



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

***PLANNING COMMISSION AGENDA***  
***September 26, 2016***

**A meeting of the Farmington Planning Commission will be held on  
Monday, September 26, 2016 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - August 22, 2016
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be taken under advisement.
4. **PUBLIC HEARING**
  - A. **Conditional Use on Appeal:** Home Child Care  
**Property owned by:** Todd & Colleen Bachman  
**Property Location:** 17 Valley Dr.  
**Presented by:** Colleen Bachman
  - B. **Rezoning Request:** Acreage in front of Twin Falls to be rezoned from C-2 to R-1  
**Property owned by:** Twin Falls Dev. LLC.  
**Property Location:** acreage in front of Twin Falls  
**Presented by:** Keith Marrs
  - C. **Variance Request:** Littlefield Oil requests variance from paving the trailer storage lot and also requests a fee in lieu of sidewalk and street improvements to S. Hunter.  
**Property owned by:** Littlefield Oil  
**Property Location:** 57 S. Hunter  
**Presented by:** Bates & Associates, Inc.
  - D. **Large Scale Development:** Littlefield Oil trailer storage lot  
**Property owned by:** Littlefield Oil  
**Property Location:** 57 S. Hunter  
**Presented by:** Bates & Associates, Inc.
5. Set Public Hearing for Land Use Plan

**Planning Commission Minutes**  
**August 22, 2016**

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

**PRESENT**

Sean Schader  
Jay Moore  
Toni Bahn  
Robert Mann, Chair  
Gerry Harris  
Judy Horne  
Bobby Wilson

**ABSENT**

Matt Hutcherson

**City Employees Present:** Melissa McCarville-  
City Business Manager; Steve Tennant, City  
Attorney; Chris Brackett – City Engineer

**2. Approval of Minutes:** July 25, 2016 minutes were approved with one correction; Toni Bahn was absent.

**3. Comments from Citizens:** Developer Keith Marrs was present to ask for direction regarding seven lots he wishes to rezone from Commercial to Residential in the Twin Falls subdivision. After discussion, it was determined that he does need to come back with rezoning proposal and also can come before the Tech Plat Review Committee at the September 20, 2016 meeting.

**4.A. Large Scale Development – Broyles St. Storage Phase II, 267 Broyles**

Jorge Duquesne of Blew & Associates was present. There was no one present for public comment. Chris Brackett, City Engineer, presented a memo with one condition:

“1. After a final review set of plans and drainage report has been approved by MWY, the applicant should submit to the City three (3) sets of full size plans, one (1) set of half size plans and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.”

It was determined that this Phase II will be paved, since they are going to build more units. A reminder of landscaping was made that there should be no fast-growing, tall trees planted beneath power lines. Also, since the north edge of property is adjacent to residential zoning, possible quick growing, hardy, quite inexpensive vegetation was discussed.

Chairman Mann called for question to approve the Large Scale Development for Broyles Street Storage Phase II, contingent upon City Engineer’s conditions being met. Passed unanimously.

**5. Request by Rausch Coleman for Rezoning on Fayetteville Property Adjacent to Farmington**

A state law requires the review and approval by a city affected by another city’s rezoning adjacent property, as a courtesy. The request is first reviewed by Planning Commission and then is forwarded to City Council.

No Rausch Coleman representative was present to discuss the request for land in the City of Fayetteville, located north of W. Colfax Loop and east of Williams Elementary School. They have requested to rezone from R-PZD ( Residential Planned Zoning District) to RSF-8 Residential Single Family (8 units per acre) and R-A Residential Agricultural.

After review and discussion, Chairman Mann called for question with all present voting to recommend approval of the Rausch Coleman zoning proposal and to forward it to the Farmington City Council for their consideration at their next regularly scheduled meeting.

**5. Adjournment:** Having no further business, Gerry Harris moved to adjourn, seconded by Sean Schader and passed unanimously.

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Judy Horne - Secretary

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Robert Mann - Chair



Conditional Use on Appeal  
Initial Application

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: Colleen Bachman Day Phone: 479-200-9041

Address: 17E Valley Dr Farmington Fax: NA

Representative: \_\_\_\_\_ Day Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Property Owner: Todd & Colleen Bachman Day Phone: 479-871-4447

Address: 17E Valley Dr 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 -- 17E Valley Dr  
Current Zoning -- R1

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

Type of conditional use requested:

Licensed in-home child care / ~~10-kids~~ 10-kids

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 \$50.00 application fee
- 3. Provide a copy of the deed of the property.
- 4. Written authorization (by a signature below) from the property owner that the use presented is agreeable to them.
- 5. Complete the conditional use checklist.
- 6. 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 for a conditional use at the property as described below has been filed with the City of Farmington on the 2nd day of September, 20116.

Lot 2 of Williams Addition, Farmington AR  
PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request for conditional use at the above described property ~~from~~ <sup>to</sup> ~~to~~ will be held on the 26th day of September, 20116, 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 request a conditional use on 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 \_\_\_\_\_

*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 \_\_\_\_\_



# Conditional Use on Appeal Checklist

Initial Application

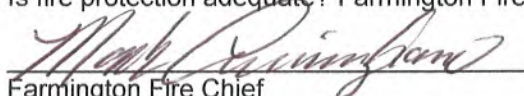
Renewal Application

**CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.**

Applicant's Name Colleen Bachman Date 9-2-16  
Address 17 E Valley Dr Zoning R1  
Phone # 479-200-9044 Email colleenbachman@ymail.com  
Description of proposed use:  
licensed in-home child care for 10 kids

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation on the back of this form.

- Yes    1.    A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.  
 No
- Yes    2.    Does applicant reside at the address that this conditional use was applied for?  
 No
- Yes    3.    The applicant has provided proof that each adjacent property owner has been notified by Return Receipt mail (initial applicants) or personal contact (for renewal only). If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.  
 No
- Yes    4.    Are public services and utilities available and adequate?  
 No
- Yes    5.    Is fire protection adequate? Farmington Fire Chief must inspect and sign-off below.  
 No  

  
Farmington Fire Chief
- Yes    6.    Is the proposed use compatible with the surrounding area and the planned use for the area?  
 No
- Yes    7.    Is screening and egress safe and convenient?  
 No
- Yes    8.    Are off-street parking and loading areas adequate?  
 No
- Yes    9.    Will refuse and service areas **not** cause adverse effects on adjacent property?  
 No
- Yes    10.    Will off street parking and loading areas **not** cause adverse effects on adjacent property?  
 No
- Yes    11.    Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)  
 No
- Yes    12.    Do the subdivision covenants\* allow this use (if applicable)?  
 No

**APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.**

\*The City of Farmington does not enforce covenants however; property owners and renters need to be aware of the requirements of their subdivision.

# RECEIPT

RECEIVED FROM

DATE

No.

519424

FOR RENT

FOR

\$ 50.00

DOLLARS

ACCOUNT	
PAYMENT	
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

BY

TO

*R. H. [Signature]*



**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

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

Location: 17 E Valley Dr Farmington

Owned by: Todd & Colleen Bachman

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

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

Explanation: In home child care

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on September 26<sup>th</sup> at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place, or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main St., Farmington, AR 72730. Ph. #267-3865.

See attached certified receipts





## AFFIDAVIT

I hereby certify that I Colleen Bachman  
Print name

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

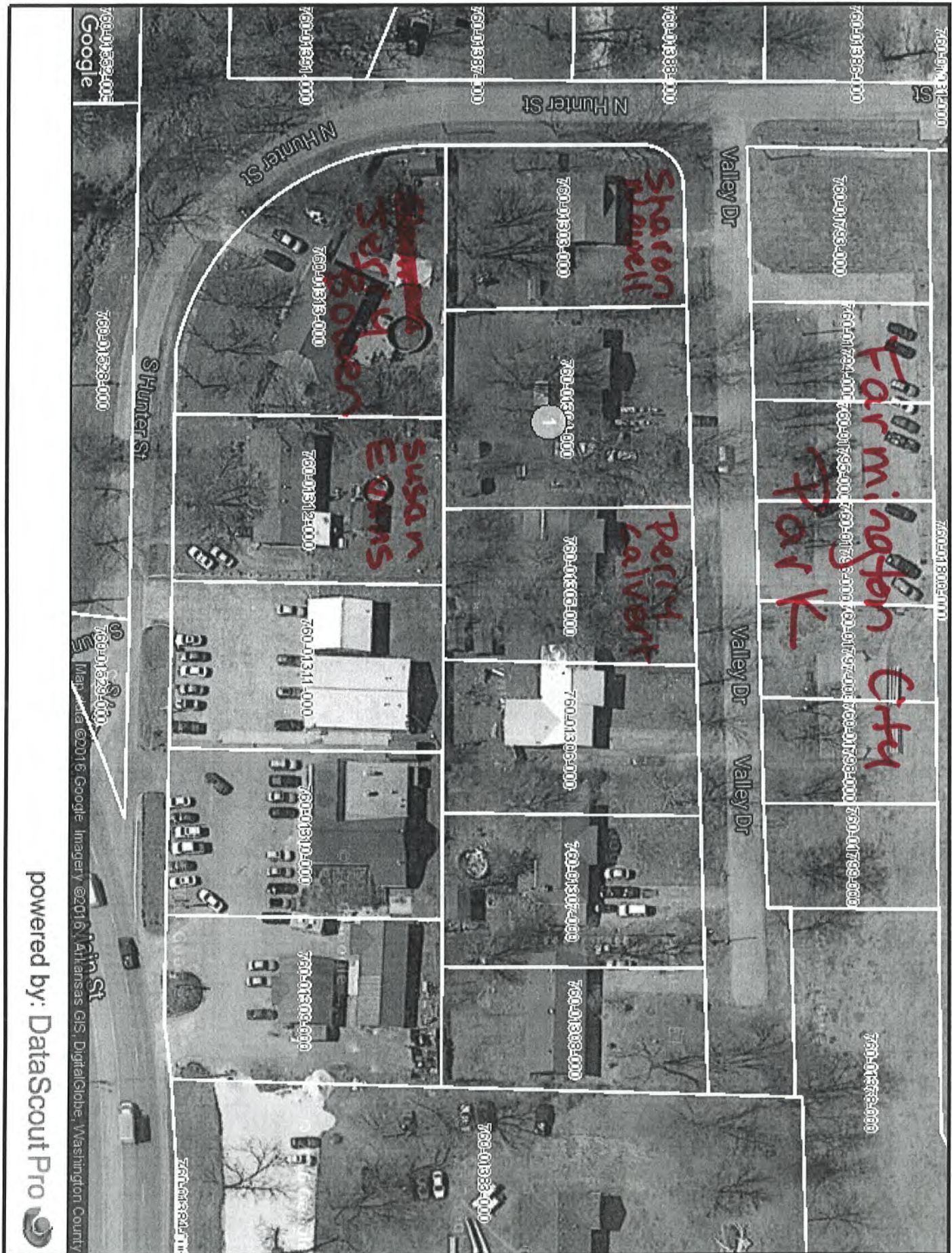
Signature: Colleen Bachman Date: 9-2-16

Susan Evans  
18 N Hunter St  
Farmington AR 72730

Perry Calvert  
39 E Valley Dr  
Farmington AR 72730

Sharon Nowell  
9 E Valley Dr  
Farmington AR 72730

Jerry Bowen  
16 N Hunter St  
Farmington AR 72730



powered by: DataScout Pro

7016 1370 0000 1317 3336

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
FARMINGTON, AR 72730

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

0230  
02

Postmark  
Here

08/30/2016

Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To Nowell, Sharon  
 Street and Apt. No., or PO Box No. 9 E Valley Dr  
 City, State, ZIP+4® Farmington AR 72730

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

7016 1370 0000 1317 3367

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
FARMINGTON, AR 72730

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

0230  
02

Postmark  
Here

08/30/2016

Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To Serry Bowen  
 Street and Apt. No., or PO Box No. 16 N Hunter St  
 City, State, ZIP+4® Farmington AR 72730

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

7016 1370 0000 1317 3348

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
FARMINGTON, AR 72730

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

0230  
02

Postmark  
Here

08/30/2016

Postage	\$0.47
Total Postage and Fees	\$6.47

Sent To Perry Calvert  
 Street and Apt. No., or PO Box No. 39 E Valley Dr  
 City, State, ZIP+4® Farmington AR 72730

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

### SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:  
Perry Calvert  
39 E Valley Dr  
Farmington AR 72730



9590 9402 1770 6074 8562 81

2. Article Number (Transfer from service label)  
 7016 1370 0000 1317 3343

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

### COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 Candace Calvert  Agent  Address

B. Received by (Printed Name) Candace Calvert

C. Date of Delivery 9/12/16

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

3. Service Type

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

Domestic Return Receipt

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

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

**FARMINGTON, AR 72730**

**OFFICIAL USE**

0230  
02

Certified Mail Fee \$3.30

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

Return Receipt (hardcopy) \$2.70

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.47

Total Postage and Fees \$6.47

Postmark Here  
08/30/2016

Sent To: Susan Evans  
 Street and Apt. No., or PO Box No.: 18 N Hunter St  
 City, State, ZIP+4®: Farmington AR 72730

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 Jerry Bowen  
 16 N Hunter St  
 Farmington AR 72730

2. Article Number (Transfer from service label)  
 7016 1370 0000 1317 3367

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
 X *Jerry Bowen*

B. Received by (Printed Name)  
 A. Bowen

C. Date of Delivery  
 9/1/16

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 Susan Evans  
 18 N Hunter St  
 Farmington AR 72730

2. Article Number (Transfer from service label)  
 7016 1370 0000 1317 3350

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee  
 X *H. Carnahan*

B. Received by (Printed Name)  
 H. Carnahan

C. Date of Delivery  
 9-10-16

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

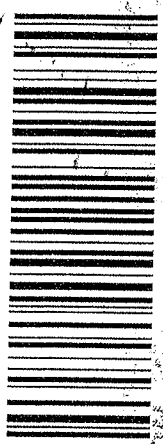
Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

Backman  
PO Box 1197  
Farmington AR  
72730

**CERTIFIED MAIL**



7016 1370 0000 1317 333B

AKDowell, Sharon  
9/11pm  
a E Valle. Dr.

Farmington

7273099041197

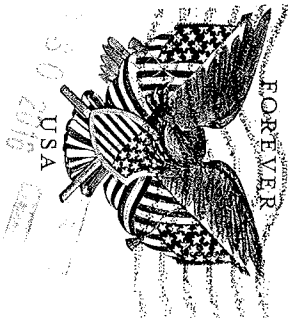
BC: 72730219797

41857-15199-30-41

NIXIE 722 4E 1 0209/09/16

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

U.S. POSTAGE  
PAID  
FARMINGTON, AR  
72730  
AUG 30 16  
AMOUNT  
\$6.00  
R2305E124144-02



9-10

Ad Name: 73836347A Col: 1 X Depth: 1.64 Ad Due in DB: 00/00/00  
 Name: COLLEEN BACHMAN Copyline: NOTICEOFPUBLICHEARIN  
 Address: PO BOX 1197 City: FARMINGTON  
 State: AR  
 Zip: 72730 Colors:  
 Acct: 6015549 Phone: 479-200-9044 Caller: W/I  
 Receipt #: 73836347 Fax: E-Mail:

Category: - Reply Request: Split Billed: N  
 Date Entered: August 31, 2016 Standby Type: Rate: WCL  
 Class: 1230 Lines: 23 Paytype: ~~AW~~ CASH  
 Rep: Karen Caler Tear Sheets: Client:

Start: September 7, 2016 Stop: September 7, 2016 Issues: 1

Editions: WCEL/

DATE	DAY	EDITION	SECTION
09/07/16	WED	WCEL	1230

Price: 20.75  
 Other Charges: 0.00  
 Discounts: 0.00  
 Total: 20.75

Instructions:

NOTICE OF PUBLIC HEARING  
 A petition for a conditional use at the property as described below has been filed with the City of Farmington on the 1st day of September, 2016.  
 17 Valley Avenue  
 Lot 2 of the Williams Addition,  
 Farmington, AR 72730  
 A public hearing to consider this request will be held on the 26th day of September, 2016 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas.  
 All interested persons are invited to attend.  
 73836347 Sept 7, 2016

Ad shown is not actual print size

Please Return To:

**File# 2016-00001835**

Lenders Title Company  
3761 N Mall Avenue  
Fayetteville AR, 72703  
Phone: 479-444-3333  
Fax: 479-443-4256

File Number: 15-046529-500

Approved as to form by:  
J. Mark Spradley, Attorney-at-Law  
Transactional data completed by Lenders Title Company

FOR RECORDER'S USE ONLY

**WARRANTY DEED**  
(MARRIED PERSONS)

KNOW ALL MEN BY THESE PRESENTS:

That, Carl Reeves and Jo Ann Reeves, husband and wife, Grantor(s), for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)---and other good and valuable consideration in hand paid by Todd Bachman, a married person, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee(s), and unto his heirs and assigns forever, the following lands lying in the County of Washington and the State of Arkansas to-wit:

**Lot Numbered Two (2) of the Williams Addition to the City of Farmington, Arkansas, as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.**

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

**TO HAVE AND TO HOLD** the above described lands unto the Grantee(s) and unto his heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor(s) hereby covenant with the Grantee(s) that they will forever warrant and defend the title to the

*Handwritten:* VM  
Bachman  
LIC 15-046529-500  
217



above described lands against all claims whatsoever.

And we, Carl Reeves and Jo Ann Reeves, husband and wife, for the consideration recited herein, do hereby release and relinquish unto the Grantee(s) and unto his heirs and assigns, all of our right of dower, curtesy, and homestead in and to said lands.

WITNESS our hand(s) and seal(s) on this 22nd day of January, 2016.

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. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT:

Todd Bachman  
Todd Bachman

Carl Reeves  
Carl Reeves

GRANTEE'S ADDRESS:

P.O. Box 1197  
Farmington, AR  
72730

Jo Ann Reeves  
Jo Ann Reeves

**ACKNOWLEDGMENT**

STATE OF ARKANSAS )  
 ) SS.  
COUNTY OF WASHINGTON )

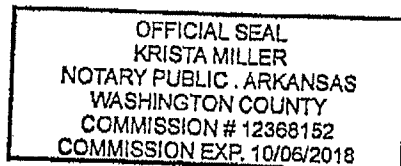
BE IT REMEMBERED, that on this day came before me, the undersigned, a notary public within and for the County and State aforesaid, duly commissioned and acting, Carl Reeves and Jo Ann Reeves, husband and wife, to me well known as (or satisfactorily proven to be) the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22nd day of January, 2016.

Krista Miller  
Notary Public

My commission Expires:

10/06/2018





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

Real Estate Transfer Tax Stamp  
Proof of Tax Paid



File Number: 15-046529-500

Grantee: TODD BACHMAN  
Mailing Address: PO BOX 1197  
FARMINGTON AR 727300000

Grantor: CARL REEVES & JO ANN REEVES  
Mailing Address: 205 W BUSH ST  
PRAIRIE GROVE AR 727530000

Property Purchase Price: \$94,000.00  
Tax Amount: \$310.20

County: WASHINGTON  
Date Issued: 01/25/2016  
Stamp ID: 908091392

Washington County, AR  
I certify this instrument was filed on  
1/25/2016 11:25:39 AM  
and recorded in REAL ESTATE

File# 2016-00001835  
Kyle Sylvester - Circuit Clerk

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

Grantee or Agent Name (printed): Krista Miller

Grantee or Agent Name (signature): [Signature] Date: 1/25/16

Address: PO BOX 1197

City/State/Zip: Farmington, AR 72730

# AFFIDAVIT OF PUBLICATION

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

X  Washington County Enterprise Leader

of general and bona fide circulation in Washington County, Arkansas

COLLEEN BACHMAN  
Notice of Public Hearing

Dates of Publication: September 7, 2016

Publication Charges: \$ 20.75

*Karen Caler*

Karen Caler

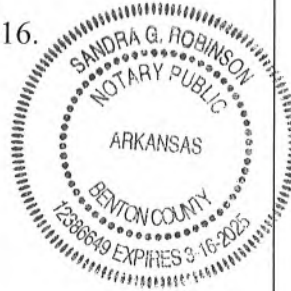
Sworn to and subscribed before me

This  12  day of  September , 2016.

*Sandra G. Robinson*

Notary Public

My Commission Expires:  3-16-2025



NOTICE OF PUBLIC HEARING  
A petition for a conditional use at the property as described below has been filed with the City of Farmington on the 1st day of September, 2016.  
17 Valley Avenue  
Lot 2 of the Williams Addition,  
Farmington, AR 72730  
A public hearing to consider this request will be held on the 26th day of September, 2016 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas.  
All interested persons are invited to attend.  
73836347 Sept 7, 2016

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

## 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: Twin Falls Dev LLC Day Phone: 479-841-3586  
 Address: PO Box 605 Farmington Fax: 479-267-5912  
 Representative: KEITH MARRS Day Phone: 479 841-3586  
 Address: PO Box 605 Fax: SAME  
 Property Owner: Twin Falls Dev LLC Day Phone: 479-841-3586  
 Address: PO Box 605 Farmington Fax: SAME

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

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

Property Description 9.41  
 Site Address -- # Access in Front of Twin Falls  
 Current Zoning -- Comm-2 Proposed Zoning -- R-1

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:  
Change from Commercial to Single Family Lots No Sewer  
Available for Commercial

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 31 day of August, 2016.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

*Single Family*

A public hearing to consider this request to rezone the above described property from Commercial to R-1 will be held on the 26<sup>th</sup> day of Sept, 20016, 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 8-31-16  
 Applicant Signature

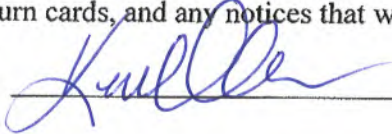
*Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating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

*[Signature]* Date 8-31-16  
 Owner/Agent Signature

**AFFIDAVIT**

I hereby certify that I Kerth Maers  
Print name

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

Signature:  Date: 8-31-16

**Keith Marrs  
P. O. Box 605  
Farmington, AR 72730  
479-841-3586**

September 1, 2016

To All Property Owners:

This notice is to inform you of my intent to rezone the commercial property located on the front south side of Twin Falls entrance to single family. I plan on getting eight (8) lots, one (1) acre or more on this piece of property. The reason for the change is we have no more lots in Twin Falls. The only interest I have had for commercial lots is a big truck repair garage and storage units which I do not feel is a good fit for Twin Falls.

These lots would be part of Twin Falls Phase 1 covenants, under the direction of the POA and Architectural Control Committee.

If you should have any questions, please feel free to call me at 479-841-3586. Also, you can attend the Planning Commission Meeting at Farmington City Hall, Monday, September 26, 2016 at 6:00 P.M.

Thank you,



Keith Marrs  
479-841-3586

7016 1370 0000 1317 4685

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

SPRINGDALE, AR 72762

**OFFICIAL USE**

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/07/2016

Sent To L J L Builders  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

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

7016 1370 0000 1317 4739

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LONOKE, AR 72086

**OFFICIAL USE**

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/07/2016

Sent To First State Bank  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

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

7016 1370 0000 1317 4715

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.20	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/07/2016

Sent To Walker  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

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

7016 1370 0000 1317 4746

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	02
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/08/2016

Sent To Stierle  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

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

7016 1370 0000 1317 4692

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/07/2016

Sent To Trade Mark Homes  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

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

7016 1370 0000 1317 4661

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FARMINGTON, AR 72730

**OFFICIAL USE**

Certified Mail Fee	\$3.30	0230
Extra Services & Fees (check box, add fee as appropriate)	\$2.70	06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.47	
Total Postage and Fees	\$6.47	09/07/2016

Sent To Guenther  
 Street and Apt. No., or PO Box No.  
 City, State, ZIP+4®

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



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FAYETTEVILLE, AR 72702

Certified Mail Fee \$3.30  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$2.70  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

0230  
06

Postmark  
Here

Postage \$0.47

Total Postage and Fees \$6.47

09/07/2016

Sent To Goose Creek

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

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

9024 4TET 0000 04ET 9T02

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FAYETTEVILLE, AR 72703

Certified Mail Fee \$3.30  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$2.70  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

0230  
06

Postmark  
Here

Postage \$0.47

Total Postage and Fees \$6.47

09/07/2016

Sent To Brunk

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

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

9294 4TET 0000 04ET 9T02

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FAYETTEVILLE, AR 72703

Certified Mail Fee \$3.30  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$2.70  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

0230  
06

Postmark  
Here

Postage \$0.47

Total Postage and Fees \$6.47

09/07/2016

Sent To Riverwood

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

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

4594 4TET 0000 04ET 9T02

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
 First State Bank  
 Po Box 330  
 Lonoke, AR  
 72086

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent  
 B. Received by (Printed Name) Denita Sheets C. Date of Delivery 9-9-16  
 D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

2. Article Number (Transfer from service label)  
 7016 1370 0000 1317 4739

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

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

Domestic Return Receipt

**U.S. Postal Service™**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

FARMINGTON, AR 72730

OFFICIAL USE

7036 1370 0000 1317 4722

Certified Mail Fee	\$3.30
Extra Services & Fees (check box, add fee as appropriate)	\$2.70
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.47
Total Postage and Fees	\$6.47

0230  
1 06  
Postmark  
Here  
09/07/2016

Sent To: Loomis  
Street and Apt. No., or PO Box No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

L & L Builders  
1800 Willard Street  
Springdale, AR 72762



9590 9402 1770 6074 8571 41

Article Number (Transfer from service label)

7016 1370 0000 1317 4685

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

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) Skip Carey
- C. Date of Delivery 9-8-16
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

James Stierle  
355 S. Waterfall Dr  
Farmington, AR 72730



9590 9402 1770 6074 8571 96

Article Number (Transfer from service label)

7016 1370 0000 1317 4746

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

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) James Stierle
- C. Date of Delivery 9/12/16
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

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

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Trade Mark Homes  
PO Box 1527  
Farmington, AR 72730



9590 9402 1770 6074 8571 34

2. Article Number (Transfer from service label)

7016 1370 0000 1317 4692

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) Samantha Graches
- C. Date of Delivery 9-8-16
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

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

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Goose Creek Properties  
 PO Box 1346  
 Fayetteville, AR  
 72702



9590 9402 1770 6074 8571 27

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

**COMPLETE THIS SECTION ON DELIVERY**

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

**3. Service Type**

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

Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Riverwood Homes LLC  
 3420 N. Plainview Ave  
 Fayetteville, AR  
 72703



9590 9402 1770 6074 8571 72

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) SAVILE BLANK C. Date of Delivery 8/8
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_

**3. Service Type**

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

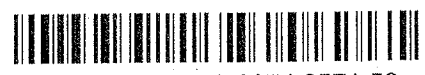
Domestic Return Receipt

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

Matthew Brunk  
 403 Waterfalls Dr  
 Farmington, AR  
 72730



9590 9402 1770 6074 8571 58

2. Article Number (Transfer from service label)  
7016 1370 0000 1317 4678

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

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name) Brunk C. Date of Delivery 9/8/16
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below: \_\_\_\_\_

**3. Service Type**

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

Domestic Return Receipt

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

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

9.41

Acres on Front of Twin Falls Subdivision

Location

Twin Falls Dev LLC

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Sept 26<sup>th</sup> 2016 at 6:00 p.m.

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

**AGENT AUTHORIZATION**

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

*Keith Marrs*  
Property Owner - Signature

KEITH MARRS member  
Property Owner - Print

\_\_\_\_\_  
Property Owner - Signature

\_\_\_\_\_  
Property Owner - Print

COPY

WARRANTY DEED

Doc ID: 008403540003 Type: REL  
Recorded: 04/21/2005 at 09:00:28 AM  
Fee Amt: \$14.00 Page 1 of 3  
Washington County, AR  
Bette Stamos Circuit Clerk  
File 2005-00016933

KNOW ALL MEN BY THESE PRESENTS:

That Goose Creek Properties, L. L. C., an Arkansas Limited Liability Company, by its Managers, hereinafter called GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by Twin Falls Development, L. L. C., the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Twin Falls Development, L. L. C., hereinafter called GRANTEE, whether one or more, and unto Grantee's heirs, successors, and assigns forever, the following described lands lying in Washington County, Arkansas, to-wit:



SEE ATTACHED EXHIBIT "A"

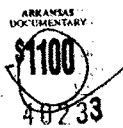
TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto Grantee's heirs, successors, and assigns forever, with all appurtenances thereunto belonging.

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

IN TESTIMONY WHEREOF, the name of the GRANTOR is hereunto affixed by its Managers this 20<sup>th</sup> day of April, 2005.

GOOSE CREEK PROPERTIES, L. L. C.

By: *Donald L. Williams*  
Donald L. Williams, Manager



By: *Maribelle Williams*  
Maribelle Williams, Manager



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 Donald L. Williams and Maribelle Williams, to me personally well known, who stated that they were Managers of Goose Creek Properties, L. L. C., and were duly authorized in their capacities to execute the foregoing instrument for and in the name and behalf of said corporation, to me well known as the

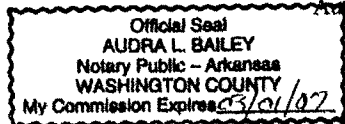
W05-5583

GRANTOR in the foregoing Warranty Deed and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 20<sup>th</sup> day of April, 2005.

My Commission Expires:

3/1/2007



Audra L. Bailey  
Audra L. Bailey, Notary Public

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

By: Audra L. Bailey  
Grantor/Agent  
PO Box 1005, Farmington, AR 72730  
Grantee Address

Prepared by: Wade A. Williams  
Attorney at Law  
P.O. Box 3039  
Holiday Island, AR 72631



## EXHIBIT "A"

A part of the North Half (N1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section 27, and a part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 34, all in Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a point that is S 89°09'52" E, 1076.44 feet from the NW corner of the SW1/4 of said Section 27 and running thence S 89°09'52" E, 240.55 feet to the NW corner of the SE1/4 of the SW1/4 of said Section 27; thence S 89°09'52" E, 1318.95 feet to the NE corner of said 40 acre tract; thence S 89°04'11" E, 663.64 feet to the NE corner of the W1/2 of the SW1/4 of the SE1/4 of said Section 27; thence S 00°44'01" W, 1322.63 feet to the SE corner of said 20 acre tract; thence S 89°10'01" E, 661.84 feet to the NE corner of the NW1/4 of the NE1/4 of said Section 34; thence S 00°49'11" W, 1322.08 feet to the SE corner of said 40 acre tract; thence N 89°10'13" W, 1322.0 feet to the SW corner of said 40 acre tract; thence N 89°02'44" W, 1440.7 feet along the South line of the N1/2 of the NW1/4 of said Section 34 to the centerline of Washington County Road No. 263 (Jim Brooks Road); thence Northwesterly along said centerline the following N 05°15'52" W, 886.81 feet; N 07°14'17" W, 70.71 feet; N 17°14'17" W, 70.71 feet; N 17°30'68" W, 388.58 feet to the North line of the N1/2 of the NW1/4 of said Section 34; thence leaving said centerline and running S 89°17'03" E, 344.76 feet to the SW corner of the SE1/4 of the SW1/4 of said Section 27; thence N 00°43'06" E, 660.8 feet to the SE corner of the N1/2 of the SW1/4 of the SW1/4 of said Section 27; thence N 89°13'28" W, 354.29 feet along the South line of said 20 acre tract to the centerline of said County Road No. 263; thence Northeasterly along said centerline the following: N 06°33' E, 104.92 feet; N 07°18'49" E, 174.55 feet; N 09°42'52" E, 142.54 feet; N 25°04'36" W, 72.66 feet to the centerline of U.S. Highway No. 62; thence leaving said county road centerline and running N 28°12'57" E, 199.48 feet along said highway centerline to the Point of Beginning, containing 151.39 acres, more or less. Subject to the Washington County Road No. 263 (Jim Brooks Road) right-of-way along the West line, the U.S. Highway No. 62 right-of-way along the Northwest line and any other easements and/or right-of-ways of record.

### LESS AND EXCEPT:

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a 3/4 inch rebar being used as the South 1/16 corner of Sections 27 & 28, thence S 88°09'19" E along the North line of the SW1/4 of the SW1/4 of Section 27 a distance of 1127.98 feet to a point on the Easterly right-of-way line of U.S. Highway 62 as established by AHTD Job 412 for the Point of Beginning; thence continue S 88°09'19" E along said North line a distance of 44.38 feet to a point on the Easterly right-of-way line of U.S. Highway 62 as established by AHTD Job R40082; thence S 27°28'05" W along said right-of-way line a distance of 185.72 feet to a point; thence S 31°09'16" W along said right-of-way line a distance of 140.05 feet to a point; thence S 31°09'06" W along said right-of-way line a distance of 423.86 feet to a point; thence N 87°52'24" W a distance of 35.61 feet to a point on the Easterly right-of-way line of U.S. Highway 62 as established by AHTD Job 412; thence N 29°39'11" E along said right-of-way line a distance of 745.06 feet to the Point of Beginning and containing 0.68 acres or 29,752 square feet, more or less, as shown on plans prepared by the AHTD referenced as Job R40082. RA 7/25/03.

### AND ALSO:

A part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Commencing at the NW corner of said SW1/4 SW1/4, thence S 89°09'52" E along the North line of said SW1/4 SW1/4 1078.44 feet to the centerline of U.S. Highway 62; thence S 28°12'57" W along said centerline 199.48 feet; thence S 25°04'36" E, 72.68 feet to the centerline of Washington County Road No. 263 (Jim Brooks Road); thence S 09°42'52" W along said centerline 75.78 feet to the Point of Beginning; thence continuing along said centerline S 09°42'52" W, 66.76 feet; thence S 07°18'49" W along said centerline 174.55 feet; thence S 06°33'00" W along said centerline 104.92 feet to the South line of the N1/2 SW1/4 SW1/4; thence N 89°13'28" W along said South line of the N1/2 SW1/4 SW1/4 152.44 feet to the East right-of-way line of said U.S. Highway 62; thence N 30°08'31" E along said right-of-way line 308.46 feet; thence N 29°43'49" E along said right-of-way line 86.70 feet to the Point of Beginning, containing 25525 square feet or 0.59 acres, more or less.

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

COPY

Doc ID: 008595510003 Type: REL  
Recorded: 06/14/2005 at 02:36:12 PM  
Fee Amt: \$14.00 Page 1 of 3  
Washington County, AR  
Bette Stamps Circuit Clerk  
File 2005-00025640

# WARRANTY DEED (INDIVIDUAL)

**KNOW ALL MEN BY THESE PRESENTS:**

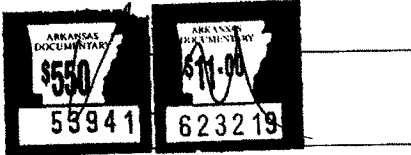
That Dennis Sisemore and Darlene Sisemore, husband and wife, hereinafter called GRANTORS for and in consideration of the sum of One Dollar and no/100 (\$1.00) and other good and valuable consideration paid by Twin Falls Development, L.L.C, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Twin Falls Development, L.L.C, an Arkansas limited liability company, hereafter called GRANTEEES, and unto their heirs and assigns forever, the following described property situate in the County of Washington, State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT A

Subject to all rights of way, covenants and restrictions, easements and all other reservations of record.

TO HAVE AND TO HOLD The same unto the GRANTEEES and unto his/her heirs and assigns forever, with all appurtenances thereunto belonging. And we hereby covenant with GRANTEEES that we will forever warrant and defend the title to the property against all lawful claims whatever.

WITNESS our hands this 10th day of June, 2005.



*Dennis Sisemore*  
Dennis Sisemore

*Darlene Sisemore*  
Darlene Sisemore

## ACKNOWLEDGMENT

State of Arkansas

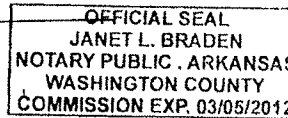
County of Washington

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 Dennis Sisemore and Darlene Sisemore, husband and wife to me well known as the GRANTORS in the foregoing 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 10th day of June, 2005.

*Janet L. Braden*  
Janet L. Braden Notary Public

My commission expires March 5, 2012



**EXHIBIT A**

A part of the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 27, township 16 North, Range 31 West, Washington County, Arkansas, described as follows: Beginning at a point in the centerline of old road at a point which 14.68 chains East of the NW corner of said 20 acre tract and running with the centerline of said road S 06° W, 6.80 chains; thence with curve of centerline of road S about 18° E, 3.31 chains to a point where road intersects the South line of said 20 acres; thence East to the SE corner of said 20 acre tract; thence North 10 chains; thence West 5.32 chains to the Beginning Point, containing 4.3 acres, more or less.

Washington  
County, Arkansas

# RECEIPT

DATE 8-2-76

No. 51367

RECEIVED FROM

Mr. & Mrs. J. W. [unclear]

\$ 200.00

DOLLARS

FOR RENT

for [unclear] [unclear]

ACCOUNT

[unclear]

PAYMENT

[unclear]

BAL. DUE

[unclear]

CASH

CHECK

MONEY ORDER

CREDIT CARD

FROM

[unclear]

TO

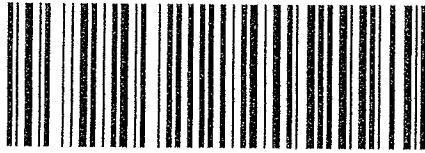
BY

[unclear]

Keith Manns  
PO Box 605  
Farmington, AR

72730

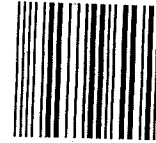
**CERTIFIED MAIL®**



7016 1370 0000 1317 4722



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72730

U.S. POSTAGE  
PAID  
FARMINGTON  
72730  
SEP 07, 16  
AMOUNT

**\$6.41**

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RECEIVED  
SEP 7 2016

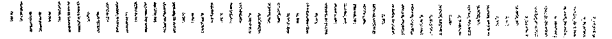
VAC  
SCOTT Loomis  
12475 Jim Brooks Rd  
Farmington, AR

NIXIE 722 CC 1 0389/11

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
72730>0605

BC: 72730060505 \*1255-00215-14



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

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

FARMINGTON, AR 72730

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

Postage	\$0.47
Total Postage and Fees	\$6.47

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Postmark  
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09/07/2016

Sent To Loomis  
Street and Apt. No., or PO Box No. \_\_\_\_\_  
City, State, ZIP+4® \_\_\_\_\_

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

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

9.41

9 Acres on Front of Twin Falls Subdivision

Location

Twin Falls Dev LLC

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Sept 26<sup>th</sup> 2016 at 6:00 p.m.

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

# AFFIDAVIT OF PUBLICATION

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

X  Washington County Enterprise Leader

of general and bona fide circulation in Washington County, Arkansas

LEGEND REALTY  
PG/City of Farmington

Dates of Publication: September 7, 14, 2016

Publication Charges: \$ 42.00

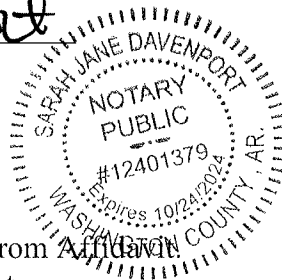
Karen Caler  
Karen Caler

Sworn to and subscribed before me

This 16 day of September, 2016.

Sarah Jane Davenport  
Notary Public

My Commission Expires: 10/24/24



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

NOTICE OF PUBLIC HEARING  
Legal Description:  
Parcel ID 760-02403-800, 5.81 AC, and  
Parcel ID 760-02764-000, 3.60 AC, on  
the east side of Hwy 62 at the entrance  
to Twin Falls Subdivision.  
A public hearing to consider this  
request to rezone the above described  
property from Commercial to R-1  
Single Family will be held on the 26th  
day of September, 2016, at 6:00 p.m. at  
Farmington City Hall, 354 West Main,  
Farmington, Arkansas. All interested  
persons are invited to attend.  
73836765 Sept 7, 14, 2016

City of Farmington  
Application for Variance

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

Applicant: Geoffrey Bates Day Phone: 442-9350  
Address: 7230 S Pleasant Ridge Dr. Fax: \_\_\_\_\_  
Representative: Bates & Associates, Inc. Day Phone: (479) 442-9350  
Address: 7230 S, Pleasant ridge Dr, Fayetteville, AR 72704 Fax: (479) 521-9350  
Property Owner: Littlefield Oil Day Phone: 479-646-0595  
Address: 3403 Cavanaugh Rd / Fort Smith, 72908 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 -- 57 South SW Corner of Main Street and Hunter

Current Zoning -- C-2 & R-O

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):

Variance from paving the storage lot. There will not be heavy traffic on this lot. They mainly just store the trailers there and there is a privacy fence that will keep the gravel lot from public view.

also request a fee in lieu of sidewalk and street improvements to Hunter Avenue.

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 7-19-16  
Applicant Signature

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

[Signature] Date 7/18/2016  
Owner/Agent Signature Littlefield O.I.C.





# Bates & Associates, Inc.

Civil Engineering - Land Surveying - Landscape Architecture

7230 Pleasant Ridge Dr. / Fayetteville, AR 72704

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

June 21, 2016

Re: Littlefield Oil Company

## SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°08'02"W 498.49' AND N87°51'56"W 30.17' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°50'38"W 54.64', THENCE N87°41'55"W 274.19' TO AN EXISTING REBAR, THENCE N02°50'29"E 83.94' TO AN EXISTING REBAR, THENCE S87°36'11"E 49.95' TO AN EXISTING REBAR, THENCE N02°05'24"E 95.97' TO THE SOUTHERN RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY THE FOLLOWING: S89°24'24"E 45.37', N83°03'21"E 123.50', S55°51'23"E 43.73', S03°25'02"W 60.25', S86°34'58"E 12.33', THENCE LEAVING SAID RIGHT-OF-WAY S03°12'04"W 62.87' TO AN EXISTING REBAR, THENCE S87°51'56"E 9.76' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #170 RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



Doc ID: 013471610003 Type: REL  
 Kind: DEED  
 Recorded: 06/03/2010 at 01:22:03 PM  
 Fee Amt: \$25.00 Page 1 of 3  
 Washington County, AR  
 Bette Stamps Circuit Clerk  
 File **2010-00015221**

**CORPORATION DEED**

KNOW ALL MEN BY THESE PRESENTS:

That **Littlefield Investment Co., an Arkansas corporation** (herein designated as the Party of the First Part) a corporation organized under the laws of the State of Arkansas with its principal place of business at **P.O. Box 180129, Fort Smith, AR 72918**, doing business in said State, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS (\$10.00)** in hand paid by **Southland Management Group, LLC**, (herein designated as the Party of the Second Part), receipt of which is hereby acknowledged, has granted, bargained and sold and by these presents does hereby grant, bargain, sell and convey unto **Southland Management Group, LLC**, the Party of the Second Part, and unto its heirs and assigns forever the following lands lying in **Washington County, Arkansas**, to-wit:

**TRACT I: A part of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-six (26), in Township Sixteen (16) North, of Range Thirty-one (31) West, described as follows: Beginning at a point on the South line of the right of way of U. S. Highway No. 62, which is 321 3/4 feet South of 30 feet West of the North East corner of said 40 acre tract, and running, thence South 176.93 feet, thence West 274.19 feet, thence North 29.97 feet, thence East 50 feet, thence North 100 feet, more or less, to the South line of the right of way of U. S. Highway No. 62; thence with the curve of the said Highway in a Northeasterly direction to the beginning point, containing .73 acres, more or less, LESS AND EXCEPT that part deeded to the Arkansas State Highway Commission, in Warranty Deed recorded in Book 1060 at Page 491 of the records of the Circuit Clerk of Washington County, Arkansas, and containing in said exception .05 acre, more or less.**

I HEREBY CERTIFY UNDER PENALTY OF FALSE SWEARING, THAT AT LEAST THE CORRECT AMOUNT OF REVENUE STAMPS ARE AFFIXED TO THIS STATEMENT.

*Agent*

GRANTED: *Steve Williams*  
 Southland Management Group, LLC  
 P.O. Box 180129  
 Fort Smith, AR 72918

**TRACT II: Part of the East ½ of the SW/4 of Section 30 in Township 15 North, of Range 30 West, described as follows: Beginning at a point which is 6 feet North of 376 feet East of the Northwest corner of the SE/4 of the SW/4 of said Section 30, and running thence East 100 feet; thence South 66.5 feet; to the North line of the right-of-way of U. S. Highway No. 62; thence Westerly with the North line of the right-of-way of said Highway to a point due South of the beginning point; thence North 39.5 feet to the point of beginning, situated in the Town of Lincoln.**

**\*\*Property description provided to preparer by Grantor\*\***

There has been no examination of title by abstractors or attorneys of Williams Abstract & Title of the properties herein being conveyed.

TO HAVE AND TO HOLD the same unto the said Party of the Second Part, **Southland Management Group, LLC**, and unto its heirs and assigns forever, with all the privileges and appurtenances thereto belonging.

AND the said Party of the First Part, hereby covenants with said Party of the Second Part, its heirs and assigns, that it is lawfully seized in fee of the foregranted premises; that they are free from all encumbrances; that it has a good right to sell and convey the same to the said Party of the Second Part as aforesaid, and that it will forever warrant and defend the title to the said real estate against all lawful claims and demands whatsoever.

IN TESTIMONY WHEREOF, the said Party of the First Part has, by order of its Board of Directors, hereunto caused these presents to be signed by **Aaron B. Littlefield, III**, its President, and caused its corporate seal to be hereunto affixed this 14th day of April, 2010,

**LITTLEFIELD INVESTMENT CO.,**  
an Arkansas corporation

  
By: **AARON B. LITTLEFIELD, III**  
President

**CERTIFICATE OF ACKNOWLEDGMENT**

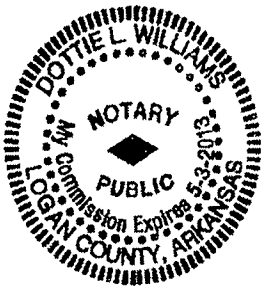
STATE OF ARKANSAS)  
COUNTY OF LOGAN ) ss.

On this 14<sup>th</sup> day of April, 2010, before me, a Notary Public, within and for the County of Logan, State of Arkansas, duly commissioned and acting, appeared in person the within named **Aaron B. Littlefield, III**, to me personally well known, who stated that he is the **President** of **Littlefield Investment Co., an Arkansas corporation**, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further state and acknowledged that he has so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and date aforesaid.

  
Notary Public

My Commission Expires: 5/3/2013



**PREPARED BY:**  
**Williams Abstract & Title**  
**Under the direction of**  
**John. R. Williams**  
**P.O. Box 147**  
**Booneville, AR 72927**

File# 2011-00025155

**WARRANTY DEED  
(CORPORATION)**


**KNOW ALL MEN BY THESE PRESENTS:**

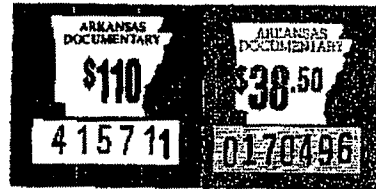
That KSDA, Inc., an Arkansas Corporation, a corporation organized under and by virtue of the laws of the State of Arkansas, by its President, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, in hand paid by Southland Management Group, LLC, an Arkansas Limited Liability Company the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said Southland Management Group, LLC, an Arkansas Limited Liability Company and unto his/her/their heirs and assigns forever the following described land, situate in the County of Washington, State of Arkansas, to-wit:

A part of the NE 1/4 of the NW 1/4 of Section 26, T-16-N, R-31-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point 478.18 feet South and 30.00 feet West of the NE Corner of said 40 acre tract and running thence West 274.19 feet; thence South 75.00 feet; thence East 274.19 feet; thence North 75.00 feet to the point of beginning.

TO HAVE AND TO HOLD The same unto the said Southland Management Group, LLC, an Arkansas Limited Liability Company and unto his/her/their heirs and assigns forever, with all appurtenances thereunto belonging. And I/we hereby covenant with the said Southland Management Group, LLC, an Arkansas Limited Liability Company that he/she/they will forever warrant and defend the title to said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, The name of the grantor is hereunto affixed by its President and its seal affixed by its Secretary, this 23rd day of August, 2011.

KSDA, INC.  
  
Keith Marrs  
President



**ACKNOWLEDGMENT**

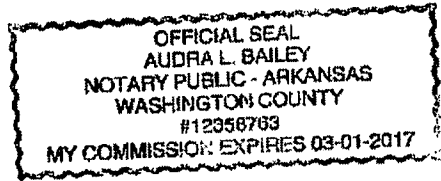
State of Arkansas  
County of Washington

On this 23rd day of August, 2011, before me, Audra L Bailey, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Keith Marrs, to me personally well known, who stated that he was the President of KSDA, Inc., an Arkansas Corporation, an entity, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said entity, and further stated and acknowledged that he had so signed, executed and delivered said foregoing 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 23rd day of August, 2011.

Audra L Bailey  
Notary Public Audra L Bailey

My Commission Expires: March 01, 2017



Prepared under the supervision of:

A. Bailey Attorney, PA  
PO Box 790  
Farmington, AR 72730

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

Audra L Bailey

Grantee (Agent)

Po Box 180129

H Smith, AR 72918

Grantee's Address

Washington County, AR  
I certify this instrument was filed on  
9/7/2011 4:10:01 PM  
and recorded in REAL ESTATE

File# 2011-00025155  
Bette Stamps - Circuit Clerk

by [Signature]

# NORTHWEST ARKANSAS Democrat Gazette

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


## AFFIDAVIT OF PUBLICATION

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

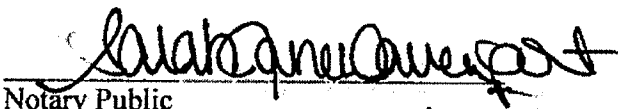
BATES & ASSOCIATES  
Notice of Public Meeting  
City of Farmington

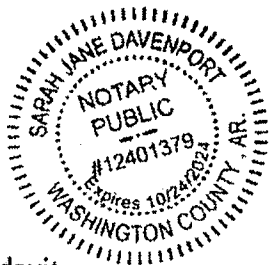
Was inserted in the Regular edition on:  
Sept 8, 2016

Publication Charge: \$ 119.60

  
Karen Caler

Subscribed and sworn to before me  
This 13 day of Sept., 2016.

  
Notary Public  
My Commission Expires: 10/24/24



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

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

**NOTICE OF PUBLIC MEETING**  
An application for a Large Scale Development and Variance at the property described below has been filed with the City of Farmington on the 12th Day of July, 2016. Parcel 760-01572-000 & 760-01575-000:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°08'02"W 498.49' AND N87°51'56"W 30.17' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°50'38"W 54.64', THENCE N87°41'55"W 274.19' TO AN EXISTING REBAR, THENCE N02°50'29"E 83.94' TO AN EXISTING REBAR, THENCE S87°36'11"E 49.95' TO AN EXISTING REBAR, THENCE N02°05'24"E 95.97' TO THE SOUTHERN RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY THE FOLLOWING: S89°24'24"E 45.37', N83°03'21"E 123.50', S55°51'23"E 43.73', S03°25'02"W 60.25', S86°34'58"E 12.33', THENCE LEAVING SAID RIGHT-OF-WAY S03°12'04"W 62.87' TO AN EXISTING REBAR, THENCE S87°51'56"E 9.76' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #170 RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.  
Layman's Description:  
Northeast Corner of Arkansas Highway 170 and Arkansas Highway 62, Farmington, Arkansas.  
The Applicant requests a Large Scale Development for a Trailer Storage Lot. The Applicant also requests a variance from the requirement to hard-surface pave the storage lot.  
A public meeting to consider this request for variance at the above described property will be held on the 26nd day of September, 2016, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
738-42681 Sept 8, 2016

City of Farmington  
Application and Checklist  
Large Scale Development

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

Applicant: Bates & Associates Day Phone: 442-9350  
 Address: 7230 S Pleasant Ridge Dr/ Fayetteville Fax: 521-9350  
 Representative: Geoff Bates Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Property Owner: Southland Management Group Day Phone: 479-646-0595  
 Address: 3403 Cavanaugh Rd, Fort Smith, 72908 Fax: \_\_\_\_\_

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

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

*For office use only*

Fee paid \$	Date	Receipt #

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

Property Description \_\_\_\_\_  
 Site Address -- 57 South  
CORNER OF 71st HUNTER  
 Current Zoning -- C-2 / R-O  
 Attach legal description \_\_\_\_\_

**Financial Interests**

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

Littlefield Oil

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 6-21-2016  
 Applicant Signature

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

\_\_\_\_\_  
 Date \_\_\_\_\_  
 Owner/Agent Signature



## LSD/Subdivision Application Checklist:

Yes No N/A, why?

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

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	✓		
13. A general vicinity map of the project at a scale of 1" = 2000'	✓		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	✓		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	✓		
16. Existing topographic information with source of the information noted. Show:	✓		
a. Two foot contour for ground slope between level and ten percent.	✓		
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.	✓		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	✓		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	✓		shown but not esmt holder
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	✓	<del>NO</del>	
b. Provide pipe types and sizes.	✓	<del>NO</del>	
2. Regarding all proposed sanitary sewer systems		✓	No utilities proposed
a. Provide pipe locations, sizes and types.		✓	"
b. Manhole locations.		✓	"
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		✓	"
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		✓	"
5. Regarding all proposed water systems on or near the site:		✓	"
a. Provide pipe locations, sizes and types.		✓	"
b. Note the static pressure and flow of the nearest hydrant.		✓	"
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.		✓	"
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)		✓	"
a. Locations of all related structures.		✓	"
b. Locations of all lines above and below ground.		✓	"
c. A note shall be placed where streets will be placed under the existing overhead facilities and the		✓	"

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.		✓	none
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.		✓	
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.		✓	
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)		✓	
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.		✓	none
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		✓	none
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		✓	none
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		✓	none
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.		✓	none
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		✓	none
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)		✓	
8. The location and size of existing and proposed signs, if any.		✓	none
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.		✓	
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)		✓	
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).		✓	WALL Fence shown WALL
12. Location of existing and purposed sidewalks.		✓	none
13. Finished floor elevation of existing and purposed structures.		✓	none
14. Indicate location and type of garbage service (Large Scale		✓	none

Developments only.) Dimension turnaround area at dumpster location.		✓	none
15. A description of commonly held areas, if applicable.		✓	"
16. Draft of covenants, conditions and restrictions, if any.		✓	"
17. Draft POA agreements, if any.		✓	"
18. A written description of requested variances and waivers from any city requirements.		✓	"
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	✓		
20. Preliminary drainage plan as required by the consulting engineer.	✓		

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

# RECEIPT

DATE 6-22-16No. 519433RECEIVED FROM Fates & Associates \$500.00Five hundred & no/100 DOLLARS FOR RENT  
 FOR Large Scale on Littlefield Oil Co.

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

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY B. ColemanCR# 13146



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

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

June 21, 2016

Planning Commissioners & Staff  
City of Farmington  
354 W. Main Street  
Farmington, AR 72730

**RE: Littlefield Oil**

Dear Planning Staff,

Littlefield Oil Company is proposing to add a gravel parking lot to store their trucks. The site is located on the corner of Highway 62 and Highway 170 behind the Tobacco Shop. The parking lot will be fenced with a 6' privacy fence so view to the interior of the lot will be limited. The lot will be access from Hunter Road.

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

Sincerely

**Bates & Associates, Inc.**

Geoffrey H. Bates, P.E.  
President of Engineering

**CORPORATION DEED**

KNOW ALL MEN BY THESE PRESENTS:

That **Littlefield Investment Co., an Arkansas corporation** (herein designated as the Party of the First Part) a corporation organized under the laws of the State of Arkansas with its principal place of business at **P.O. Box 180129, Fort Smith, AR 72918**, doing business in said State, for and in consideration of the sum of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS (\$10.00)** in hand paid by **Southland Management Group, LLC**, (herein designated as the Party of the Second Part), receipt of which is hereby acknowledged, has granted, bargained and sold and by these presents does hereby grant, bargain, sell and convey unto **Southland Management Group, LLC**, the Party of the Second Part, and unto its heirs and assigns forever the following lands lying in **Washington County, Arkansas**, to-wit:

**TRACT I: A part of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Twenty-six (26), in Township Sixteen (16) North, of Range Thirty-one (31) West, described as follows: Beginning at a point on the South line of the right of way of U. S. Highway No. 62, which is 321 3/4 feet South of 30 feet West of the North East corner of said 40 acre tract, and running, thence South 176.93 feet, thence West 274.19 feet, thence North 29.97 feet, thence East 50 feet, thence North 100 feet, more or less, to the South line of the right of way of U. S. Highway No. 62; thence with the curve of the said Highway in a Northeasterly direction to the beginning point, containing .73 acres, more or less, LESS AND EXCEPT that part deceded to the Arkansas State Highway Commission, in Warranty Deed recorded in Book 1060 at Page 491 of the records of the Circuit Clerk of Washington County, Arkansas, and containing in said exception .05 acre, more or less.**

I HEREBY CERTIFY UNDER PENALTY OF FALSE SWEARING, THAT AT LEAST THE CORRECT AMOUNT OF REVENUE STAMPS ARE AFFIXED TO THIS STATEMENT.

*Agent*  
*Bette Stamps*  
GRANTEE: *Bette Stamps*  
Southland Management Group, LLC  
P.O. Box 180129  
Fort Smith, AR 72918

**TRACT II: Part of the East ½ of the SW/4 of Section 30 in Township 15 North, of Range 30 West, described as follows: Beginning at a point which is 6 feet North of 376 feet East of the Northwest corner of the SE/4 of the SW/4 of said Section 30, and running thence East 100 feet; thence South 66.5 feet; to the North line of the right-of-way of U. S. Highway No. 62; thence Westerly with the North line of the right-of-way of said Highway to a point due South of the beginning point; thence North 39.5 feet to the point of beginning, situated in the Town of Lincoln.**

**\*\*Property description provided to preparer by Grantor\*\***


There has been no examination of title by abstractors or attorneys of Williams Abstract & Title of the properties herein being conveyed.

TO HAVE AND TO HOLD the same unto the said Party of the Second Part, **Southland Management Group, LLC**, and unto its heirs and assigns forever, with all the privileges and appurtenances thereto belonging.

AND the said Party of the First Part, hereby covenants with said Party of the Second Part, its heirs and assigns, that it is lawfully seized in fee of the foregranted premises; that they are free from all encumbrances; that it has a good right to sell and convey the same to the said Party of the Second Part as aforesaid, and that it will forever warrant and defend the title to the said real estate against all lawful claims and demands whatsoever.

IN TESTIMONY WHEREOF, the said Party of the First Part has, by order of its Board of Directors, hereunto caused these presents to be signed by **Aaron B. Littlefield, III, its President**, and caused its corporate seal to be hereunto affixed this 14<sup>th</sup> day of April, 2010,

**LITTLEFIELD INVESTMENT CO.,  
an Arkansas corporation**

  
By: **AARON B. LITTLEFIELD, III**  
President



**CERTIFICATE OF ACKNOWLEDGMENT**

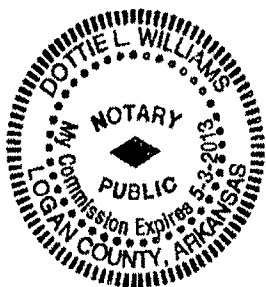
STATE OF ARKANSAS)  
COUNTY OF LOGAN ) ss.

On this 14<sup>th</sup> day of April, 2010, before me, a Notary Public, within and for the County of Logan, State of Arkansas, duly commissioned and acting, appeared in person the within named **Aaron B. Littlefield, III**, to me personally well known, who stated that he is the **President** of **Littlefield Investment Co., an Arkansas corporation**, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further state and acknowledged that he has so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and date aforesaid.

  
Notary Public

My Commission Expires: 5/3/2013



**PREPARED BY:**  
**Williams Abstract & Title**  
**Under the direction of**  
**John. R. Williams**  
**P.O. Box 147**  
**Booneville, AR 72927**

File# 2011-00025155

**WARRANTY DEED  
(CORPORATION)**


**KNOW ALL MEN BY THESE PRESENTS:**

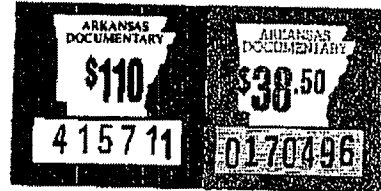
That KSDA, Inc., an Arkansas Corporation, a corporation organized under and by virtue of the laws of the State of Arkansas, by its President, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, in hand paid by Southland Management Group, LLC, an Arkansas Limited Liability Company the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the said Southland Management Group, LLC, an Arkansas Limited Liability Company and unto his/her/their heirs and assigns forever the following described land, situate in the County of Washington, State of Arkansas, to-wit:

A part of the NE 1/4 of the NW 1/4 of Section 26, T-16-N, R-31-W, Washington County, Arkansas, being more particularly described as follows: Beginning at a point 478.18 feet South and 30.00 feet West of the NE Corner of said 40 acre tract and running thence West 274.19 feet; thence South 75.00 feet; thence East 274.19 feet; thence North 75.00 feet to the point of beginning.

TO HAVE AND TO HOLD The same unto the said Southland Management Group, LLC, an Arkansas Limited Liability Company and unto his/her/their heirs and assigns forever, with all appurtenances thereunto belonging. And I/we hereby covenant with the said Southland Management Group, LLC, an Arkansas Limited Liability Company that he/she/they will forever warrant and defend the title to said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, The name of the grantor is hereunto affixed by its President and its seal affixed by its Secretary, this 23rd day of August, 2011.

KSDA, INC  
  
Keith Marrs  
President



**ACKNOWLEDGMENT**

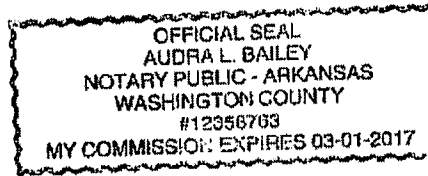
State of Arkansas  
County of Washington

On this 23rd day of August, 2011, before me, Audra L Bailey, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Keith Marrs, to me personally well known, who stated that he was the President of KSDA, Inc., an Arkansas Corporation, an entity, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said entity, and further stated and acknowledged that he had so signed, executed and delivered said foregoing 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 23rd day of August, 2011.

*Audra L Bailey*

Notary Public Audra L Bailey  
My Commission Expires: March 01, 2017



Prepared under the supervision of:

A. Bailey Attorney, PA  
PO Box 790  
Farmington, AR 72730

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

*Audra L Bailey*

Grantee (Agent)

*Po Box 180129*

*H Smith, AR 72918*

Grantee's Address

Washington County, AR  
I certify this instrument was filed on  
9/7/2011 4:10:01 PM  
and recorded in REAL ESTATE

File# 2011-00025155  
Bette Stamps - Circuit Clerk

by *[Signature]*



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

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

June 21, 2016

Re: Littlefield Oil Company

SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°08'02"W 498.49' AND N87°51'56"W 30.17' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°50'38"W 54.64', THENCE N87°41'55"W 274.19' TO AN EXISTING REBAR, THENCE N02°50'29"E 83.94' TO AN EXISTING REBAR, THENCE S87°36'11"E 49.95' TO AN EXISTING REBAR, THENCE N02°05'24"E 95.97' TO THE SOUTHERN RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY THE FOLLOWING: S89°24'24"E 45.37', N83°03'21"E 123.50', S55°51'23"E 43.73', S03°25'02"W 60.25', S86°34'58"E 12.33', THENCE LEAVING SAID RIGHT-OF-WAY S03°12'04"W 62.87' TO AN EXISTING REBAR, THENCE S87°51'56"E 9.76' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #170 RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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

Applicant: Littlefield Oil Co. Date: July 5, 2016  
Project Name: Littlefield Oil Co. Parking Lot Construction – Large Scale Development  
Engineer/Architect: Bates & Associates, Inc.

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Gravel parking lots are not allowed by City Ordinance. This area will have to be paved with a dust free surface or a variance will have to be submitted.
3. Provide spot elevations at the corners of the parking area and within the detention pond (Item #12 on the checklist).
4. How will the area in the southwest corner drain into the detention pond? It appears that the proposed fuel tank will keep this area from draining. Provide additional spot elevations in this area to show that the new parking area will drain into the detention pond.
5. Street Improvements including sidewalk are required for Hunter Street. Since Hunter Street Improvements are currently under design, money in lieu of these improvements would probably be the best approach. The new drive material/location will need to be coordinated with AHTD and Garver Engineers who are the design engineers on this project. An AHTD permit for all work within the highway right-of-way will be required.
6. Drainage Report
  - The runoff coefficients values will have to agree with Table 2.1 from the Farmington Drainage Criteria Manual (DCM). The green space should be the pasture  $C=0.4$ . The gravel should be paved  $C=0.9$ , but  $C=0.85$  will be accepted.
  - A minimum time of concentration for urban areas is 5 minutes as shown in the Farmington DCM.

Received By: \_\_\_\_\_

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

Applicant: Littlefield Oil Co.

Date: 7-5-16

Project Name: Littlefield Oil Co. Parking Lot Construction – Large Scale Development

Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: City of Farmington Name: Melissa McCarville

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- Only complete submittals will be accepted
  - All engineering fees charged to the city will be invoiced to the developer.
  - When returning this submittal, one copy including revised drainage <sup>if required</sup> report  must be submitted <sup>directly</sup> to Chris Brackett
  - Proof of adjacent property notification & proof of advertisement publication must be submitted 7 days prior to planning commission meeting.
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Received By: \_\_\_\_\_

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

Applicant: Littlefield Oil Co. Date: July 5, 2016  
Project Name: Littlefield Oil Co. Parking Lot Construction – Large Scale Development  
Engineer/Architect: Bates & Associates, Inc.

---

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

---

Representing: City of Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Gravel parking lots are not allowed by City Ordinance. This area will have to be paved with a dust free surface or a variance will have to be submitted.
3. Provide spot elevations at the corners of the parking area and within the detention pond (Item #12 on the checklist).
4. How will the area in the southwest corner drain into the detention pond? It appears that the proposed fuel tank will keep this area from draining. Provide additional spot elevations in this area to show that the new parking area will drain into the detention pond.
5. Street Improvements including sidewalk are required for Hunter Street. Since Hunter Street Improvements are currently under design, money in lieu of these improvements would probably be the best approach. The new drive material/location will need to be coordinated with AHTD and Garver Engineers who are the design engineers on this project. An AHTD permit for all work within the highway right-of-way will be required.
6. Drainage Report
  - The runoff coefficients values will have to agree with Table 2.1 from the Farmington Drainage Criteria Manual (DCM). The green space should be the pasture  $C=0.4$ . The gravel should be paved  $C=0.9$ , but  $C=0.85$  will be accepted.
  - A minimum time of concentration for urban areas is 5 minutes as shown in the Farmington DCM.

7. show Adjoining Property Owner Information on plat.

Received By: \_\_\_\_\_

---

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

Applicant: Littlefield Oil Co.

Date: 7-5-16

Project Name: Littlefield Oil Co. Parking Lot Construction – Large Scale Development

Engineer/Architect: Bates & Associates, Inc.

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

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Representing: Cox Communications Name: Chad Hodge

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

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Received By: \_\_\_\_\_

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

Applicant: Littlefield Oil Co.

Date: 7-5-16

Project Name: Littlefield Oil Co. Parking Lot Construction – Large Scale Development

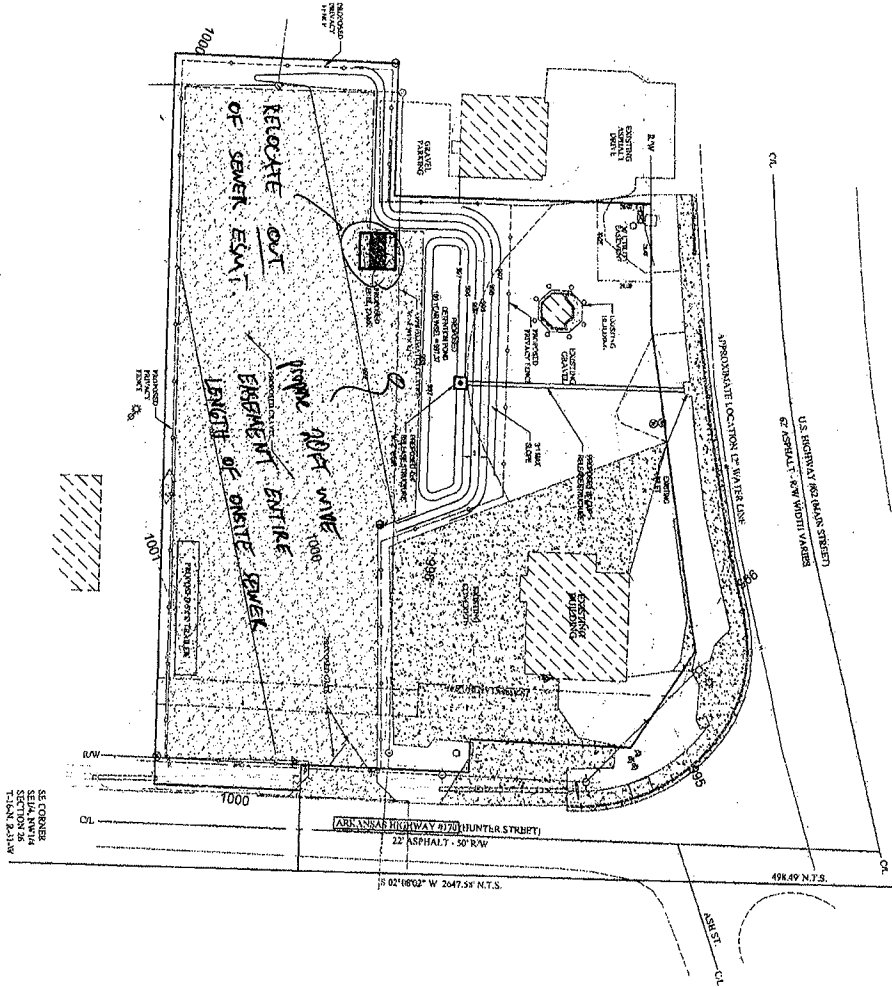
Engineer/Architect: Bates & Associates, Inc.

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

Representing: City of Fayetteville Engineering Name: Corey Granderson

- ① Show all existing water & sewer public mains.
- ② Dedicate 20FT wide easement centered on existing sewer lines on these parcels.
- ③ Keep detention pond and any walls/structures OUT of these new easements.

Received By: \_\_\_\_\_



- CONSTRUCTION NOTES:**
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  2. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  3. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  4. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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  8. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  9. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  10. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
- GENERAL NOTES:**
1. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  2. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
  3. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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  10. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.



**Bates & Associates, Inc.**  
 Civil Engineering & Surveying  
 7310 S. Pleasant Ridge Dr.  
 Fayetteville, Arkansas 72717  
 Phone: (479) 454-3290 Fax: (479) 271-8288

LITTLEFIELD OIL COMPANY  
 LARGE SCALE DEVELOPMENT PLANS  
 GRADING PLAN  
 FARMINGTON, ARKANSAS

REVISIONS	DATE

Professional Engineer Seal for Littlefield Oil Company, Farmington, Arkansas.

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

Applicant: Littlefield Oil Co.

Date: 7-5-16

Project Name: Littlefield Oil Co. Parking Lot Construction – Large Scale Development

Engineer/Architect: Bates & Associates, Inc.

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

---

Representing: PG TELCO Name: SHANE BELL  
479-846-7255

*Please contact Shane Bell @ 479-846-7255 to discuss relocation of existing 25' Pole + possible removal of pole on property.*

Received By: \_\_\_\_\_

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

Applicant: Littlefield Oil Co.

Date: 7-5-16

Project Name: Littlefield Oil Co. Parking Lot Construction – Large Scale Development

Engineer/Architect: Bates & Associates, Inc.

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

---

Representing: Swepeco/AEP Name: Ron Bertram

Need 20' UE Along The South Side of Hwy 62.

Any relaxation will be at the owners expense.

Need 20' UE Along South property line.

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PO BOX 258  
FARMINGTON, AR 72730

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SENDER: SALETTE, JACK LAMAR & SHA WNA LYNN  
56 S HUNTER ST  
FARMINGTON, AR 72730

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SENDER: KILGORE, JOSEPH R & SHERID  
2745 OLD WIRE RD  
FAYETTEVILLE, AR 72703

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SENDER: BREWER, ROBERT L  
517 S LYTON AVE  
FAYETTEVILLE, AR 72701-6137

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SENDER: BRYANT, DIANE MARTIN  
LIVING TRUST  
11761 B CREEK LN  
FARMINGTON, AR 72730

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Adult Signature Required \$0.00

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Postage \$0.47

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SENDER: LEE, LINDA J  
PO BOX 1216  
FARMINGTON, AR 72730

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# NORTHWEST ARKANSAS Democrat-Gazette

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## AFFIDAVIT OF PUBLICATION

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

BATES & ASSOCIATES  
Notice of Public Meeting  
City of Farmington

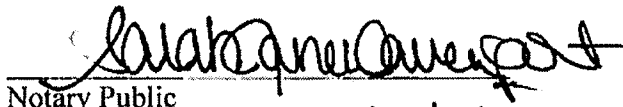
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Sept 8, 2016

Publication Charge: \$ 119.60



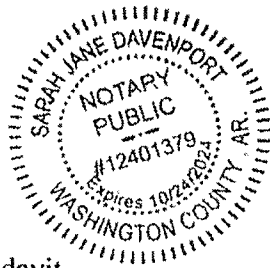
Karen Caler

Subscribed and sworn to before me  
This 13 day of Sept., 2016.



Notary Public

My Commission Expires: 10/24/24



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

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

### NOTICE OF PUBLIC MEETING

An application for a Large Scale Development and Variance at the property described below has been filed with the City of Farmington on the 12th Day of July, 2016. Parcel 760-01572-000 & 760-01575-000:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°08'02"W 498.49' AND N87°31'56"W 30.17' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°50'38"W 54.64', THENCE N87°41'55"W 274.19' TO AN EXISTING REBAR, THENCE N02°50'29"E 83.94' TO AN EXISTING REBAR, THENCE S87°36'11"E 49.95' TO AN EXISTING REBAR, THENCE N02°05'24"E 95.97' TO THE SOUTHERN RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY THE FOLLOWING: S89°24'24"E 45.37', N83°03'21"E 123.50', S55°51'23"E 43.73', S03°25'02"W 60.25', S86°34'58"E 12.33', THENCE LEAVING SAID RIGHT-OF-WAY S05°12'04"W 62.87' TO AN EXISTING REBAR, THENCE S87°51'56"E 9.76' TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN ARKANSAS HIGHWAY #170 RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

#### Layman's Description:

Non-east Corner of Arkansas Highway 170 and Arkansas Highway 62, Farmington, Arkansas.

The Applicant requests a Large Scale Development for a Trailer Storage Lot. The Applicant also requests a variance from the requirement to hard-surface pave the storage lot.

A public meeting to consider this request for variance at the above described property will be held on the 26th day of September, 2016, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

73842681 Sept 8, 2016