730  
ZONED: R-2

9) PARCEL: 760-02073-000  
BRYANT, RAYMOND H  
128 W NORTHHAVEN ST  
FARMINGTON, AR 72730-9720  
ZONED: R-2

10) PARCEL: 760-02074-000  
TAPPANA, NEIL, & KIMBERLY A  
8920 COUNTY LN 213  
WEBB CITY, MO 64870  
ZONED: R-2

11) PARCEL: 760-02075-000  
HELM LIVING TRUST  
P O BOX 756  
LINCOLN, AR 72744  
ZONED: R-2

12) PARCEL: 760-02076-000  
JONES, RICK & PAMELA  
634 BUTTERFIELD  
WEST FORK, AR 72774  
ZONED: R-2

13) PARCEL: 760-02077-000  
GUNN PROPERTIES LLC  
PO BOX 1703  
FAYETTEVILLE, AR 72703  
ZONED: R-2

14) PARCEL: 760-02078-000  
FOUR HORN PROPERTIES LLC  
PO BOX 7347  
SPRINGDALE, AR 72766  
ZONED: R-2

15) PARCEL: 760-02079-000  
JACKSON, TERRY L & BLAND S  
217 WHISPERING HILLS ST  
HOT SPRINGS NATIONAL, AR 71901-7318  
ZONED: R-2

16) PARCEL: 760-02080-000  
BARTHOLOMEW, DAVID L & LINDA S  
11902 W HWY 156  
WEST FORK, AR 72774  
ZONED: R-2

17) PARCEL: 760-02217-000  
ESTOPY, FLOYD GAYLON & LINDA L  
1529 FOREST HEIGHTS  
FAYETTEVILLE, AR 72703  
ZONED: R-2

18) PARCEL: 760-02218-000  
ESTOPY, FLOYD GAYLON & LINDA L  
1529 FOREST HEIGHTS  
FAYETTEVILLE, AR 72703  
ZONED: R-2

19) PARCEL: 760-02219-000  
LAW, BRYAN C & ELIZABETH  
249 W PINE MEADOW DR  
FARMINGTON, AR 72730-8624  
ZONED: R-2

20) PARCEL: 760-02631-000  
ALLEN, JAMES B  
127 DAKOTA TRL  
FARMINGTON, AR 72730-2928  
ZONED: R-2

21) PARCEL: 760-02053-000  
CITY OF FARMINGTON  
PO BOX 150  
FARMINGTON, AR 72730  
ZONED: R-2

22) PARCEL: 760-02030-000  
GUNN PROPERTIES LLC  
PO BOX 1703  
FAYETTEVILLE, AR 72703  
ZONED: R-2

23) PARCEL: 760-02029-000  
ODOM, SUZANNE & MATT  
132 S KILLDEER DR  
FARMINGTON, AR 72730  
ZONED: R-2

24) PARCEL: 760-02028-000  
HURST, ROGER DWAIN & LYNDIA MARIE  
12700 CARTER POWELL RD  
WEST FORK, AR 72774-9325  
ZONED: R-2

25) PARCEL: 760-02027-000  
SMITH, STANLEY W  
295 LAS QUEBRADAS LN  
ALAMO, CA 94507-1708  
ZONED: R-2

26) PARCEL: 760-01991-000  
HAMPTON, BEVERLY J  
170 W COUNTRYSIDE DR  
FARMINGTON, AR 72730  
ZONED: R-2

27) PARCEL: 760-02176-000  
VALENTINE, MEREDITH A  
187 W CEDARBROOK PL  
FARMINGTON, AR 72730  
ZONED: R-1

28) PARCEL: 760-02171-000  
ASHLEY, BOBBY & THERESA  
190 W CEDARBROOK PL  
FARMINGTON, AR 72730  
ZONED: R-1

29) PARCEL: 760-02170-000  
GRUMMER, ROBERT F & LOU ANN  
201 W PINE MEADOW DR  
FARMINGTON, AR 72730-8624  
ZONED: R-1

CITY OF FARMINGTON  
354 WEST MAIN STREET  
P.O. BOX 100  
FARMINGTON, CT 06030

# RECEIPT

DATE	5-20-14	No.	795676
RECEIVED FROM	Joseph P. Pella		
	1 Twenty four & 50/100		
	FOR Rent - Appliances		
		\$25.00	DOLLARS
ACCOUNT			
PAYMENT	50/100		
BAL. DUE			
<input checked="" type="radio"/> CASH			
<input type="radio"/> CHECK			
<input type="radio"/> MONEY ORDER			
FROM		TO	
BY	B. Cole		

Parcel # 760-02242-000

IN THE CIRCUIT COURT OF WASHINGTON COUNTY, ARKANSAS  
2<sup>nd</sup> DIVISION

FIRST FEDERAL BANK F/K/A FIRST  
FEDERAL BANK OF ARKANSAS, FA


PETITIONER

v.

CASE NO. CV 2013-1048-2

DTS BROKERAGE & DEVELOPMENT,  
LLC A/K/A DTS BROKERAGE AND DEV,  
LLC A/K/A DTS BROKERAGE & LAND  
DEVELOPMENT, LLC;  
DONALD R. SIMS A/K/A DONALD SIMS;  
THOMAS HENRY SIMS A/K/A THOMAS  
H. SIMS A/K/A THOMAS SIMS A/K/A  
TOM SIMS;  
SHARON K. SIMS A/K/A SHARON SIMS;  
JOHN T. LEE AS CHAPTER 7 PANEL  
TRUSTEE;  
WASHINGTON COUNTY TAX  
COLLECTOR;  
MEINRAD MICHAEL JANSEN AND  
PAMELA JANSEN;  
WHOLESALE LUMBER &  
MATERIALS, CO.;  
TENANTS OF 1791 VINEY GROVE RD.,  
PRAIRIE GROVE, ARKANSAS 72753;  
TENANTS OF 11435 LITTLE ELM ROAD,  
FARMINGTON, ARKANSAS 72730;  
TENANTS OF 256 W. COUNTRYSIDE  
DR., FARMINGTON, ARKANSAS 72730;  
MID-CONTINENT CONCRETE  
COMPANY, INC. WHICH HAS THE  
FICTITIOUS NAME OF MID-  
CONTINENT CONCRETE COMPANY;  
JOHN AND RANDAN HASSELL,  
HUSBAND AND WIFE.

RESPONDENTS

  
Doc ID: 015500560008 Type: REL  
Kind: COMMISSIONER DEED  
Recorded: 11/25/2013 at 10:17:13 AM  
Fee Amt: \$50.00 Page 1 of 8  
Washington County, AR  
Kyle Sylvester Circuit Clerk  
File **2013-00038965**

COMMISSIONER'S DEED

THIS INDENTURE, made this 25 day of November, 2013, by and between KYLE SYLVESTER, as Commissioner, party of the first part hereto and EAGLE HOLDINGS, LLC the party of the second part hereto, WITNESSETH:



WHEREAS, the Washington County Circuit Court, on September 24, 2013, among other things adjudged and decreed in a certain civil action in equity then pending therein, between First Federal Bank f/k/a First Federal Bank of Arkansas, FA, Petitioner v. DTS Brokerage & Development, LLC a/k/a DTS Brokerage and Dev, LLC a/k/a DTS Brokerage & Land Development, LLC, et al, Respondents; that **Separate Respondent, DTS Brokerage & Development, LLC a/k/a DTS Brokerage and Dev, LLC a/k/a DTS Brokerage & Land Development, LLC**, pay to FIRST FEDERAL BANK, Petitioner, as of August 26, 2013 in **COUNT I** in the principal balance of \$156,429.50, interest in the amount of \$8,696.34, and title work fees in the amount of \$350.00, with interest thereafter at the rate of 6.5% per annum, until Judgment is entered and interest being reduced to 5.75% per annum after judgment is entered; in **COUNT II** in the principal balance of \$124,091.39, interest in the amount of \$9,332.34, late fees in the amount of \$6,314.74, and title work fees in the amount of \$350.00, with interest thereafter at the rate of 6.25% per annum, until Judgment is entered and interest being reduced to 5.75% per annum after judgment is entered; in **COUNT III**, in the principal balance of \$162,029.41, interest in the amount of \$8,780.54, late fees in the amount of \$575.84, and title work fees in the amount of \$350.00, with interest thereafter at the rate of 6.625% per annum, until Judgment is entered and interest being reduced to 5.75% per annum after judgment is entered; in **COUNT IV**, in the principal balance of \$122,136.31, interest in the amount of \$7,064.53, late fees in the amount of \$757.22, and title work fees in the amount of \$350.00, with interest thereafter at the rate of 6.5% per annum, until Judgment is entered and interest being reduced to 5.75% per annum after judgment is entered; in **COUNT V**, in the principal balance of \$500,000.00, interest in the amount of \$20,464.80, with interest thereafter at the rate of 3.0% per annum, together with court costs in the amount of \$205.00, service fees in the amount of \$243.59, and reasonable

attorneys' fees in the amount of \$10,282.50, being the amount adjudged to be due in the Decree of said action. And that in default of the payment of said sums or any portion thereof, on or before ten days after the rendition of said Decree, that all right, title, interest, and equity of redemption of said Respondents and all the right and possibility of curtesy or dower of Respondents, in and to the following described real estate, to-wit:

**PROPERTY 1**

LOT 11 OF PRAIRIE PINES SUBDIVISION TO THE CITY OF PRAIRIE GROVE, WASHINGTON COUNTY, ARKANSAS, AS PER THE PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 23 AT PAGE 116 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. THE PROPERTY IS LOCATED IN WASHINGTON COUNTY AT 1791 VINEY GROVE ROAD, PRAIRIE GROVE, ARKANSAS 72753.

**PROPERTY 2**

TRACT 1:

A PART OF THE FRACTIONAL NORTHEAST QUARTER (FRL. NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS S 02°30'26" W, 668.61 FEET FROM THE NE CORNER OF SAID FRL. NE ¼ OF THE NE ¼ OF SAID SECTION 5 AND RUNNING THENCE S 02°30'26" W, 126.0 FEET ALONG THE EAST LINE OF SAID TRACT; THENCE N 87°19'17" W, 255.6 FEET TO A ½ INCH REBAR; THENCE N 02°30'26" E, 126.0 FEET TO A ½ INCH REBAR; THENCE S 87°19'17" E, 255.6 FEET TO THE POINT OF BEGINNING, CONTAINING 0.74 ACRES, MORE OR LESS. SUBJECT TO THE WASHINGTON COUNTY ROAD NO. 19 (LITTLE ELM ROAD) RIGHT-OF-WAY ALONG THE EAST LINE, THE WASHINGTON WATER AUTHORITY WATER LINE EASEMENT RUNNING NORTH AND SOUTH ALONG THE WEST SIDE OF SAID COUNTY ROAD, AND ANY OTHER EASEMENT AND/OR RIGHTS-OF-WAY OF RECORD.

ALSO KNOWN AS:

TRACT 1 OF LITTLE ELM DTS SUBDIVISION TO THE CITY OF PRAIRIE GROVE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT OF SUBDIVISION RECORDED IN PLAT BOOK 23 AT PAGE 258, RERECORDED IN PLAT BOOK 23 AT PAGE 273 AMONG THE OFFICIAL RECORDS OF WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1: A PART OF THE FRL. NE-1/4 OF THE NE-1/4 OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS S2°30'26" W 813.64 FEET FROM THE NORTHEAST CORNER OF THE FRL. NE-1/4 OF THE NE-1/4 OF SAID SECTION 5 AND RUNNING THENCE S2°30'26" W 126.0 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT; THENCE LEAVING SAID EAST LINE AND RUNNING N87°19'17" W 255.6 FEET TO A ½" REBAR; THENCE N2°30'26"E 126.0 FEET TO A ½" REBAR; THENCE S87°19'17" E 255.6 FEET TO THE POINT OF BEGINNING, CONTAINING 0.74 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS. SUBJECT TO WASHINGTON COUNTY ROAD NO. 19 (LITTLE ELM ROAD) RIGHT-OF-WAY ALONG THE EAST LINE, THE WASHINGTON COUNTY WATER AUTHORITY WATER LINE EASEMENT RUNNING NORTH AND SOUTH ALONG THE WEST SIDE OF COUNTY ROAD AND ANY OTHER EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

**PROPERTY 3**

LOT 40 OF SOUTHWINDS SUBDIVISION, PHASE I TO THE CITY OF FARMINGTON WASHINGTON COUNTY, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY ARKANSAS, WHICH CURRENTLY HAS THE ADDRESS OF 256 COUNTRYSIDE DR., FARMINGTON, ARKANSAS 72730.

**PROPERTY 4**

A PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW ¼ NW ¼ OF SAID SECTION 26, THENCE S 89°56'35" E, 1319.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF THE MEADOWS SUBDIVISION PHASE I AS FOLLOWS: N 00°02'12" E, 9.71 FEET; THENCE N 22°54'00" W, 124.84 FEET; THENCE N 29°06'00" W, 165.30 FEET; THENCE N 50°09'00" W, 394.40 FEET; THENCE N 30°22'00" W, 52.80 FEET; THENCE N 29°48'00" W, 117.30 FEET; THENCE N 63°38'00" W, 153.10 FEET; THENCE S 82°56'48" W, 45.35 FEET; THENCE THROUGH A PORTION OF FARMINGTON COMMERCIAL CENTER PHASE I AS FOLLOWS: N 50°28'35" W, 365.97 FEET; THENCE N 09°30'00" W, 365.00 FEET; THENCE EAST 180.97 FEET; THENCE ALONG THE EAST BOUNDARY OF FARMINGTON COMMERCIAL CENTER PHASE I SOUTH 230.33 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE I S 50°28'35" E, 148.83 FEET; THENCE S 89°55'47" E, 251.39 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE 2 S 00°04'10" W, 226.32 FEET,

THENCE S 50°28'35" E, 163.15 FEET; THENCE S 89°55'50" E, 44.02 FEET; THENCE S 00°04'10" W, 80.00 FEET; THENCE S 89°55'50 E, 130.00 FEET; THENCE S 00°04'10" W, 53.19 FEET; THENCE ALONG A CURVE TO THE LEFT 54.63 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S 15°34'48" E, 53.95 FEET; THENCE S 31°13'46" E, 357.39 FEET; THENCE ALONG A CURVE TO THE LEFT 66.46 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S 50°16'08" E, 65.24 FEET; THENCE S 22°00'00" W, 147.07 FEET TO THE POINT OF BEGINNING, CONTAINING 5.80 ACRES, MORE OR LESS.

LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN LOTS 23 THRU 31 OF SOUTH HAVEN SUBDIVISION PHASE III.

ALSO KNOWN AS:

A PART OF BLOCK 4 OF FARMINGTON COMMERCIAL CENTER PHASE I, A SUBDIVISION IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW-1/4 NW-1/4 OF SAID SECTION 26, THENCE S89°56'35"E, 1319.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF THE MEADOWS SUBDIVISION PHASE I AS FOLLOWS: N00°02'12"E 9.71 FEET; THENCE N22°54'00"W 124.84 FEET; THENCE N29°06'00"W 165.30 FEET; THENCE N50°09'00"W 394.40 FEET; THENCE N30°22'00"W 52.80 FEET; THENCE N29°48'00"W 117.30 FEET; THENCE N63°38'00"W 153.10 FEET; THENCE S82°56'48"W 45.35 FEET; THENCE THROUGH A PORTION OF FARMINGTON COMMERCIAL CENTER PHASE I AS FOLLOWS: N50°28'35"W 365.97 FEET; THENCE N09°30'00"W 365.00 FEET; THENCE EAST 180.97 FEET; THENCE ALONG THE EAST BOUNDARY OF FARMINGTON COMMERCIAL CENTER PHASE I SOUTH 230.33 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE 1, S50°28'35"E 148.83 FEET; THENCE S89°55'47"E 251.39 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE 2, S00°04'10"W 226.32 FEET; THENCE S50°28'35"E 163.15 FEET; THENCE S89°55'50"E 44.02 FEET; THENCE S00°04'10"W 80.00 FEET; THENCE S89°55'50"E 130.00 FEET; THENCE S00°04'10"W 53.19 FEET; THENCE ALONG A CURVE TO THE LEFT 54.63 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S15°34'48"E 53.95 FEET; THENCE S31°13'46"E 357.39 FEET; THENCE ALONG A CURVE TO THE LEFT 66.46 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND AND A LONG CHORD

BEARING S50°16'08"E 65.24 FEET; THENCE S22°00'00"W 147.07 FEET TO THE POINT OF BEGINNING, CONTAINING 5.80 ACRES, MORE OR LESS.

LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN LOTS 23 THRU 31 OF SOUTH HAVEN SUBDIVISION, PHASE III TO THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS.

situated in Washington County, Arkansas, be foreclosed and forever barred; that after the Commissioner shall have given notice of the time, place and terms of the sale, in the manner and for time prescribed in said Decree, the said lands to be sold by KYLE SYLVESTER, party of the first part hereto (who was by said Court in said Decree nominated and appointed Commissioner of said Court for that purpose), at public venue, to the highest bidder, on a credit of three months, at the Courthouse of Washington County, Arkansas, in which said Court is held, between the hours prescribed by law for judicial sales, on a date to be fixed by said Commissioner.

AND WHEREAS, the sum of money, interest and costs aforesaid, for the period of ten dates after the rendition of said Decree did remain wholly unpaid, and said party of the first part, as such Commissioner, pursuant to the order and directions contained in said decree, gave notice for a greater period than ten days prior to the date of sale, of the time, place and terms for the sale of said parcels of land, by the publication of an advertisement thereof, the number of insertions and in the manner prescribed by the terms of said decree, in the Northwest Arkansas Newspapers, LLC, a newspaper printed and published in said County of Washington, and having a bona fide circulation therein, that the Commissioner would, on October 29, 2013 at 10:20 a.m. at the Washington County Courthouse, and on the terms set forth in said advertisement, offer said lands and premises for sale; and on that day, between the hours prescribed in law for judicial sales, the Commissioner did offer said parcels of land and premises for sale at public venue to the highest bidder, on a credit of three months, at the Washington County Courthouse, and at

such offering so made the said party of the second part did bid and offer for said parcels of land and premises known herein as **Property 3 and Property 4** for the sum of \$115,001.00 Dollars, and second party being the highest bidder the same was then and there publicly struck off and sold to the second party for that sum.

AND WHEREAS, the undersigned, as Commissioner did make a written report of the sale so made to the Circuit Court, and the same was by and it in all things approved and the sale confirmed, and the undersigned, as such Commissioner, was ordered to make a Deed to said purchaser, EAGLE HOLDINGS, LLC, as will appear by reference to the duly entered Order of said Court in said action.

NOW THEREFORE, the undersigned, as Commissioner as aforesaid, and as party for the first part of these presents, in order to carry into effect the sale made as aforesaid in pursuance of the decree of said Circuit Court, to convey the title of the parties hereinafter named to said land and premises, pursuant to the order of said Court, and in consideration of the premises and of the said sum of \$115,001.00, paid, hath granted, bargained, sold and by the premises doth grant, bargain, sell and convey unto the said party of the second party, EAGLE HOLDINGS, LLC, all the right, title, interest or claim, either in law or equity, of the above Respondents, if any, in or to said parcel of land, with all improvements, thereon, and all and singular the rights, privileges, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining.

TO HAVE AND TO HOLD, the said tract or parcel of land and premises, together with all improvements thereon, and all privileges and appurtenances thereunto belonging, or in anywise appertaining, unto the party of the second part and unto its heirs, successors and assigns forever.

IN TESTIMONY WHEREOF, I, KYLE SYLVESTER, the said party of the first part, hereunto subscribed my name and affix my seal, as such Commissioner, on the date first herein written above.

Kyle Sylvester  
KYLE SYLVESTER

ACKNOWLEDGMENT

STATE OF ARKANSAS            )  
  )ss  
COUNTY OF WASHINGTON        )

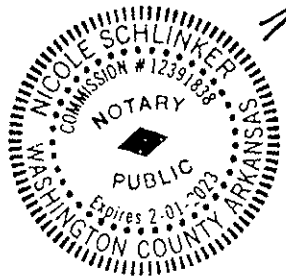
BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, KYLE SYLVESTER, to me well known as the Commissioner in the foregoing Commissioner's Deed, and state that he has executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal this 05 day of November, 2013.

Nicole Schlinker  
Notary Public

My Commission Expires:

2-1-23



PARCEL # 760-0601-000

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 6/3/2013 11:29:17 AM  
Fee Amt: \$20.00 Page 1 of 2  
Washington County, AR  
Kyle Sylvester Circuit Clerk

File# 2013-00018269

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

**WARRANTY DEED  
(LLC)**

File #: 1303169.954

**KNOW ALL MEN BY THESE PRESENTS:**

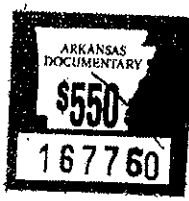
That, Pinkney Holding Company, LLC, an Arkansas limited liability company, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by City of Farmington, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto City of Farmington, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following described lands lying in Washington County, Arkansas to-wit:

WACO 1303169-954

A PART OF BLOCK 3 AND BLOCK 4 OF FARMINGTON COMMERCIAL CENTER IN WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 3, AND RUNNING THENCE S89°58'40"E 113.62 FEET; THENCE SOUTH 402.40 FEET; THENCE WEST 180.97 FEET; THENCE S59°51'44"W 51.81 FEET; THENCE N33°12'37"W 300.06 FEET; THENCE N56°08'19"E 141.72 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.01 FEET FOR A CHORD BEARING OF N31°25'45"E 126.67 FEET; THENCE S84°03'58"E 93.26 FEET TO THE POINT OF BEGINNING, CONTAINING 2.79 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

TO HAVE AND TO HOLD the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor(s) hereby covenants with said Grantee(s) that it will forever warrant and defend the title to the said lands against all claims whatsoever.



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



WITNESS our hands and seals as such GRANTOR(S), this 29<sup>th</sup> day of May, 2013.

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

Pinkney Holding Company, LLC

GRANTEE OR AGENT:

Emel Lew

Ralph Baltz  
Ralph Baltz, Member

GRANTEE'S ADDRESS:

PO Box 150  
FARMINGTON, AR 72730

ACKNOWLEDGMENT

STATE OF ARKANSAS )  
COUNTY OF RANDOLPH ) SS.

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Ralph Baltz** to me personally known, who stated that he is the authorized Member(s) of **Pinkney Holding Company, LLC**, an Arkansas limited liability company, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said company, 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 29 day of MAY, 2013

[Signature]  
Notary Public

My commission expires:

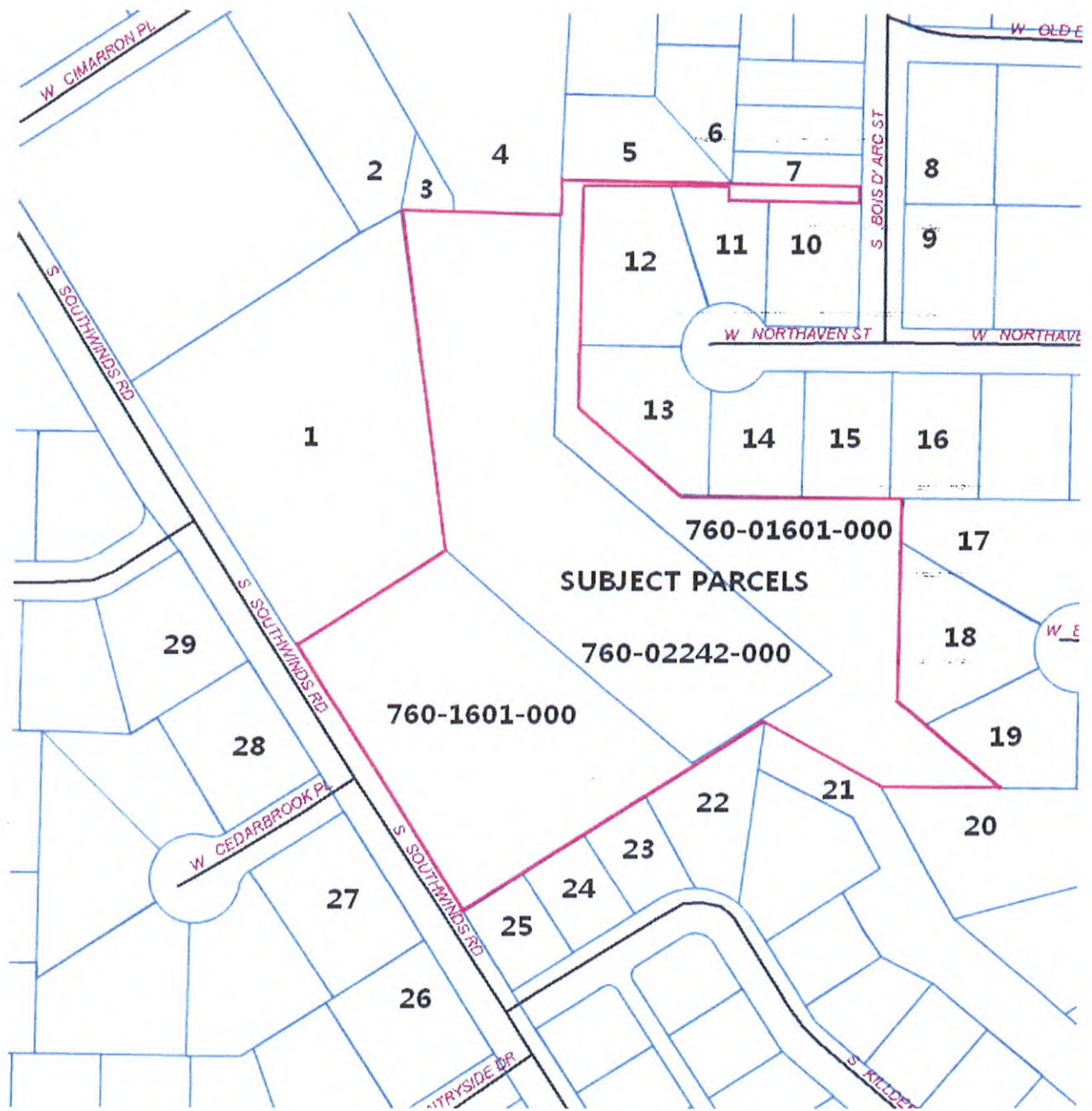
5/17/14

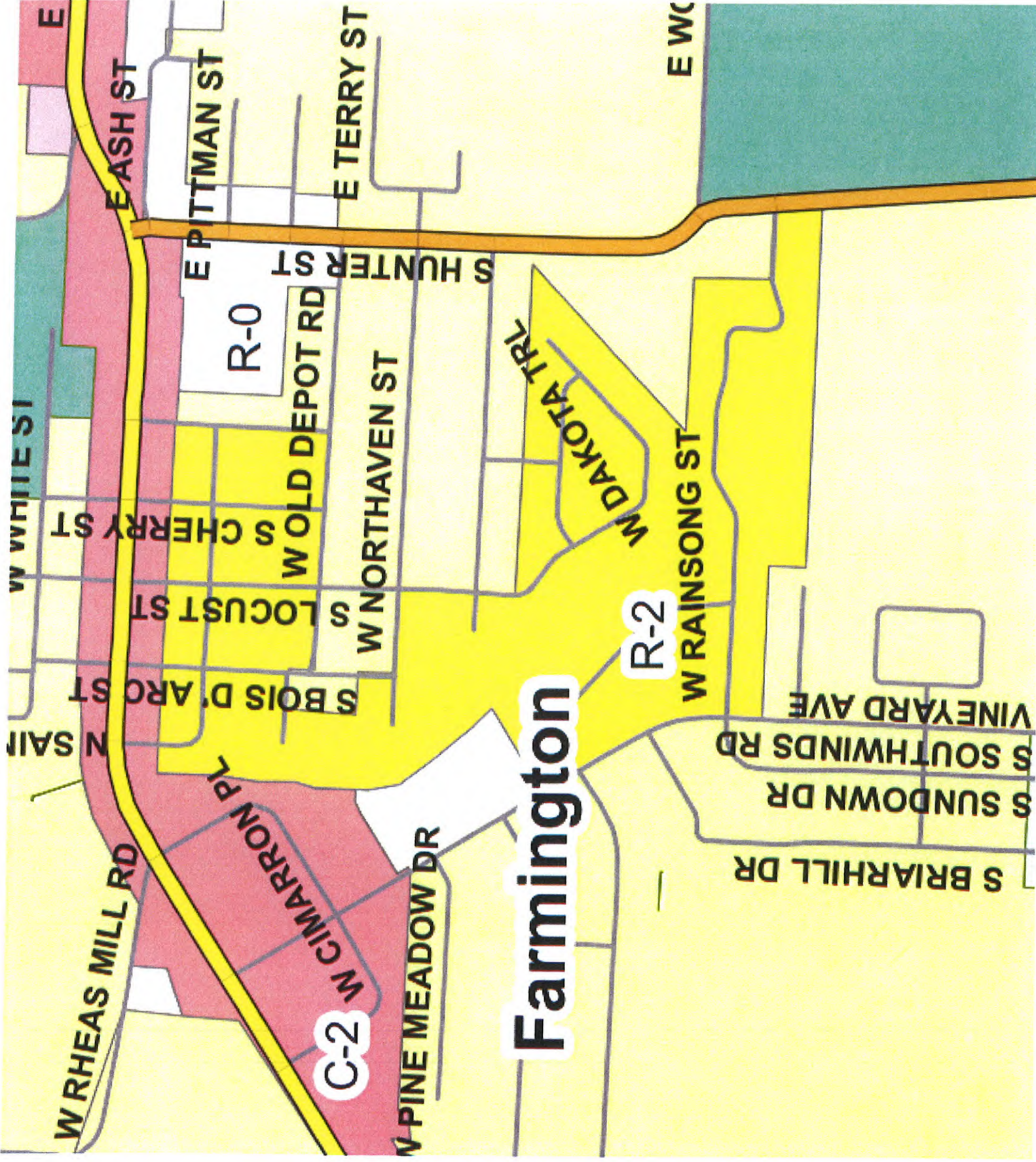


Washington County, AR  
I certify this instrument was filed on  
6/3/2013 11:29:17 AM  
and recorded in REAL ESTATE

File# 2013-00018269  
Kyle Sylvester - Circuit Clerk

[Signature]

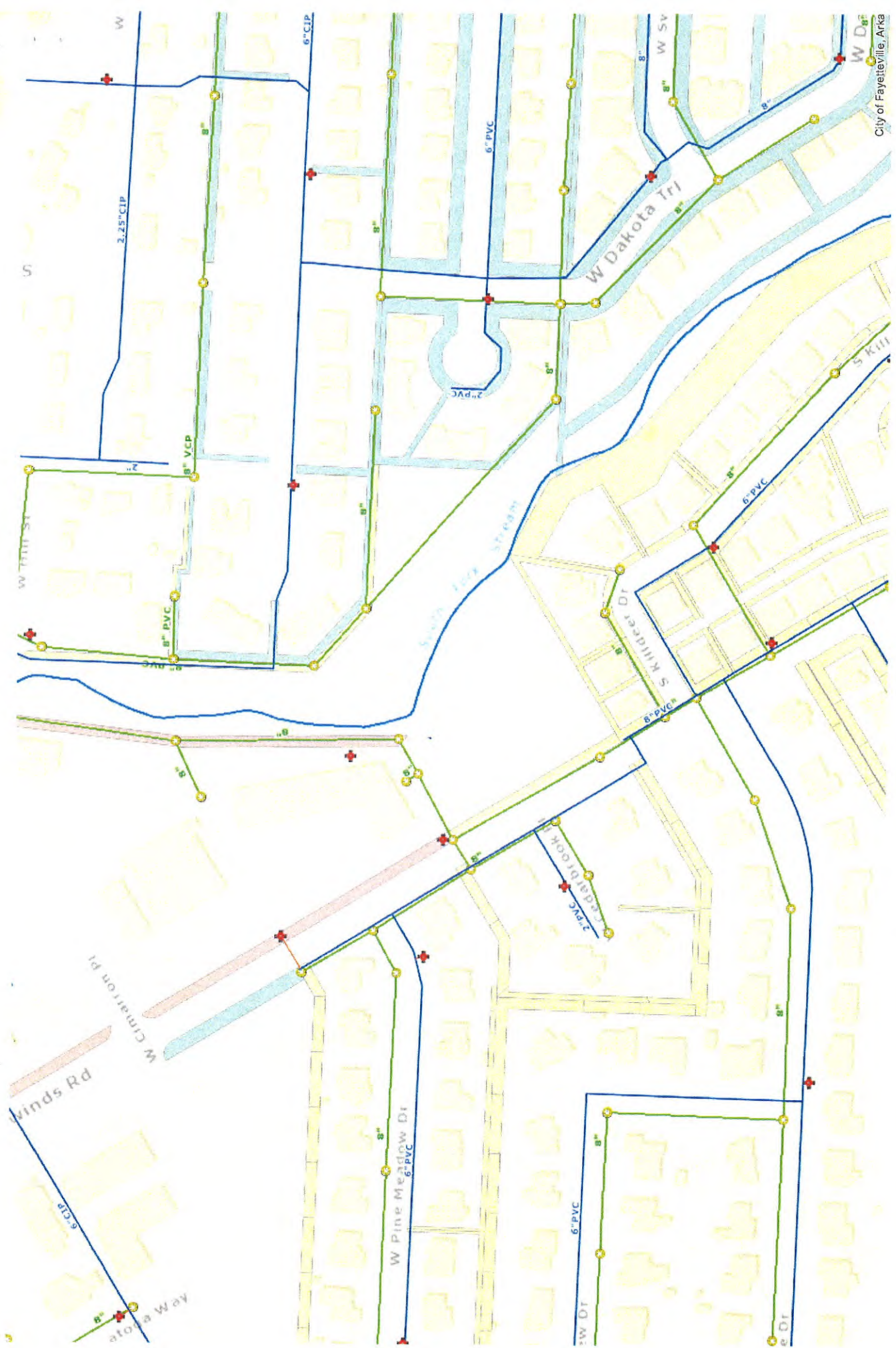




# Farmington

W RHEAS MILL RD  
 W CIMARRON PL  
 W PINE MEADOW DR  
 W DAKOTA TRL  
 W RAINSONG ST  
 W NORTHAVEN ST  
 W OLD DEPOT RD  
 W CHERRY ST  
 W WHITE ST  
 S BUIA RHILL DR  
 S SUNDOWN DR  
 S SOUTHWINDS RD  
 S VINEYARD AVE  
 S BOIS D'ARC ST  
 S LOCUST ST  
 S HUNTER ST  
 E TERRY ST  
 E PITTMAN ST  
 E WASH ST  
 E W...

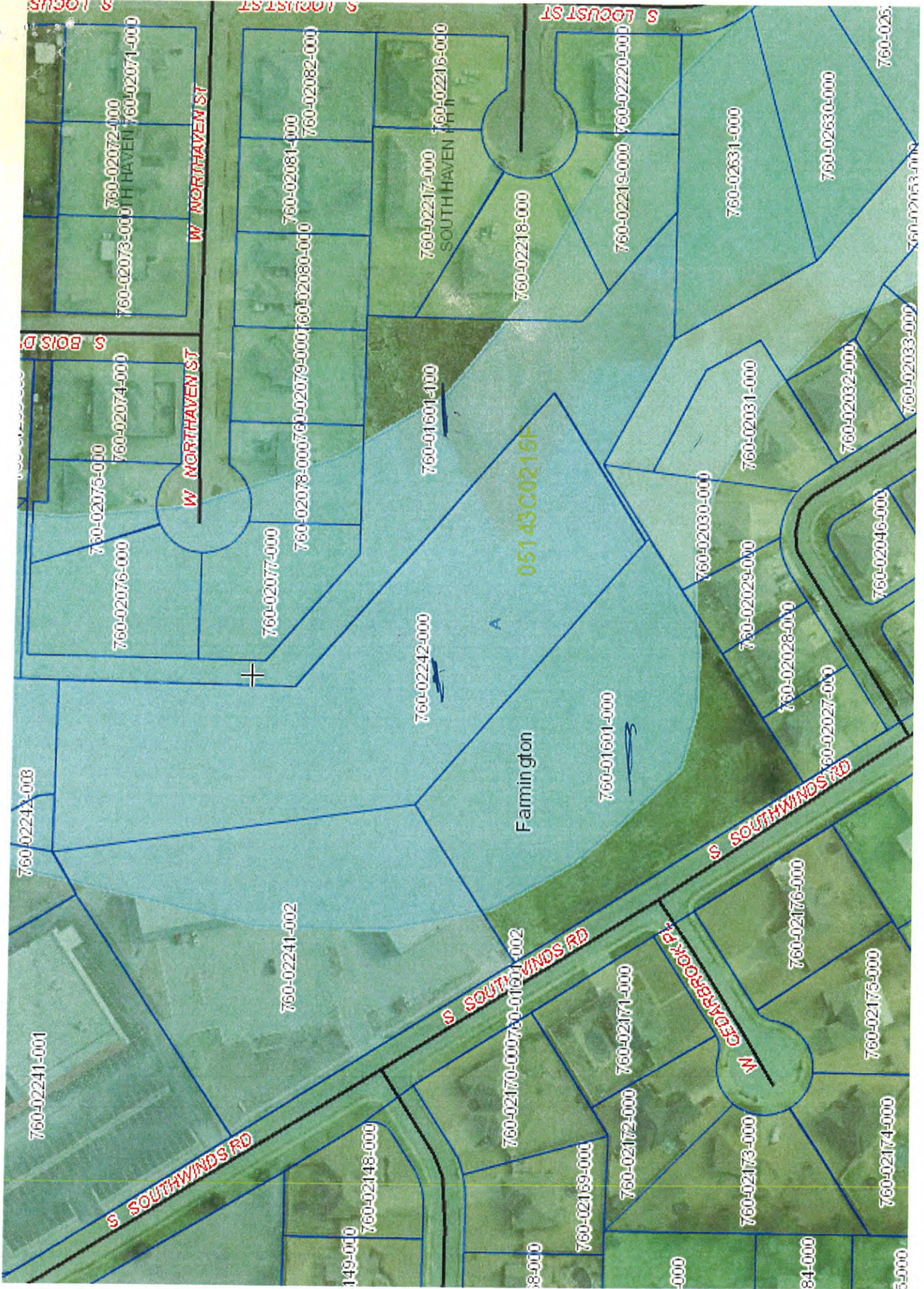
R-0  
 C-2  
 R-2



4000 SF Total  
 2000 SF bldg footprint

Zone to MF-2





S LOCUST ST

S LOCUST ST

S LOCUST ST

S SOUTHWINDS RD

S SOUTHWINDS RD

S SOUTHWINDS RD

W NORTHAVEN ST

W NORTHAVEN ST

S BOIS D

W GEOSCOR RD

05143C0215F

Farmington

A

760-02072-000  
760-02073-000  
760-02074-000  
760-02075-000  
760-02076-000  
760-02077-000

760-02081-000  
760-02082-000  
760-02083-000  
760-02084-000  
760-02085-000

760-02217-000  
760-02218-000  
760-02219-000  
760-02220-000  
760-02221-000

760-02631-000  
760-02632-000  
760-02633-000  
760-02634-000  
760-02635-000

760-02241-001  
760-02241-002  
760-02242-003

760-02148-000  
760-02149-000  
760-02150-000  
760-02151-000  
760-02152-000

760-02170-000  
760-02171-000  
760-02172-000  
760-02173-000  
760-02174-000

760-02176-000  
760-02177-000  
760-02178-000  
760-02179-000  
760-02180-000

760-02046-000  
760-02047-000  
760-02048-000  
760-02049-000  
760-02050-000

760-02033-000  
760-02034-000  
760-02035-000  
760-02036-000  
760-02037-000

760-02030-000  
760-02031-000  
760-02032-000  
760-02033-000  
760-02034-000

760-02029-000  
760-02030-000  
760-02031-000  
760-02032-000  
760-02033-000

760-02028-000  
760-02029-000  
760-02030-000  
760-02031-000  
760-02032-000

760-02027-000  
760-02028-000  
760-02029-000  
760-02030-000  
760-02031-000

760-02175-000  
760-02176-000  
760-02177-000  
760-02178-000  
760-02179-000

760-02174-000  
760-02175-000  
760-02176-000  
760-02177-000  
760-02178-000

760-02173-000  
760-02174-000  
760-02175-000  
760-02176-000  
760-02177-000

## NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 20th day of May, 2014.

Parcel 760-01601-000 and 760-01601-100:

A PART OF BLOCK 4 OF FARMINGTON COMMERCIAL CENTER PHASE I, A SUBDIVISION IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE NORTHWEST QUARTER (NW-1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW-1/4 NW-1/4 OF SAID SECTION 26, THENCE S89°56'35"E, 1319.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF THE MEADOWS SUBDIVISION PHASE I AS FOLLOWS: N00°02'12"E 9.71 FEET; THENCE N22°54'00"W 124.84 FEET; THENCE N29°06'00"W 165.30 FEET; THENCE N50°09'00"W 394.40 FEET; THENCE N30°22'00"W 52.80 FEET; THENCE N29°48'00"W 117.30 FEET; THENCE N63°38'00"W 153.10 FEET; THENCE S82°56'48"W 45.35 FEET; THENCE THROUGH A PORTION OF FARMINGTON COMMERCIAL CENTER PHASE I AS FOLLOWS: N50°28'35"W 365.97 FEET; THENCE N09°30'00"W 365.00 FEET; THENCE EAST 180.97 FEET; THENCE ALONG THE EAST BOUNDARY OF FARMINGTON COMMERCIAL CENTER PHASE I SOUTH 230.33 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE I, S50°28'35"E 148.83 FEET; THENCE S89°55'47"E 251.39 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE 2, S00°04'10"W 226.32 FEET; THENCE S50°28'35"E 163.15 FEET; THENCE S89°55'50"E 44.02 FEET; THENCE S00°04'10"W 80.00 FEET; THENCE S89°55'50"E 130.00 FEET; THENCE S00°04'10"W 53.19 FEET; THENCE ALONG A CURVE TO THE LEFT 54.63 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S15°34'48"E 53.95 FEET; THENCE S31°13'46"E 357.39 FEET; THENCE ALONG A CURVE TO THE LEFT 66.46 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND AND A LONG CHORD BEARING S50°16'08"E 65.24 FEET; THENCE S22°00'00"W 147.07 FEET TO THE POINT OF BEGINNING. CONTAINING 5.80 ACRES, MORE OR LESS.

LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN LOTS 23 THRU 31 OF SOUTH HAVEN SUBDIVISION, PHASE III TO THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS.

Parcel 760-02242-000:

A PART OF BLOCK 3 OF FARMINGTON COMMERCIAL CENTER PHASE I AS PER FINAL PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX- OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID BLOCK 3, THENCE N 33 DEGREES 11' 56" W, 335.31 FEET; THENCE N 56 DEGREES 09' 00" E, 300.02 FEET; THENCE N 59 DEGREES 51' 44" E, 51.77 FEET; THENCE S 09 DEGREES 30' 00" E, 365.00 FEET, THENCE S 50 DEGREES 28' 35" E, 365.97 FEET; THENCE S 56 DEGREES 45' 41" W, 313.69 FEET; THENCE N 33 DEGREES 11' 56" W, 347.94 FEET TO THE POINT OF BEGINNING, CONTAINING 4.23 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LESS AND EXCEPT:

A PART OF BLOCK 3 OF FARMINGTON COMMERCIAL CENTER PHASE I, AS PER THE FINAL PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON AT THE SW CORNER OF SAID BLOCK 3, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF SOUTHWINDS ROAD; THENCE N 33 DEGREES 09' 31" W ALONG THE WEST LINE OF SAID BLOCK 3 AND THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ROAD 335.34 FEET TO AN EXISTING IRON; THENCE LEAVING SAID RIGHT-OF-WAY AND THE WEST LINE OF SAID BLOCK 3, N 56 DEGREES 11' 42" E, 300.00 FEET TO AN EXISTING IRON, THENCE N 59 DEGREES 54' 04" E, 51.86 FEET TO AN EXISTING IRON; THENCE S 09 DEGREES 26' 37" E, 365.05 FEET TO AN EXISTING IRON; THENCE S 56 DEGREES 21' 29" W, 204.96 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES MORE OR LESS. SAID TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY, WHETHER RECORDED OR NOT OF RECORD.


**(See illustration below for visual description)**

A public hearing to consider this request to rezone the above described property from R-O and R-2 to MF-2 will be held on the 23rd day of June, 2014, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

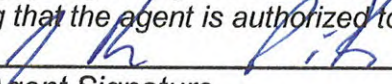
A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

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.*

  
\_\_\_\_\_  
Applicant Signature Date 6-6-14

*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 6-6-14

To whom it may concern,

Please accept this letter as my approval for Joseph K Pitts to represent Eagle Holdings for the rezoning to MF2 of Parcel 760-02242-000 and Parcel 760-01601-100 in Farmington, AR.

Thank you,

A handwritten signature in blue ink, appearing to read "K. Mann". The signature is fluid and cursive, with a long horizontal stroke at the end.

Eagle Holdings LLC

PO Box 605

Farmington, AR 72730



To whom it may concern,

Please accept this letter as my approval Joseph Pitts to represent Signature Bank for the rezoning to MF2 of Parcel 760-01601-000 in Farmington, AR.

Thank you,

A handwritten signature in black ink, appearing to read "Joseph Pitts", written over a horizontal line.

Signature Bank of Arkansas

PO Box 8550

Fayetteville, AR

To whom it may concern,

Please accept this letter as my approval for the rezoning to MF2 of Parcel 760-02242-000 and Parcel 760-01601-100 in Farmington, AR.

Thank you,



Kevin Marsh

Eagle Holdings LLC

PO Box 605

Farmington, AR 72730

# NORTHWEST ARKANSAS NEWSPAPERS LLC

THE MORNING NEWS OF SPRINGDALE  
THE MORNING NEWS OF ROGERS  
NORTHWEST ARKANSAS TIMES  
BENTON COUNTY DAILY RECORD

212 NORTH EAST AVENUE, FAYETTEVILLE, ARKANSAS 72701 | P.O. BOX 1607, 72702 | 479-442-1700 | WWW.NWANNEWS.COM

## AFFIDAVIT OF PUBLICATION

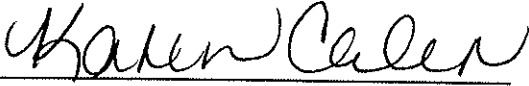
I, Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Newspapers, LLC, printed and published in Washington and Benton County, Arkansas, of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

KERRY PITTS  
PH/Pitts rezone


Was inserted in the Regular Editions on:

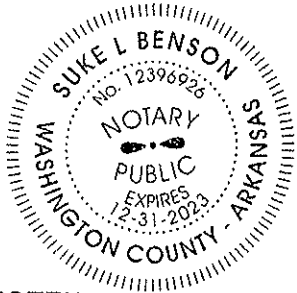
June 8, 2014

Publication Charges: \$309.40

  
Karen Caler

Subscribed and sworn to before me  
This 10th day of June, 2014

  
Notary Public  
My Commission Expires: 12/31/2023



**\*\*NOTE\*\***

Please do not pay from Affidavit.  
Invoice will follow.

**NOTICE OF PUBLIC HEARING**

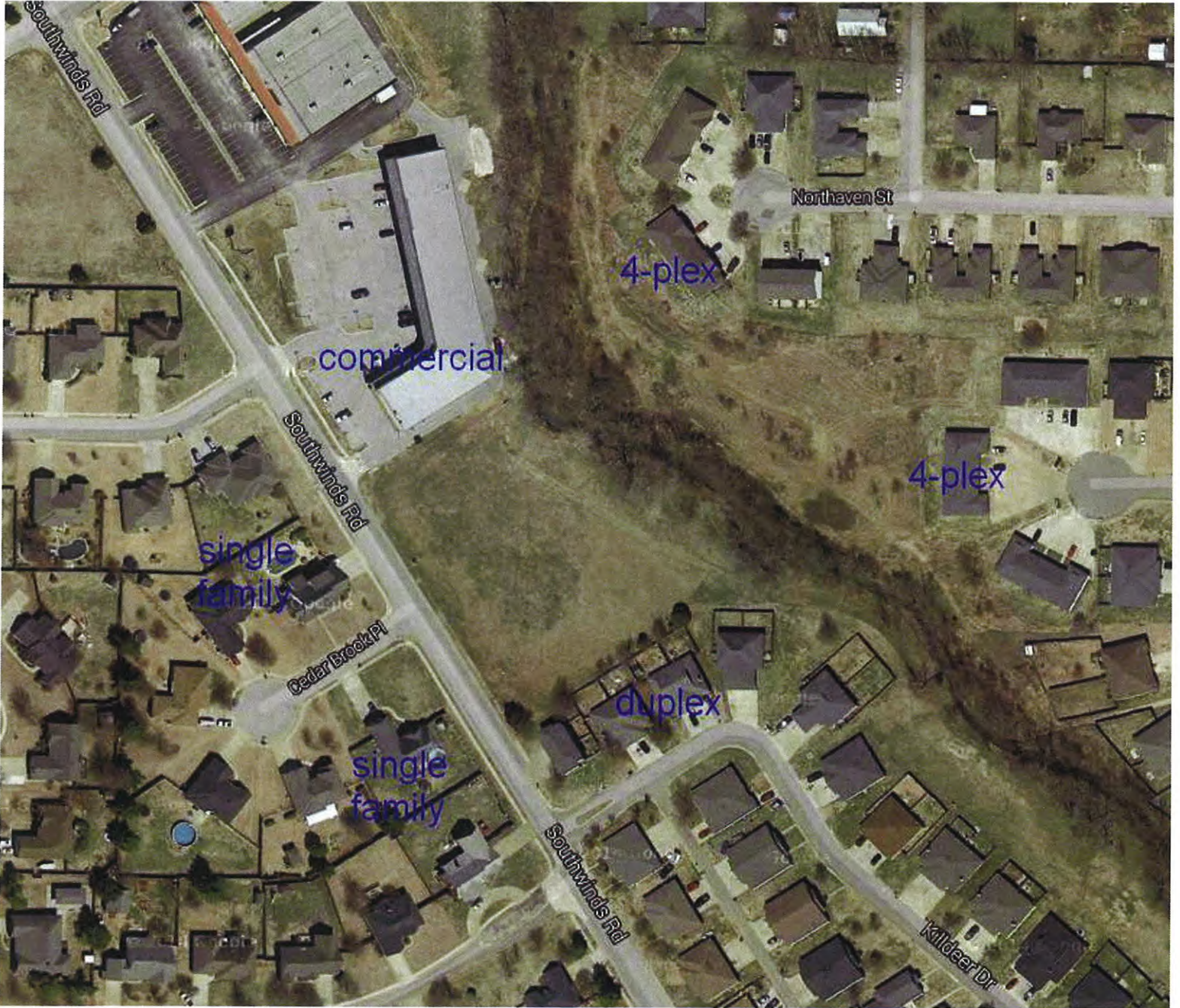
A petition to rezone the property as described below has been filed with the City of Farmington on the 20th day of May, 2014.

Parcel 760-01601-000 and 760-01601-100:

A PART OF BLOCK 4 OF FARMINGTON COMMERCIAL CENTER PHASE I, A SUBDIVISION IN THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW-1/4 NW-1/4 OF SAID SECTION 26, THENCE S89°56'35"E, 1319.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY OF THE MEADOWS SUBDIVISION PHASE I AS FOLLOWS: N00°02'12"E 9.71 FEET; THENCE N22°54'00"W 124.84 FEET; THENCE N29°06'00"W 165.30 FEET; THENCE N50°09'00"W 394.40 FEET; THENCE N30°22'00"W 52.89 FEET; THENCE N29°48'00"W 117.30 FEET; THENCE N63°38'00"W 153.10 FEET; THENCE S82°56'48"W 45.35 FEET; THENCE THROUGH A PORTION OF FARMINGTON COMMERCIAL CENTER PHASE I AS FOLLOWS: N50°28'35"W 365.97 FEET; THENCE N09°30'00"W 365.00 FEET; THENCE EAST 180.97 FEET; THENCE ALONG THE EAST BOUNDARY OF FARMINGTON COMMERCIAL CENTER PHASE I SOUTH 230.33 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE I, S50°28'35"E 148.83 FEET; THENCE S89°55'47"E 251.39 FEET; THENCE ALONG THE WEST LINE OF SOUTH HAVEN SUBDIVISION PHASE 2, S00°04'10"W 226.32 FEET; THENCE S50°28'35"E 163.15 FEET; THENCE S89°55'50"E 44.02 FEET; THENCE S00°04'10"W 80.00 FEET; THENCE S89°55'50"E 130.00

FEET; THENCE S00°04'10"W 53.19 FEET; THENCE ALONG A CURVE TO THE LEFT 54.63 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S15°34'48"E 53.95 FEET; THENCE S31°13'46"E 357.39 FEET; THENCE ALONG A CURVE TO THE LEFT 66.46 FEET, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A LONG CHORD BEARING S50°16'08"E 65.24 FEET; THENCE S22°00'00"W 147.07 FEET TO THE POINT OF BEGINNING, CONTAINING 5.80 ACRES, MORE OR LESS. LESS AND EXCEPT: ANY PORTION OF THE ABOVE DESCRIBED PROPERTY CONTAINED IN LOTS 23 THRU 31 OF SOUTH HAVEN SUBDIVISION, PHASE III TO THE CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS. Parcel 760-02242-000: A PART OF BLOCK 3 OF FARMINGTON COMMERCIAL CENTER PHASE I AS PER FINAL PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID BLOCK 3, THENCE N 33 DEGREES 11' 56" W, 335.31 FEET; THENCE N 56 DEGREES 09' 00" E, 300.02 FEET; THENCE N 59 DEGREES 51' 44" E, 51.77 FEET; THENCE S 09 DEGREES 30' 00" E, 365.00 FEET; THENCE S 50 DEGREES 28' 35" E, 365.97 FEET; THENCE S 56 DEGREES 45' 41" W, 313.69 FEET; THENCE N 33 DEGREES 11' 56" W, 347.94 FEET TO THE POINT OF

BEGINNING, CONTAINING 4.23 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD. LESS AND EXCEPT: A PART OF BLOCK 3 OF FARMINGTON COMMERCIAL CENTER PHASE I, AS PER THE FINAL PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON AT THE SW CORNER OF SAID BLOCK 3, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY OF SOUTHWINDS ROAD; THENCE N 33 DEGREES 09' 31" W ALONG THE WEST LINE OF SAID BLOCK 3 AND THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ROAD 335.34 FEET TO AN EXISTING IRON; THENCE LEAVING SAID RIGHT-OF-WAY AND THE WEST LINE OF SAID BLOCK 3, N 56 DEGREES 11'42" E, 300.00 FEET TO AN EXISTING IRON, THENCE N 59 DEGREES 54' 04" E, 51.86 FEET TO AN EXISTING IRON; THENCE S 09 DEGREES 26' 37" E, 365.05 FEET TO AN EXISTING IRON; THENCE S 56 DEGREES 21' 29" W, 204.96 FEET TO THE POINT OF BEGINNING, CONTAINING 2.15 ACRES MORE OR LESS. SAID TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY, WHETHER RECORDED OR NOT OF RECORD. A public hearing to consider this request to rezone the above described property from R-C and R-2 to MF-2 will be held on the 23rd day of June, 2014, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. 72647038 June 8, 2014



Agenda item #5

Public Hearing:

A. Rezoning;

403 S. Hunter

# 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: Eagle Holdings LLC Day Phone: 479-841-3586

Address: 196 E. Main Fax: 479 267 5912

Representative: Keith Mars Day Phone: \_\_\_\_\_

Address: 196 E. Main Fax: \_\_\_\_\_

Property Owner: Eagle Holdings LLC Day Phone: \_\_\_\_\_

Address: 196 E. Main 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 -- 403 S. Hunter  
Current Zoning -- R-1 Proposed Zoning -- R-O-?

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

I Would Like To Request A Conditional Use Permit For  
403 S. Hunter To Be Able To Run A Pest Control Company out of  
the House. It has Duplexes To the South and West and Vacant  
Land To The East And A Single family home to the North

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 30 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 13<sup>th</sup> day of June, 20014.

403 S. Hunter Farmington  
PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to R-0 will be held on the 28<sup>th</sup> day of July, 2014, at 600 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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

[Signature] Date 6/13/14  
Applicant Signature

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

[Signature] Date 6/13/14  
Owner/Agent Signature

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

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

403 S. Hunter Farmington  
Location:

Eagle Holdings LLC  
Owned by:

NOTICE IS HEREBY GIVEN THAT an application has been filed for subdivision of the above property

The purpose of this request is to subdivide this property for development.

Explanation: To Rezone from R-1 to R-0

A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on July 28 at 6:00 p.m.

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



EASEMENT DEED

LandTrust Title & Closing, Inc.  
P.O. Box 626  
Fayetteville, AR 72702-0626  
(479) 251-9000

COPY

Doc ID: 008037810002 Type: REL  
Recorded: 08/28/2005 at 03:38:52 PM  
Fee Amt: \$11.00 Page 1 of 2  
Washington County, AR  
Bette Stamos Circuit Clerk  
File 2005-00038003

KNOW ALL MEN BY THESE PRESENTS:

That Troy Schader and Peggy Schader, husband and wife, who hold a contractual interest in the described property below, herein after called GRANTORS, for and in consideration of the sum of One dollar and No/100 (\$1.00), and other good and valuable consideration paid by Rockwood Investments, LLC, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Rockwood Investments, LLC, hereafter called GRANTEES, and unto their heirs and assigns forever, an easement for the purpose of utilities use and ingress and egress, more particularly described as follows:

**An Easement for utilities and ingress and egress described as follows: Part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) and a Part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) all in Section 26, Township 16 North, Range 31 West, being more particularly described as follows: Beginning at the NW corner of said NW ¼ of the SE ¼ of said NW ¼ of the SE ¼, said point being an existing pipe; thence East along the North line of said 40 acre tract 106.60 feet to the center of State Highway 170; thence S 44°39'56" E along said centerline 28.82 feet; thence leaving said Highway 170 West 297.27 feet; thence N 02°46'00" W 20.52 feet; thence East 171.40 feet to the Point of Beginning.**

Grantees and their heirs, assigns, and personal representatives shall have free access for utilities use, ingress and egress, to, from, and over the above-described access easement and, further, it is understood that the right to use said easement for utilities, ingress and egress to, from, over, upon and along the same, at any and all times and for any and all purposes, is granted to the Grantee. It is also understood that the Grantors retain an interest in the above described easement and have full and free access to the same at any and all times and for any and all purposes including but not limited to ingress and egress.

This easement shall be perpetual and shall run with the land.

WITNESS our hands this 24<sup>th</sup> day of August, 2005.

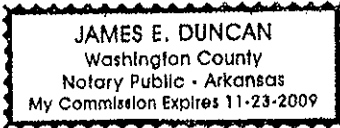
Troy Schader  
Troy Schader  
Peggy Schader  
Peggy Schader

**ACKNOWLEDGMENT**

State of Arkansas  
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, Troy Schader and Peggy Schader, husband and wife, to me well known as the GRANTORS in the foregoing Easement Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 24<sup>th</sup> day of August, 2005.



James E. Duncan  
Notary Public  
My commission expires: 11/23/2009

Prepared under the supervision of: Audra L. Bailey, Attorney, P.O. Box 626, Fayetteville, AR 72702

File# 2013-00033675

This Instrument Prepared By:  
Robert M. Wilson, Jr.  
WILSON & ASSOCIATES, P.L.L.C.  
1521 Merrill Drive, Suite D-220  
Linle Rock, Arkansas 72211  
(501) 219-9388

**RECORDING LEGEND**

PLEASE RECORD IN THE  
APPROPRIATE REAL ESTATE RECORDS

**GRANTOR**  
Wells Fargo Bank, N.A.

**GRANTEE**  
The Secretary of Veterans Affairs, an Officer of  
the United States of America, successors and assigns,  
at 6900 Alameda Road, Houston TX 77030-4200

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That, Wells Fargo Bank, N.A., a corporation organized under and by virtue of the laws of the State of SC ("Grantor), by its VP and its AVP, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars (\$10.00), in hand paid by the Secretary of Veterans Affairs, an Officer of, the United States of America, its successors and assigns at 6900 Alameda Road, Houston, TX 77030-4200 ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Washington County, Arkansas, to wit:

A part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and a part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a point that is South 89 degrees 59 minutes 02 seconds East, 1312.9 feet and South 23.1 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 26 and running thence South 89 degrees 29 minutes 16 seconds East, 145.07 feet to the centerline of Arkansas State Highway No. 170 (South Hunter Road); thence Southeasterly along said centerline the following: South 37 degrees 06 minutes East, 36.0 feet; South 25 degrees 30 minutes East, 44.1 feet; South 11 degrees 48 minutes East, 21.3 feet; thence leaving said centerline and running North 89 degrees 29 minutes West, 190.6 feet; thence North 00 degrees 30 minutes 56 seconds West, 88.95 feet to the point of beginning, containing 0.353 acres, more or less. Subject to the Arkansas State Highway No. 170 (South Hunter Road) right-of-way along the East line and any other easements and/or rights-of-way of record.

More commonly known as: 403 South Hunter Street, Farmington, Arkansas 72730

Tax Parcel No.: 760-01601-300

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And Wells Fargo Bank, N.A. hereby covenants with the said Grantee that it will forever warrant and defend the title to said lands against any and all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of Wells Fargo Bank, N.A. is hereunto affixed by its  
VP and its AVP, this 20<sup>th</sup> day of  
Sept, 2013.

Wells Fargo Bank, N.A.

By: [Signature]

Title: VP

By: [Signature]

Title: AVP

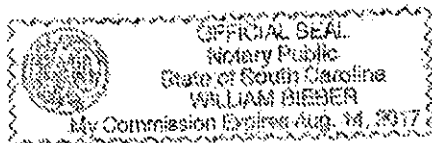
ACKNOWLEDGMENT

STATE OF South Carolina

COUNTY OF York

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Gwen Obere and Leah Pemble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged such persons to be the president (or other such officers authorized to execute the instrument) of Wells Fargo Bank, N.A., the within-named bargainor, a corporation, and that such officers executed the foregoing instrument for the purposes therein contained by personally signing the name of the corporation.

Witness my hand and seal at office in York, SC this 20<sup>th</sup> day of Sept 2013

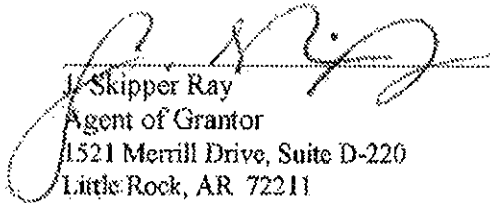


[Signature]  
Notary Public

My Commission Expires: 08.14.17

**CERTIFICATE OF COMPLIANCE**

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

  
Skipper Ray  
Agent of Grantor  
1521 Merrill Drive, Suite D-220  
Little Rock, AR 72211

**Grantee's Address:**

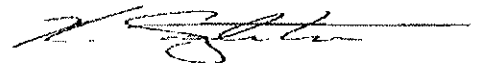
Department of Veterans Affairs  
VA Regional Loan Center  
6900 Alameda Road  
Houston, TX 77030-4200

**Tax Parcel No. 760-01601-300**

Loan No. xxxxxxxxxxx1749  
VA No.  
DEEDSpecialWarrantyVAAR\_cdgray\_130903\_1533

Washington County, AR  
I certify this instrument was filed on  
10/2/2013 1:29:38 PM  
and recorded in REAL ESTATE

File# 2013-00033675  
Kyle Sylvester - Circuit Clerk



# Washington County Public Map System



Print Date: 6/11/2014

1:1,877

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

user name or email

# Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
---------------	-------------------	---------------------	--------------------	-------------	------------

Return to Results Page

New Search

Parcel: 760-02762-000  
 Prev. Parcel: 760-01539-100  
 As of: 6/2/2014

ID: 104436

1 of 1

Options:

- 
- 
- 
- 
- 

## Washington County Report

### Property Owner

**Name:** P & P HOLDINGS LLC  
**Mailing Address:** 304 W APPLE BLOSSOM AVE  
 LOWELL, AR 72745  
**Type:** (RV) - Res. Vacant  
**Tax Dist:** (061) - FARMINGTON SCH, FARM  
**Millage Rate:** 53.60  
**Legal:**

### Property Information

**Physical Address:** 411 S HUNTER ST  
**Subdivision:** RAINSONG S/D  
**Block / Lot:** -- / 005  
**S-T-R:** 26-16-31  
**Size (in Acres):**

### Washington County Assessor's Office

Last Update: 6/2/2014



**Jeff Williams**  
Assessor

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1500 (Real Prop.)  
 479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

### Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$28,500	\$5,700	\$5,700
Building	\$0	\$0	\$0
<b>Total</b>	<b>\$28,500</b>	<b>\$5,700</b>	<b>\$5,700</b>

**Homestead Credit:** 0.00 **Status:** (N) - No Adj **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

### Land:

Land Use	Size	Units
.54 ACRES	1.000	House Lot

### Deed Transfers:

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
5/23/2014		2014	12706	Warr. Deed			P & P HOLDINGS LLC	Unval.	
10/31/2012	2012-34302	2012	34302	Survey			NORTHWEST ARKANSAS METAL BUILDING & CONSTRUCTION LLC		
10/17/2012	2012-31604	2012	31604	Warr. Deed	99.00	\$30,000	NORTHWEST ARKANSAS METAL BUILDING & CONSTRUCTION LLC	Unval.	Land Only
12/16/2011	2012-975	2012	975	Warr. Deed			KSDA, INC	Unval.	
5/1/2003	2003-61277	2003	61277	Warr. Deed			ROCKWOOD INVESTMENTS, LLC		



user name or email

Log in

Register

# Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
---------------	-------------------	---------------------	--------------------	-------------	------------

Return to Results Page

Print Quick Print Prev. Ledger Map It

New Search

Parcel: 760-01533-100  
 Prev. Parcel: 001-12203-000  
 As of: 6/2/2014

ID: 111656

1 of 1

Options:

- Print Friendly
- Quick Print
- Pro Map Viewer
- Tax Detail
- Prev. Ledger

## Washington County Report

### Property Owner

Name: **MOBLEY, SHAWN & MANDY**

Mailing Address: 395 S HUNTER ST  
 FARMINGTON, AR 72730

Type: (RI) - Res. Improv.

Tax Dist: (061) - FARMINGTON SCH, FARM

Millage Rate: 53.60

Legal: ANNEXED INTO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER 2008-6 PT SE NW 0.23AC

### Property Information

Physical Address: 395 S HUNTER ST

Subdivision: 26-16-31 FARMINGTON OUTLOTS 2008 ANNEX

Block / Lot: -- / --

S-T-R: 26-16-31

Size (in Acres): 0.000

### Washington County Assessor's Office

Last Update: 6/2/2014



**Jeff Williams**  
Assessor

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1500 (Real Prop.)  
 479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

### Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$15,000	\$3,000	\$3,000
Building	\$57,150	\$11,430	\$11,430
<b>Total</b>	<b>\$72,150</b>	<b>\$14,430</b>	<b>\$14,430</b>

Homestead Credit: 350.00 Status: (OP) - OwnPrim 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:

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
11/27/2006	2006-48353	2006	48353	Warr. Deed	379.50	\$115,000	MOBLEY, SHAWN & MANDY	Inc. Additional Prop.	Improved
4/27/2004	2004-16385	2004	16385	Warr. Deed	271.70	\$82,333	COBB, JUSTIN	Inc. Additional Prop.	Improved
1/29/2004	2004-3559	2004	3559	Quit Claim			NAPIER, BARBARA	Inc. Additional Prop.	
4/6/1998	98-28695	98	28695	Warr. Deed	240.90	\$73,000	NAPIER, WARREN & BARBARA J.	Inc. Additional Prop.	Improved
5/3/1994	94-29984	94	29984	Warr. Deed	33.00	\$10,000			Improved

user name or email

# Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
---------------	-------------------	---------------------	--------------------	-------------	------------

Return to Results Page

New Search

Parcel: 760-03017-000  
Prev. Parcel: 001-12220-000  
As of: 6/2/2014

ID: 109710

1 of 1

Options:

- 
- 
- 
- 
- 
- 

### Property Owner

### Property Information

**Name:** GARNER, BOBBY R & PEGGY J  
**Physical Address:** 12710 N HWY 170  
**Mailing Address:** PO BOX 1303 FARMINGTON, AR 72730-1303  
**Subdivision:** 26-16-31 FARMINGTON OUTLOTS 2008 ANNEX  
**Type:** (AI) - Agri Improved  
**Block / Lot:** -- / --  
**Tax Dist:** (061) - FARMINGTON SCH, FARM  
**S-T-R:** 26-16-31  
**Millage Rate:** 53.60  
**Size (in Acres):** 24.630  
**Legal:** PT N/2 SE 24.63 AC ANNEXED TO CITY OF FARMINGTON FOR 2008 & FOLLOWING YEARS PER OR NO. 2007-18

## Washington County Assessor's Office

Last Update: 6/2/2014



**Jeff Williams**  
Assessor

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1500 (Real Prop.)  
479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

### Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$29,000	\$5,800	\$5,800
Building	\$39,100	\$7,820	\$7,820
<b>Total</b>	<b>\$68,100</b>	<b>\$13,620</b>	<b>\$13,620</b>

**Homestead Credit:** 0.00 **Status:** (N) - No Adj **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

### Land:

Land Use	Size	Units
Homesite	1.000	Acres
Pasture(13)	0.130	Acres
Pasture(15)	4.560	Acres
Pasture(09)	6.230	Acres
Pasture(02)	12.710	Acres

### Deed Transfers:

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/27/2007	2007-32983	2007	32983	Survey			GARNER, BOBBY R. & PEGGY JEAN TTEE GARNER FAMILY TRUST		
7/31/2007	2007-29394	2007	29394	Survey			GARNER, BOBBY R. & PEGGY JEAN TTEE GARNER FAMILY TRUST		

user name or email

Log in

Register

# Washington County, Arkansas

Public Records



Real Property	Personal Property	Commercial Personal	Collector Tax Roll	Information	Pro Search
---------------	-------------------	---------------------	--------------------	-------------	------------

Return to Results Page

Print Quick Print Ledger Prev. Ledger Map It

New Search

Parcel: 760-01539-000  
 Prev. Parcel: 122130-001-00  
 As of: 6/2/2014

ID: 34865

1 of 1

Options:

- Print Friendly
- Quick Print
- Pro Map Viewer
- Tax Detail
- Ledger
- Prev. Ledger

## Washington County Report

### Property Owner

**Name:** HORNBACK, WILLIS LEON  
**Mailing Address:** 24 E WOLFDALE RD  
 FARMINGTON, AR 72730  
**Type:** (RI) - Res. Improv.  
**Tax Dist:** (061) - FARMINGTON SCH, FARM  
**Millage Rate:** 53.60  
**Legal:** PT SW NE 1.28A

### Property Information

**Physical Address:** 24 E WOLFDALE RD  
**Subdivision:** 26-16-31 FARMINGTON OUTLOTS  
**Block / Lot:** -- / --  
**S-T-R:** 26-16-31  
**Size (in Acres):** 0.000

### Washington County Assessor's Office

Last Update: 6/2/2014



**Jeff Williams**  
Assessor

Welcome to the Washington County Assessor's Office real property records online. Please use the Search feature to find your property of interest. If you have questions or comments, please call our office.

479-444-1500 (Real Prop.)  
 479-444-1520 (Pers. Prop.)

Email Us

Millage Rates

Need Help

### Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	\$30,250	\$6,050	\$6,050
Building	\$54,750	\$10,950	\$10,950
<b>Total</b>	<b>\$85,000</b>	<b>\$17,000</b>	<b>\$17,000</b>

**Homestead Credit:** 350.00 **Status:** (O) - OwnerOcc **Note:** Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

### Land:

Land Use	Size	Units
	1.000	House Lot
	0.280	Acres

### Deed Transfers:

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
7/9/2009	2009-22868	2009	22868	Warr. Deed			HORNBACK, WILLIS LEON		
10/13/1994	94-62858	94	62858	Warr. Deed	207.90	\$63,000	HORNBACK, WILLIS L SR & WILLIE	Valid	Improved
2/28/1994	94-13274	94	13274	Quit Claim	0.00	\$0	ATKINSON, JANIE L.		
6/26/1991	1422-680	1422	680	Warr. Deed	275.00	\$125,000	ATKINSON, IRON RAY & JANIE L.		
8/22/1986	1193-535	1193	535	Quit Claim	0.00	\$0	BURNETT, DONALD L.		

# Washington County Public Map System



WASHINGTON COUNTY, ARK. Esri, HERE, DeLorme, MapmyIndia, ©  
OpenStreetMap contributors, and the GIS user community

Print Date: 6/23/2014

1:1,953

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

Parcel: 760-01601-120  
 Prev. Parcel: 115007-000-00  
 As of: 6/17/2014 ID: 34951

## Washington County Report

Property Owner	Property Information
<b>Name:</b> SCHADER, TROY & PEGGY	<b>Physical Address:</b> 401 S HUNTER ST
<b>Mailing Address:</b> 401 S HUNTER ST FARMINGTON, AR 72730-0791	<b>Subdivision:</b> 26-16-31 FARMINGTON OUTLOTS 97 ANEX
<b>Type:</b> (RI) - Res. Improv.	<b>Block / Lot:</b> -- / --
<b>Tax Dist:</b> (061) - FARMINGTON SCH, FARM	<b>S-T-R:</b> 26-16-31
<b>Millage Rate:</b> 53.60	<b>Size (in Acres):</b> 0.000
<b>Legal:</b> PT NW SE PT NE SW 1.28 A.	

### Market and Assessed Values:

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
<b>Land</b>	\$32,000	\$6,400	\$3,985
<b>Building</b>	\$8,750	\$1,750	\$1,665
<b>Total</b>	\$40,750	\$8,150	\$5,650
<b>Homestead Credit:</b> 302.84	<b>Status:</b> (F) - Fixed	<b>Note:</b> Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	

### Land:

Land Use	Size	Units
	1.000	House Lot
	0.280	Acres

### Deed Transfers:

Date	View Deed	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
1/23/2003	<u><a href="#">2003-10519</a></u>	2003	10519	Contract			SCHADER, TROY & PEGGY		
9/26/2001	<u><a href="#">2001-120414</a></u>	2001	120414	Warr. Deed	118.80	\$36,000	WEAVER, BRIAN	Mobile Home	Improved

## Property Owner

**Name:** SCHADER, TROY & PEGGY

## Property Information

**Physical Address:** 401 S HUNTER ST

**Mailing Address:** 401 S HUNTER ST  
FARMINGTON, AR 72730-0791

**Subdivision:** 26-16-31 FARMINGTON OUTLOTS 97  
ANEX

**Type:** (RI) - Res. Improv.

**Block / Lot:**

**S-T-R:** 26-16-31

**Tax Dist:** (061) - FARMINGTON SCH, FARM

**Size (in Acres):** 0.000

**Millage Rate:** 53.60

**Extended Legal:** PT NW SE PT NE SW 1.28 A.

## Market and Assessed Values:

	<b>Estimated Market Value:</b>	<b>Full Assessed (20% Market Value):</b>	<b>Taxable Value:</b>
<b>Land:</b>	\$32,000	\$6,400	\$3,985
<b>Building:</b>	\$8,750	\$1,750	\$1,665
<b>Total:</b>	\$40,750	\$8,150	\$5,650

**Homestead Credit:** \$302.84

**Status:** (F) - Fixed

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

## Land:

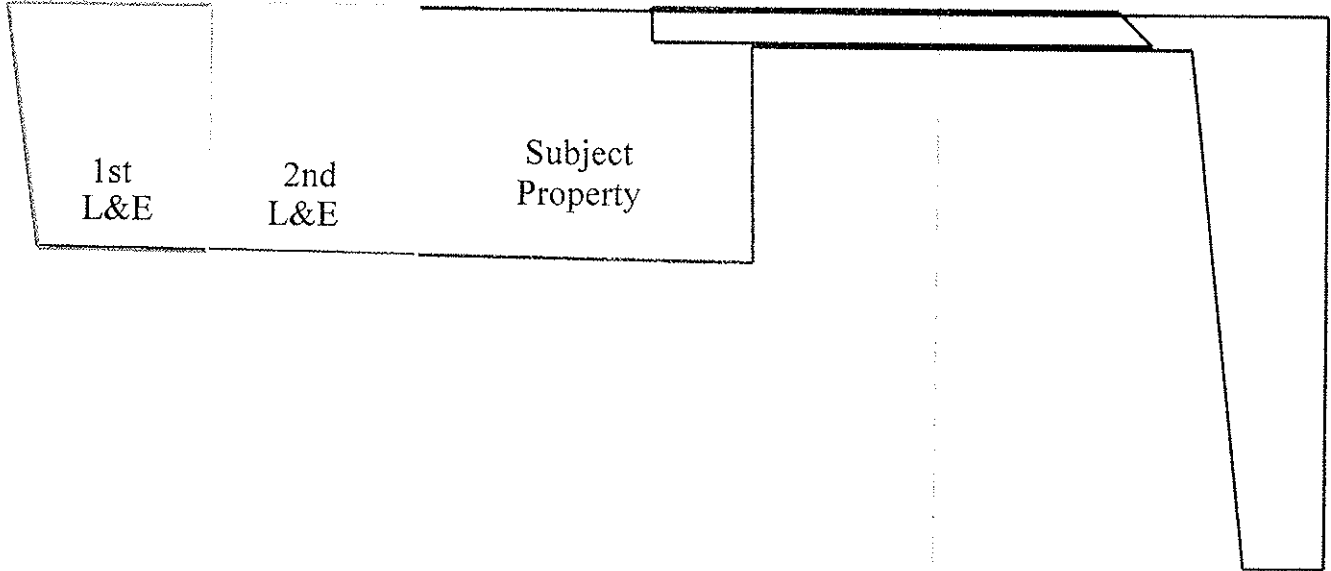
<b>Land Use</b>	<b>Size</b>	<b>Units</b>
	1.000	House Lot
	0.280	Acres

**Not a Legal Document.**

Subject to terms and conditions.

[www.actDataScout.com](http://www.actDataScout.com)

Purple: Easements 2005 38003/2006 42302 & 2005 38004/206 42303



6/20/2014

Scale: 1 inch= 110 feet

File: 26-16-31.ndp

Tract 1: 2.0758 Acres (90420 Sq. Feet), Closure: s00.2438e 0.02 ft. (1/128671), Perimeter=2433 ft.

Tract 2: 0.3693 Acres (16085 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/105649), Perimeter=514 ft.

Tract 3: 0.4220 Acres (18382 Sq. Feet), Closure: n89.2609e 0.50 ft. (1/1078), Perimeter=544 ft.

Tract 4: 0.1353 Acres (5896 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/378700), Perimeter=625 ft.

01 /nw,ne,sw,26,16n,31w

02 /s89.54e 765.7

03 s89.54e 565.9

04 n89.54e 220

05 s00.0615e 328.18

06 s89.4737w 48.04

07 n06.1436w 309.52

08 s90w 261.6

09 s01.00e 128.21

10 n89.1541w 426.0

11 n07.42w 145.3

12 @0

13 /nw,ne,sw,26,16n,31w

14 /s89.5400e 765.70

15 s89.5400e 120.53

16 s00.0600w 146.43

17 n89.1929w 100

18 n07.5608w 146.87

19 @0

20 /nw,ne,sw,26,16n,31w

21 /s89.5400e 886.23

22 s89.5400e 125

23 s00.0600w 147.69

24 n89.1929w 125

25 n00.0600w 146.43

26 @0

27 /nw,nw,se,26,16n,31w

28 n90e 106.60

29 s44.3956e 28.82

30 s90w 297.27

31 n02.4600w 20.52

32 n90e 171.40

June 13, 2014

Mr. & Mrs. Bobby Garner  
P.O. Box 1303  
Farmington, AR 72730

Re: **Date Correction for Meeting**

Dear Mr. Garner,

This letter is to inform you of a conditional use zoning being requested at 403 S. Hunter, Farmington.

The proposed use would be for a pest control company to use the property to conduct their business out of.

A planning commission meeting is scheduled for July 28, 2014 at 6:00 p.m. at Farmington City Hall.

If I can help in answering any questions, please give me a call on my cell at 479-841-3586.

Thank you,



Keith Marris  
Legend Realty, Inc.



June 13, 2014

Mr. Willis Leon Hornback  
24 E. Wolfdale Rd  
Farmington, AR 72730

Re: **Date Correction for Meeting**

Dear Mr. Hornback,

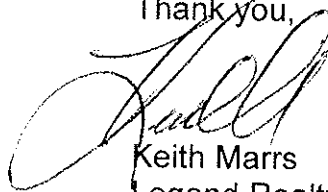
This letter is to inform you of a conditional use zoning being requested at 403 S. Hunter, Farmington.

The proposed use would be for a pest control company to use the property to conduct their business out of.

A planning commission meeting is scheduled for July 28, 2014 at 6:00 p.m. at Farmington City Hall.

If I can help in answering any questions, please give me a call on my cell at 479-841-3586.

Thank you,

A handwritten signature in black ink, appearing to read "Keith Marris", written in a cursive style.

Keith Marris  
Legend Realty, Inc.

June 13, 2014

P & P Holdings LLC  
Attn: Perry Chupp  
10186 Mullins Lane  
Rogers, AR 72758

**Re: Date Correction for Meeting**

Dear Mr. Chupp,

This letter is to inform you of a conditional use zoning being requested at 403 S. Hunter, Farmington.

The proposed use would be for a pest control company to use the property to conduct their business out of.

A planning commission meeting is scheduled for July 28, 2014 at 6:00 p.m. at Farmington City Hall.

If I can help in answering any questions, please give me a call on my cell at 479-841-3586.

Thank you,



Keith Marrs  
Legend Realty, Inc.

June 13, 2014

Mr. & Mrs. Shawn Mobley  
395 S. Hunter St.  
Farmington, AR 72730

**Re: Date Correction for Meeting**

Dear Mr. Mobley,

This letter is to inform you of a conditional use zoning being requested at 403 S. Hunter, Farmington.

The proposed use would be for a pest control company to use the property to conduct their business out of.

A planning commission meeting is scheduled for July 28, 2014 at 6:00 p.m. at Farmington City Hall.

If I can help in answering any questions, please give me a call on my cell at 479-841-3586.

Thank you,



Keith Marrs  
Legend Realty, Inc.

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730

Postage	\$ 0.49	0230
Certified Fee	\$3.30	02 Postmark Here
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>	06/17/2014

Sent To  
 Street, Apt. No., or PO Box No. Mr & Mrs Bobby Garner  
 PO Box 1303  
 City, State, ZIP+4 Farmington AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

ROGERS AR 72758

Postage	\$ 0.49	0230
Certified Fee	\$3.30	02 Postmark Here
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>	06/17/2014

Sent To  
 Street, Apt. No., or PO Box No. P & P Holdings (Perry Chapp)  
 10186 Mullins Ln  
 City, State, ZIP+4 Rogers AR 72758

PS Form 3800, August 2006 See Reverse for Instructions

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730

Postage	\$ 0.49	0230
Certified Fee	\$3.30	02 Postmark Here
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>	06/17/2014

Sent To  
 Street, Apt. No., or PO Box No. Mr & Mrs Sharon Mobley  
 395 Hunter  
 City, State, ZIP+4 Farmington AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730

Postage	\$ 0.49	0230
Certified Fee	\$3.30	02 Postmark Here
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 6.49</b>	06/17/2014

Sent To  
 Street, Apt. No., or PO Box No. Mr. Willis Leon Hornback  
 24 E Wolfcreek  
 City, State, ZIP+4 Farmington AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON AR 72730

**OFFICIAL USE**

7012 0470 0001 2236 8063

Postage	\$ 00.49	0230  06 Postmark Here
Certified Fee	\$3.30	
Return Receipt Fee (Endorsement Required)	\$2.70	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 06.49</b>	06/20/2014

Sent To  
 Mrs. Tracy Schaefer  
 Street, Apt. No.,  
 or PO Box No. 401 Hunter  
 City, State, ZIP+4 Farmington AR 72730

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

P+P Holdings LLC  
 Attn: Perry Chupp  
 10186 Mullins Ln  
 Rogers, AR 72758

2. Article Number  
(Transfer from service label)

7012 0470 0001 2236 8025

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Adam Chupp*  
 B. Received by (Printed Name)  
 Adam Chupp

- Agent  
 Addressee

C. Date of Delivery

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

3. Service Type

- Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Mr. + Mrs. Troy Schader  
 401 S. Hunter St.  
 Farmington, AR 72730

2. Article Number  
(Transfer from service label)

7012 0470 0001 2236 8063

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Troy Schader*  
 B. Received by (Printed Name)  
 TROY SCHADER

- Agent  
 Addressee

C. Date of Delivery

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

3. Service Type

- Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Mr. + Mrs. Betty Garner  
 PO Box 1303  
 Farmington AR 72730

2. Article Number  
(Transfer from service label)

7012 0470 0001 2236 8056

PS Form 3811, July 2013

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *Peggy Garner*  
 B. Received by (Printed Name)  
 PEGGY GARNER

- Agent  
 Addressee

C. Date of Delivery

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

3. Service Type

- Certified Mail®  Priority Mail Express™  
 Registered  Return Receipt for Merchandise  
 Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Mr + Mrs Shaun Mabley  
 395 S. Hunter  
 Farmington AR

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
*Shaun Mabley*  
 B. Received by (Printed Name)  Addressee  
 SHAWN MABLEY  
 C. Date of Delivery  Yes  
 6-27-14  
 D. Is delivery address different from item 1?  No  
 If YES, enter delivery address below:

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



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Mr. Willis Leon Hornback  
 24 E. Wolfdale Rd  
 Farmington, AR 72730

**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

- Certified Mail®  Priority Mail Express™
- Registered  Return Receipt for Merchandise
- Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7024 0150 0001 2715 4558  
 (Transfer from service label)

PS Form 3811, July 2013 Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

Willis Leon Hornback  
 24 E Wolfdale  
 Farmington, AR 72730

**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

- Certified Mail®  Priority Mail Express™
- Registered  Return Receipt for Merchandise
- Insured Mail  Collect on Delivery

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number 7022 0470 0001 2236 8049  
 (Transfer from service label)

PS Form 3811, July 2013 Domestic Return Receipt

# AFFIDAVIT OF PUBLICATION

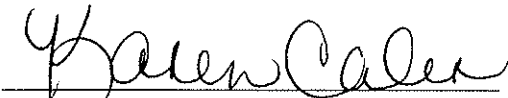
I, Karen Caler, do solemnly swear that I am the Legal Clerk for the Northwest Arkansas Newspapers, LLC, and do solemnly swear that the attached advertisement was published in the following weekly paper(s):

McDonald County Press  
 Washington County Enterprise Leader  
 Bella Vista Weekly Vista  
 The Times of NE Benton County (Pea Ridge)  
 Siloam Springs Herald Leader  
 La Prensa  
 Westside Eagle Observer  
of general and bona fide circulation in  
(BENTON COUNTY, ARKANSAS)

LEGEND REALTY  
PH/Eagle Holdings/rezone

Date of Publication: June 25, 2014

Charges: \$ 37.50



Karen Caler

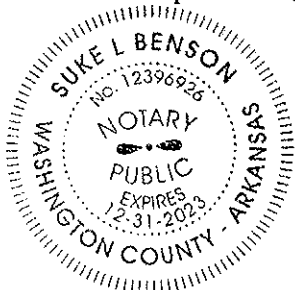
Sworn to and subscribed before me

This 25<sup>th</sup> day of June, 2014.



Notary Public

My Commission Expires: 12/31/2023



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

NOTICE OF HEARING  
Before the Farmington Planning Commission on an Application to Rezone Property -  
To All Owners of land lying adjacent to the property at 403 S. Hunter, Farmington, owned by Eagle Holdings LLC.  
Notice is hereby given that an application has been filed for subdivision of the above property. The purpose of this request is to subdivide this property for development, to rezone from R-1 to R-0. A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on July 28, 2014 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 visit the City Business Manager in City Hall or call 267-3865.  
72662790 June 25, 2014



Agenda item #5

Public Hearing:

B. Design

Standards

AN ORDINANCE PRESCRIBING AND REGULATING DESIGN STANDARDS FOR MULTI-FAMILY HOUSING MF-1 AND MF-2 WITHIN THE CITY OF FARMINGTON, ARKANSAS.

**ARTICLE I. STATEMENT OF PURPOSE**

The multi-family housing standards set forth herein are enacted to:

- (1) establish standards for the orderly development and redevelopment of multi-family housing that positively impacts the general welfare, health and safety of the citizens of Farmington.
- (2) foster the land use and development of land in an orderly manner by both private and public interests in the City of Farmington, which directly affects the economic value of said property and adjacent and surrounding properties.
- (3) preserve, protect and encourage the development of buildings, groups of buildings, and development sites that have distinguished architectural character and provide attractive view to adjacent properties.

**ARTICLE II. GENERAL PROVISIONS**

**A. PURPOSE**

These standards serve four (4) basic purposes:

- (1) Quality Development - Use quality materials that will not rapidly decay, and a design that ensures ample privacy, parking, safety and other amenities for residents.
- (2) Neighborhood Community-building - Provide places for residents to meet and visit, open space located to take advantage of sunny exposures, and safe places for children to play.
- (3) Contribute to an attractive streetscape - Provide buildings with architectural detailing, attractive entries, and landscaping that adds color, and enhanced appearance, that results in pride within the multi-family neighborhood and adjacent properties.
- (4) Enhanced Security – Utilize building design that reduces opportunity for criminal behavior and fear of crime by providing:
  - a. Natural surveillance – arrange buildings and space so residents can easily observe their surroundings.

b. Natural access control – Safe placement of walkways, building entrances, fences, gates, landscaping, lighting and clearly defined property boundaries to deter entrance by unauthorized persons.

c. Maintenance – Ensure that buildings and grounds are maintained for resident safety and neighborhood aesthetics.

## **B. APPLICATION**

The provisions of this ordinance shall apply to all MF-1 and MF-2 multi-family developments on a single lot or on a multi-acre tract throughout the City of Farmington and that meet one (1) or more of the following thresholds:

- (1) All new construction requiring building permits; and/or
- (2) Addition or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage of the existing building(s) or site.

## **C. EXEMPTIONS**

From and after the effective date of this ordinance the provisions herein shall apply to all pending multi-family large scale development plans and non-large scale development plans upon which no final decision has been made; provided, however, that where a public hearing has been held by the Planning Commission, such pending large scale development plan shall be processed in accordance with the law existing on the date of the public hearing and approval was granted.

## **D. REVIEW PROCESS**

These Multi-Family Residential Complex Design Guidelines and Standards shall be applied in the normal review processes for large scale and non-large scale developments. A developer shall submit a site analysis, a project plan, and a landscape plan for review by the City staff to determine compliance.

## **E. VARIANCES AND MODIFICATIONS ALLOWED**

The Planning Commission may approve variances to depart from the literal requirements of this ordinance, where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of this ordinance, the Planning Commission may grant requests for variances of any requirements of this ordinance according to the following guidelines:

- (1) The Planning Commission may modify such requirements to the extent deemed just and proper so as to relieve such difficulty or hardship, provided that such relief will not be detrimental to the public interest.

(2) When the applicant can show that his or her property was acquired in good faith and where by reason the strict application of such provisions would prohibit or unreasonably restrict the use of the property, and the Planning Commission is satisfied that granting of a variance would alleviate a demonstrable hardship, as distinguished from a special privilege sought by the applicant, such variance may be granted; provided that all variances shall be in harmony with the intended purpose of this ordinance.

Melissa, can you check and/or reword (3) ?

(3) Appeal from decision. Any party aggrieved by the decision of the Planning Commission in granting or denying a variance may appeal the decision to the City Council within thirty (30) days of the Planning Commission's decision by giving notice thereof to the city clerk.

### ARTICLE III. DESIGN STANDARDS

#### A. SITE PLANNING

These standards are intended to require site planning that

- (1) provides multi-family development and re-development that positively affects the health, safety, and peace of mind of the citizens of Farmington.
- (2) maintains and enhances the local, unique character of the City of Farmington.
- (3) provides privacy for multi-family unit dwellers as well as adjacent residential dwellers. Any multi-family development or re-development designed with back of building(s) facing a street or highway shall install a six (6) foot high fence of wood or wrought iron.
- (4) installs street front buffer landscaping as required in Article VI of the City of Farmington Landscape Ordinance and shall be planted street side of the fence.

#### B. BUILDING DESIGN

(1) Walls and Façades. A single uninterrupted length of a building façade should shall not exceed fifty feet (50'). Recesses, off-sets, angular forms, curved or stepped walls, projecting vestibules from the plane of the wall, or other features should shall be used to provide a changing and visually interesting shape. Vertical elements such as towers, cupolas, and chimneys are recommended.

(2) Windows. The approximate size, orientation and spacing of windows should shall match that of buildings within five hundred (500) feet, unless existing buildings do not meet the design standards of this ordinance. Windows are permitted with a width-to-height ratio of between one (1) to one (1) and four (4) to one (1). Vertical windows are permitted with a maximum width-to-height ratio of one (1) to two (2). Windows should be recessed and include visually obvious sills. Spaces between windows should be formed by columns, mullions, or material found elsewhere on the facade.

Rick & Melissa, did we decide it's not needed to mention bedroom egress minimum requirements since probably is in another ordinance and in state or national standards?

Melissa- you  
will check on  
roofs?  
Correct?

(3) Rooflines. Rooflines should be consistent with the surrounding neighborhood character. Pitched roof forms (gable, hip, shed) with overhanging eaves should be used with between five inches (5") of vertical rise to twelve inches (12") of horizontal run, and twelve inches (12") of vertical rise to twelve inches (12") of horizontal run. Steel roofing may be permitted. Mansard, mock mansard, or barrel roofs are prohibited. ~~discouraged~~. Distinctively shaped roof forms, detailed parapets, and exaggerated cornice lines ~~should~~ shall be incorporated into rooflines along building façades greater than one-hundred feet (100'). Roof top mechanical equipment ~~must~~ shall be screened by the roof form.

(4) Main Entrances. Main entrances should be emphasized with larger doors and framing devises such as deep overhangs, recesses, peaked roof forms, porches or arches.

(5) Gutters. Gutters shall be required.

(6) Privacy. Respect for adjacent properties shall be maintained by reducing number of windows and decks on buildings overlooking private yards of neighboring properties; if necessary, stagger windows to avoid alignment with immediately adjacent windows and use landscaping and open space to enhance privacy.

**C. BUILDING MATERIALS** – Building materials on any façade must be of natural materials conveying permanence. All ground floor levels must be of recommended materials. All façades must be a minimum of fifty percent (50%) recommended materials with the balance being of one or more acceptable materials. Gable and window areas are excluded from this calculation.

(1) Recommended Materials – brick masonry; concrete masonry; or stone.

(2) Acceptable Materials -- split face, scored, or ground face block; cementacious fiberboard siding, EIFS, vinyl siding, aluminum siding.

(3) Prohibited Materials -- smooth face block; ~~vinyl siding found inconsistent with the design of the building;~~ and metal siding. ~~(standing seam panels, wood siding).~~

(4). Other materials not listed above may be approved by the Planning Commission on a case by case basis.

(5) Colors – the following natural colors should be used for the main portions of the building façades and roof forms: neutral earth tones (sand to brown); shades of gray; traditional colors (e.g., brick red, forest green, navy blue); light, subdued hues (e.g., salmon); or white.

Contrasting, accent colors which are compatible with the primary colors listed above are encouraged for trim, accent, and other decorative architectural

features. The use of bright or fluorescent colors (e.g., purple, orange, pink, lime, and yellow) is prohibited.

**D. PRIVATE OUTDOOR SPACES** -- outdoor porches, patios, screened private areas are encouraged.

#### **E. ACCESSORY STRUCTURES**

- (1) Intent – the following standards are intended to integrate accessory structures into the overall design of a multi-family development in order to be compatible with the primary building they serve.
- (2) Design Compatibility Required – detached garages and other accessory structures, including but not limited to grouped mailboxes, storage and maintenance facilities, recreation facilities, picnic shelters, and gazebos, shall incorporate compatible materials, scale, colors, architectural details, and roof slopes as the primary multifamily building, except that flat and shed roofs are prohibited.
- (3) Articulation of Rear Walls – rear walls of detached garages that back onto the perimeter street shall be articulated through the use of one or more of the following elements: windows; a trellis; or a variety of roof planes.

#### **F. LANDSCAPING AND SCREENING**

(1) INTENT Landscaping, which is a visible indicator of quality development, shall be an integral part of every multi-family project, and shall follow the requirements found in ORDINANCE NO. 2013-03: AN ORDINANCE PRESCRIBING AND REGULATING LANDSCAPING AND NATURAL VEGETATION PRESERVATION FOR CERTAIN ZONES IN THE CITY OF FARMINGTON, ARKANSAS FOR THE PURPOSE OF ENHANCING THE GENERAL APPEARANCE, ENSURING PROTECTION, SAFETY, AND QUALITY OF LIFE OF THE CITIZENS; PRESERVING EXISTING OPEN SPACE AND NATIVE, EXISTING VEGETATION AND GREENSPACE; IMPROVING ENVIRONMENTAL QUALITY; AND PRESCRIBING REMEDIES FOR NON-COMPLIANCE.

(2) PARKING LOT LANDSCAPING - shall follow the requirements found in ARTICLE VIII: PARKING LOT LANDSCAPING IN COMMERCIAL C-1), COMMERCIAL (C-2), MULTI-FAMILY-1 (MF-1), MULTI-FAMILY-2 (MF-2), RESIDENTIAL OFFICE (R-O), MOBILE HOME PARK (MHP), AND INDUSTRIAL (I) ZONING DISTRICTS of the City of Farmington Landscaping Ordinance.

(3) SERVICE AREA SCREENING - shall follow the requirements found in ARTICLE V GENERAL PROVISIONS, Section M - Trash/Refuse/Garbage Storage Areas Screening, of the City of Farmington Landscaping Ordinance.

(4) MECHANICAL/UTILITY EQUIPMENT SCREENING - shall follow the requirements found in ARTICLE V GENERAL PROVISIONS, Section N - Mechanical Equipment Screening, of the City of Farmington Landscaping Ordinance.

## G. LIGHTING

(1) INTENT – Lighting design should provide for security and aesthetic appearance while avoiding glare, excessive brightness, and light spillover; ~~Eliminate adverse impacts of light spillover~~; provide attractive lighting fixtures and layout patterns that contribute to a unified exterior lighting design; and provide exterior lighting that promotes safe vehicular and pedestrian access to and within a development, while minimizing impacts on adjacent properties.

(2) PLAN REQUIRED - Applicants shall submit a detailed lighting plan for all multifamily developments subject to this ordinance.

I moved this  
up from  
being (6)

(3) DESIGN OF FIXTURES/PREVENTION OF SPILLOVER GLARE – light fixtures shall use full cut-off lenses or hoods to prevent glare and light spill off the project site into adjacent properties, buildings, and roadways. Outdoor floodlighting is prohibited.

### (4) EXTERNAL ILLUMINATION FOR SIGNS

a. Internally illuminated signs, or external lights used to illuminate signs, shall be placed, shielded, or deflected so they do not shine into dwellings or impair the vision of the driver of any vehicle.

b. No sign or illuminating devices shall have blinking, flashing, strobe-light, or fluttering lights.

(5) PEDESTRIAN WALKWAY LIGHTING – pedestrian level, bollard lighting, ground-mounted lighting, or other low, glare-controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways.

(6) LIGHTING HEIGHT – light poles, and lighting structures shall be no more than twenty feet (20') high. Bollard type lighting shall be no more than four feet (4') high. Building-mounted lighting shall be limited to accent lighting used to illuminate architectural features with a maximum height of twenty feet (20'). Building mounted lighting shall not be used to illuminate parking lots/areas. Interior and exterior lighting shall be uniform to allow for surveillance and avoid isolated areas.

(7) ILLUMINATION LEVELS – pedestrian areas, driveway, and parking areas shall be illuminated for safety and security purposes with proper shielding to prevent over-lighting and light trespass, based upon common industry standards

Judy worked  
on this blue  
section. Will  
further check  
watts/lumens  
#s later today

for lighting design as outlined by the industry group IESNA (Illuminating Engineering Society of North America) as follows:

a. roadway lighting or parking lot lighting; whether mounted to poles, buildings or other structures, shall not exceed 250 watts (approximately 3,000 lumens); the fixture shall be fully shielded.

b. building-mounted fixtures not specifically intended for roadway lighting, parking lot lighting, or facade lighting, shall not exceed 100 watts (approximately 1,600 lumens) light output and the fixture shall be fully shielded.

c. facade lighting fixtures shall be lowest watt/lumen possible and shall be shielded to reduce upward glare, sky glow, and light trespass to the greatest extent possible.

d. ornamental lighting fixtures shall allow no more than 40-60 watts (approximately 450-800 lumens) from the fixture above a horizontal plane through the fixture's lowest light emitting part.

(8) MOTION-SENSOR LIGHTING - incorporate motion-sensor lighting that extinguishes lights no more than 15 minutes after an area is vacated, when feasible.

(9) COLOR OF LIGHT SOURCES – lighting fixtures shall be color-correct types to ensure true color at night and ensure visual comfort for pedestrians.

Doh! What did we decide on this (9) I threw this in if needed.

(10) EXEMPTIONS - The City of Farmington Planning Commission may allow exemptions from this ordinance when a good faith attempt has been made to comply with this ordinance but compliance is still not possible due to unusual circumstances.

## H. MAINTENANCE FOR GOOD APPEARANCE

(1) INTENT – It is the intent of these guidelines and standards to ensure that buildings and grounds are maintained for resident safety, neighborhood aesthetics, and to reflect positive building management. Maintenance serves as an expression of ownership and allows continued use of the space for its intended purpose.

### (2) SITE MAINTENANCE

- a. Landscape materials, other than vegetation, ~~plant materials~~ which have deteriorated or have been damaged or defaced, shall be properly repaired or replaced.
- b. Plant materials that have deteriorated or died shall be replaced with healthy vegetation. If necessary, the landscaped area may be redesigned, but shall meet all requirements of the Landscape Ordinance.



Delete the S

- c. Use of xeriscapes § plant materials is strongly encouraged.
- d. Plant materials shall be watered, fertilized, and cultivated, and pruned as needed to maintain a healthy and well-groomed appearance.
- e. Plant materials shall be pruned as necessary throughout the year to create neat landscaping appearance and to allow clear, unobstructed pedestrian walkways.
- f. Parking areas shall be kept in good repair, properly marked, and clear of litter and debris, and any over-hanging tree limbs shall be removed.
- g. Open space shall be kept free of refuse and debris, and shall have the vegetation cut periodically during growing seasons.
- h. Vegetation and landscaping shall be maintained so it does not obstruct security lighting.
- i. All required screening shall be kept in good repair and graffiti free.
- j. All required signage shall be kept in good repair.

### 3. BUILDING MAINTENANCE

- a. Buildings and appurtenances, including signs, shall be cleaned, painted or repaired as required to present a neat appearance.
- b. Deteriorated, worn, or damaged buildings and appurtenances shall be rebuilt or replaced.
- c. Building signs and numbers shall be repaired or replaced to maintain identification of all structures.
- d. Any and all graffiti shall be promptly removed.

### ARTICLE IV. DEFINITIONS

For the purposes of this ordinance, certain terms or words used herein shall be interpreted as follows:

The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

**Accessory Structure** – a structure detached from a principal building and customarily used with, and clearly incidental and subordinate to, the principal building or use, and ordinarily located on the same lot site or with such principal building.

**Balcony** – a platform projecting from the wall of an upper-story enclosed by a railing, with an entrance from the building and supported by brackets, columns or cantilevered out.

**Buffer** – open spaces, landscaped areas, fences, walls, berms, or any combination thereof, used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

**Building Form** – the shape and structure of a build as distinguished from its substance or material.

**Carport** –accessory structure used for parking of motor vehicles. A “carport” has roof, but like a “garage” but carport is enclosed on no more than three sides.

**Character** –attributes, qualities, and features that make up and distinguish a Development project and give it a sense of purpose, function, definition, and uniqueness.

**City** – City of Farmington, Arkansas

**Common Open Space** – land within or related to a multi-family development, not individually owned or dedicated for public right-of-way use but generally owned and maintained by the developer, owner, or a property owners association, that is designed and intended for the common use or enjoyment of the residents of the development and their guests, and may include such complementary structures and improvements as are necessary, appropriate, and permitted under this chapter.

**Density** –number of dwelling units allowed per acre of a development site or parcel.

**Elevation** – the external faces of a building; also a mechanically accurate, “head-on” drawing of any one face (or elevation) of a building or object, without any allowance for the effect of the laws of perspective.

**Façade** – any side of a building that faces a street, drive or other open space. The front façade” is the front or principal face of a building, generally defined by the location of the majority of public entrances into the building.

**Fence** – a man-made barrier of any material or combination of materials erected to enclose, screen or separate areas.

**Garage** –accessory building or portion of a main building primarily used for storage of motor vehicles. A “garage” is enclosed on more than three sides, so that the stored or parked car is contained entirely inside the building.

**Guidelines** – advisory regulations, indicated by use of the terms “may” and “should”.

**Maximum Extent Feasible** – nor feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account but shall not be the overriding factor in determining “maximum extent feasible.”

**Maximum Extent Practicable** – under the circumstances, reasonable efforts have been undertaken to comply with the regulations or requirements, that cost of additional compliance measures clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been taken to minimize any potential harm or adverse impacts resulting from the noncompliance.

**Natural Features** – includes, but are not limited to, flood plains, and surface drainage channels, stream corridors and other bodies of water, steep slopes, prominent ridges, bluffs, or valleys, and existing trees and vegetation.

**Orient** – to bring in relation to, or adjust to, the surroundings, situation, or environment; to place with the most important parts (e.g., the primary building entrance and the designed “front” of a building) facing in certain directions; or to set or arrange in a determinate position, as in “to orient a building.”

**Porch** – Any gallery, veranda, terrace, piazza, portico or similar projection from the main wall of a building and covered by a roof, other than a carport, with no opaque side enclosures except screens and handrails.

**Primary or Principal Building** – the building or structure on a lot used to accommodate the primary permitted use, such use possible occurring in more than one building or structure.

**Standards** -- mandatory regulations, which are indicated by use of the terms "shall" and "must".

**Steep slopes** – any portion of a development site where the natural grade of the land has a slope of thirty percent (30%) or greater.

**Townhome Dwelling** – a type of multi-family dwelling in which individual dwelling units are attached by one or more vertical party walls, with the habitable spaces of different dwelling units arranged on a side-by-side rather than a stacked configuration. Each individual townhome dwelling unit has a front and a rear access to the outside. Townhome dwelling units are usually platted on individual lots, and are typically surrounded by common areas owned and maintained by a property or homeowners association.

**Xeriscaping** - landscape methods which conserve water through the use of drought-tolerant plants and planting techniques.

Agenda item #6

Public Hearing:

A. Rear setback

Variance

Request

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 until all information is furnished.

Applicant: Scott Houston Day Phone: 479 799 9546  
Address: 125 Terry St. Farmington Fax: \_\_\_\_\_  
Representative: \_\_\_\_\_ Day Phone: Same  
Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
Property Owner: Houston Day Phone: \_\_\_\_\_  
Address: 125 Terry St. 72730 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 -- 125 Terry St. Farmington

Current Zoning -- res.

Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

*set back* ~~Easement~~ <sup>(20x20)</sup> variance to build shop @ 10 feet from property line in our back yard. ~~10~~ <sup>20</sup> foot variance requested

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.

Scott Houston

Date 6-26-14

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.)

Scott Houston

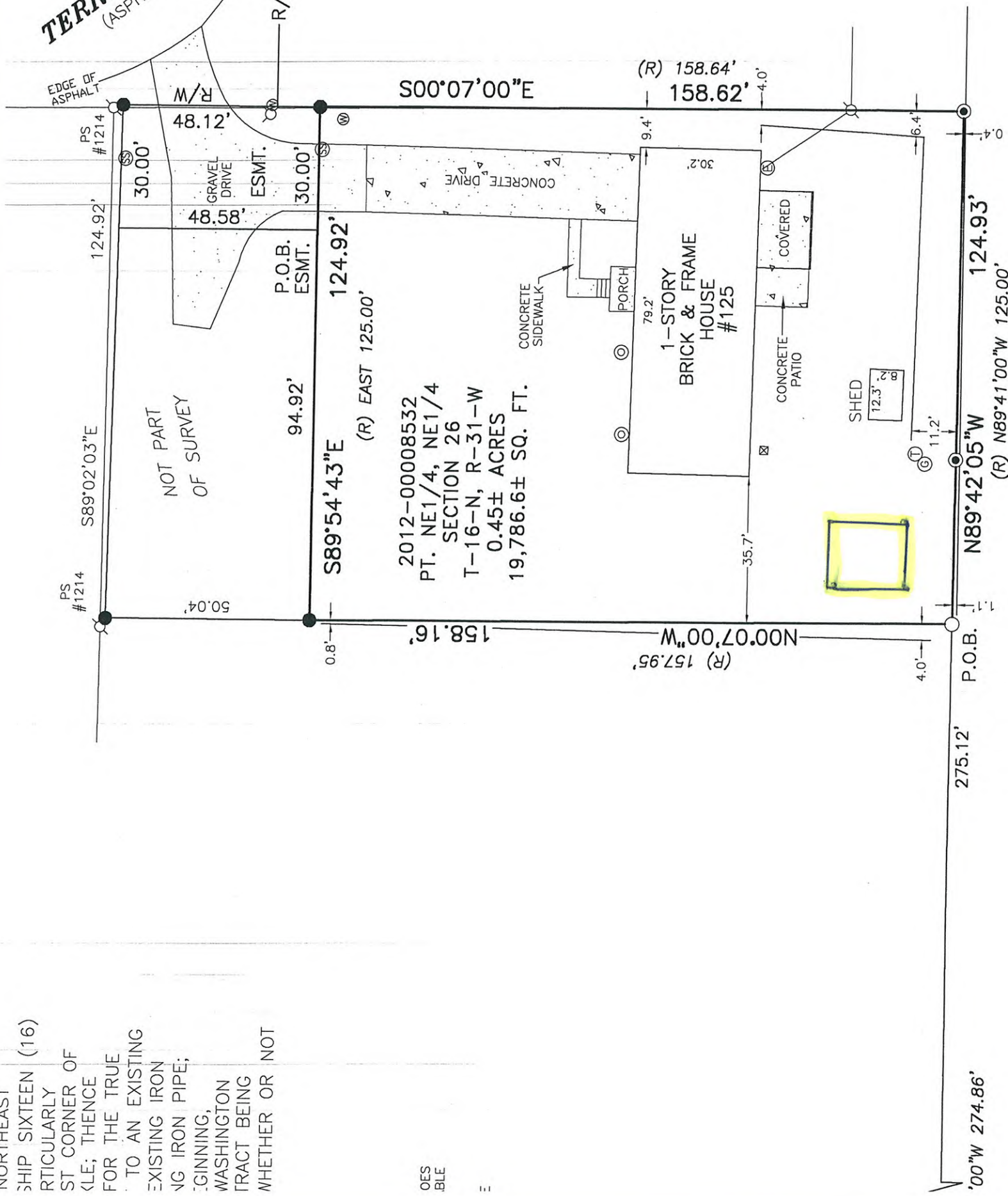
Date 6-26-14

Owner/Agent Signature

NORTHEAST  
 SHIP SIXTEEN (16)  
 RTICULARLY  
 ST CORNER OF  
 (LE; THENCE  
 FOR THE TRUE  
 TO AN EXISTING  
 EXISTING IRON  
 NG IRON PIPE;  
 GINNING,  
 WASHINGTON  
 TRACT BEING  
 WHETHER OR NOT

OES  
 BLE  
 E

# TERRY STREET (ASPHALT)



'00"W 274.86'

Agenda item #6

Public Hearing:

B. Side setback

Variance

Request

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 until all information is furnished.

Applicant: Monica Hernandez Day Phone: 479-409-3740  
Address: 114 Lark Ln Fax: 479-846-0839  
Representative: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
Property Owner: Angel and Monica Hernandez Day Phone: 479-409-3740  
Address: 114 Lark Ln Fax: 479-846-0839

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 -- 114 Lark Ln

Current Zoning -- R-1

Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

Request to build a carport in side setback  
to protect vehicles against hazardous weather  
from 10 feet to 0 side setback.

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.

Monica Hernandez  
Applicant Signature

Date 07/20/14

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.)

Monica Hernandez  
Owner/Agent Signature

Date 07/20/14



