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

PLANNING COMMISSION AGENDA
November 23, 2026
A meeting of the Farmington Planning Commission will be held on Monday, November 23, 2026, at 6:00 p.m. at City Hall 354 W. Main Street, Farmington, Arkansas.

1. Roll Call

2. Approval of the minutes –October 26, 2026

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 limited to three minutes per person.

1. PUBLIC HEARINGS

A. Conditional Use –Express Oil Change
Property owned by: James Gibson
Property Location: 240 W. Main St. & 248 W. Main St.
Presented by: Nicholas Ostrye, P.E.

B. Variance – setback from 25 ft. to 15 ft. along property line
Property owned by: B3 Investment Properties LLC
Property Location: 33 E. Main St.
Presented by: Bates & Associates, Inc.

C. Variance – variance of Ordinance No. 2026-18 requiring all buildings that get commercial permits to go through Large Scale Development
Property owned by: Marcus Nall
Property Location: 233 E. Main St.
Presented by: Marcus Nall

Planning Commission Meeting Minutes
October 26, 2026, at 6 PM

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

PRESENT

Robert Mann, Chair
Chad Ball
Ken Goff
Gerry Harris, Vice Chair
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT: Ryan Crawford

City Employees Present: Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Rick Bramall, Building Official; Bill Hellard, Fire Chief; City Administrative Assistant LeAnn Tolleson

2. **Approval of Minutes: September 28, 2026**, minutes were approved 5-0, Vice Chair Gerry Harris abstained.

3. **Comments from Citizens: None**

Public Hearings

1A. Conditional Use – Real Church, property owned by Hillcrest Holdings, LLC, property located at 12094 Hwy 170, presented by Howard Carter

Howard Carter, 12899 Patton, Farmington; I'm here to represent the real church. They're trying to buy 12 acres of this property, and they have a contract pending. City Business Manager Melissa McCarville stated we haven't done any conditional use in a long time, and the reason a church is conditional use is because it's not commercial. It's sort of in between, so there's not a good specific zoning to put it in. If they're awarded the conditional use, it would have to be a church. Nothing else can be built there if you give the approval tonight.
City Attorney Jay Moore commented that if they decide not to be a church five years from now a new church would just have to come in. If somebody wanted to do something else with the property, they'd have to come back to the planning commission and either ask for a rezone or another conditional use.

Chad Ball asked about number four on the conditional use application if the public services and utilities are available and are they adequate? Instead of checking yes, it said letters will be sent in time based on requirements of application, and then it says there will be an order for church to be approved for large scale development. City Business Manager Melissa McCarville stated they do not have sewer at this time. Mr. Carter responded by saying this is septic. Ken Goff asked if this has been tested and Howard Carter answered they are working on it now and the contract is pending on it if it perks. Vice Chair Gerry Harris, that was the problem when they were wanting to build houses out there, they said it wouldn't perk.

Chad Ball asked if we need to table this until we get an adequate septic test because that's my main concern on this and want the application to be correct before we move forward. Bobby Wilson asked if that could be a condition that it passes. City Business Manager Melissa McCarville answered you can put any condition you want on a conditional use. Mr. Carter responded the church contract is pending; it must perk. City Business Manager Melissa McCarville stated if they don't buy the property they won't proceed with large-scale. Chad Ball responded that the public services and utilities available are not adequate so why is this before us? City Attorney Jay Moore answered, I think every one of these must be checked off as a yes before it's before you.
Chad Ball responded it says three through ten, provide a brief explanation, and that's why I'm asking for an explanation.

City Attorney Jay Moore stated you can still decide if you if you think it fits, and you want to grant the conditional use. City Attorney Jay Moore stated it's up to you guys on how you want to vote, you don't have to table it, but obviously your vote is up to you whether or not you would want to make that decision without this information

Comments from Citizens:

Kathy Baley 11204 North Appleby, stated we don't even know where those 12 acres are, there's 33 there but where is the 12? No one has seen anything on this, City Attorney Jay Moore asked if they had received a notice, Ms. Baley answered yes, but nothing else. City Attorney Jay Moore said anytime you have questions you can go to City Hall and get answers.

Chairman Mann closed the floor for public comment.

Chad Ball asked how long it would take to get the results back from the test and wanted to know if this should be tabled until the next meeting. Bobby Wilson asked why we are trying to table this, we can approve it if it perks, if it doesn't it's done. Chad Ball stated there is more than one concern on this, does it fit all these types of things, and it would give the citizens another month to talk about it. Ms. Baley didn't even know where it was. Chad Ball made a motion to table this to the November 23rd meeting, Vice Chair Gerry Harris seconded the motion. Upon roll call the vote failed 4-3 with Norm Toering, Matt Hutcherson, Bobby Wilson and Chairman Robert Mann voting no.

Norm Toering asked if there was going to be enough parking for the building they would be building? City Business Manager Melissa McCarville replied they will come back with that information about Large-Scale Development. City Attorney Jay Moore stated the commission just needs to figure out whether you want a church there or not. Chad Ball asked if we should add the condition that if it passes add septic as part of the condition. City Attorney Jay Moore answered and said yes, it would need to be conditional upon the septic tank being perk testing approval.

Chairman Mann called the question to approve the conditional use of the Real Church conditioned upon the septic tank and perk being approved by the health department. Property owned by Hillcrest Holdings, LLC, property located at 12094 Hwy 170, presented by Howard Carter Upon roll call the vote failed 4-2 Ken Goff, Norm Toering, Chad Ball and Matt Hutcherson voting no.

1B. Discussion of the Design Standards and Landscape Ordinance.

City Business Manager Melissa McCarville stated the two things we have been discussing at work sessions about the Design Standards and the parkland dedication fees. The emphasis was to increase fees, and I don't think we ever came to a number. It's now $900 for single family unit and $600 for multi-family unit. All we want to change in that ordinance is those fees, so the question is what language we want to put in the ordinance that we want to take to the City Council. City Attorney Jay Moore stated we change it based off of research ideas and thoughts; the planning commissioners want to see it at and if we do need to table to get more information we can.

City Engineer Chris Brackett asked if only the fee was changing or also changing the land requirement. City Attorney Jay Moore said a quick research City of Fayetteville's is $1,089 for single family and $952 for multi-family and it looks like it is based off acreage that is the same as ours. Chad Ball stated the last time we looked at this was October of 2023, and the ordinance states the city shall review the ratio and fee payments at least every four years to make adjustments.

Chairman Robert Mann commented we had someone come before us, and we told them they needed to put a park in, and they went to the City Council and City Council told them no, you can pay a fee in lieu of, is that correct? City Attorney Jay Moore answered, yes, it is a case by case because sometimes the city does not want a park in.

Chad Ball stated the dedication ratios are the same and the fee formulas are $900 for single family and $600 for multifamily Fayetteville's fees are $1,089 for single and $952 for multifamily. If we did $1,200 for single family and $900 for multifamily, that could be it. Or we could do $1000 per unit just straight across the board. For a 60-unit development currently $54,000 for single-family, $36,000 for multifamily. This is a perfect work session discussion where we bring a couple of scenarios.

Chairman Robert Mann stated bring this back to the next work session, this is not a planning commission decision tonight. City Business Manager Melissa McCarville said we are having a public hearing tonight, this is a public hearing. Chad Ball commented when I spoke to staff, I mentioned $1200 for single family and $900 for multi-family. I would like it to go up, but that would be an increment of $300 each of them is what I proposed to staff when we were discussing it, $1200 for single family and $900 for multifamily. City Business Manager Melissa McCarville stated when we talked at the last work session there was some urgency in getting this done, which is why I brought it back tonight. Ken Goff said that $1200 and $900 sounds feasible and we don't want to jack it up so high.

Chad Ball stated adding $300 to each unit would keep up with the rising costs, do we vote on that or are we just talking about it? City Attorney Jay Moore answered planning commission will give us a number and I will draft it into an ordinance and take it to City Council for approval.

Comments from Citizens:

Jeff Oxford, 12186 North Highway 170. I want to encourage you guys. It doesn't matter if you had $500, $1000, $2000, or $3000. You talk about affordable housing. At the end of the line, what happens is whatever number you add to it is what they add to the cost of their house. So just kind of keep that in mind as you're moving along. I mean, if you need to raise it to tell them, you know that they got skin in the game, and at the end of the at the end of the deal, the skin in the game is the person buying the house. Keep that in mind.

Chairman Mann closed the floor for public comment.

Chad Ball stated I think adding $300 to each of those is a modest and needed increase for what we are looking at, and we are the body that brings it to council, and then council can do what they want with them. Chairman Robert Mann stated this is about the design standards and landscaping ordinance. City Business Manager commented both are part of the zoning ordinance, which is why we have to have a public hearing. Chad Ball said I think we proved the architectural metal is an adequate design standard based on how we felt on the Junior High.
City Attorney Jay Moore requested someone make a motion, second it and then we will vote on it and then we will get into the architectural.

Chairman Robert Mann stated as chairman I am going to make a motion to table this until the next work session, Bobby Wilson answered no. City Business Manager Melissa McCarville commented if you table it we will need another thirty days because we have to advertise the public hearing. Chairman Mann said he didn't feel as a body we are ready to vote. Vice Chair, Gerry Harris stated all we are doing is raising the money and doing the protection. Chairman Mann said we need a motion to raise it $900 to multifamily and $1200 for single family.

Chad Ball made a motion to increase the payment in lieu of parks fees single family unit, $300 to a total of $1200 per unit, and $300 for multi-family unit to raise it to $900 per unit. Matt Hutcherson seconded the motion upon roll call the vote passed 6-0 and will be put on the November 9th City Council meeting agenda.

City Attorney Jay Moore stated now you need to open the floor and discuss architectural metal to the design standards. City Business Manager Melissa McCarville commented this is different than just metal, according to the architect it's a different component than just metal. Ken Goff stated there are a lot of franchise type businesses who already have their own cookie cutter designs and it may not quite fit. Norm Toering responded saying what

we talked about we're doing this for the school. Now let's jump forward. We're doing this for anybody that's going to build a business. That's not what we talked about as a group. Ken Goff asked, you want only brick? Norm responded no, I'm saying it's changed. This is we're doing this because it's the school and the school is different. Chad Ball stated we are just adding one material to the list of approved materials.

Comments from Citizens: None

City Engineer Chris Brackett there are several different things within your design standards that will not allow them to do an all-metal building. It's not going to look like a metal building like what you're thinking of a metal building, even if you pass it. Vice Chair, Gerry Harris asked if anywhere in our ordinance or have we discussed it? The percentage that would be allowed of this architectural metal on a building. City Engineer Chris Brackett stated the facade must be articulated, which means it can't be all the same material. They have to vary the material whether it's different versions of this.

Chad Ball made the motion to add architectural metal to the list of approved materials for the commercial design standards in our code. Bobby Wilson seconded the motion upon roll call the vote passed 5-1 Norm Toering voting no.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

_____ _____

Chad Ball, Secretary 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: Nicholas Ostrye, P.E. Day Phone: 334-782-6571

Address: 2828 Old 280 Ct, Ste116 Vestavia, AL 35243 Fax:

Representative: Nicholas Ostrye, P.E. Day Phone: 334-782-6571

Address: 2828 Old 280 Ct, Ste116 Vestavia, AL 35243 Fax:

Property Owner: Gibson, Carla Ruth Trust & Gibson Family Revocable Trust Day Phone: 479-313-6863

Address: 106 Parkwood St, Lowell, AR 72745 Fax:

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

Lots 3 & 4 of the Broyles Subdivision (BK 2005, PG 45584) have two existing homes that are zoned and being used commercially.

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

Property Description
Site Address -- 240 W Main Street & 248 W Main Street
Current Zoning -- C-2 Highway Commercial

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:
The use of the proposed business, Express Oil Change, is not well defined among the uses in the zoning code. It was the City's decision to have this development pursue a conditional use on those grounds. The use will be consistent with other C-2 businesses.

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 _____ day of _____, 201_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request for conditional use at the above described property from _____to _____ will be held on the _____ day of _____, 201_____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

_____ Date 10/27/26

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 10-30-26

Owner/Agent Signature

Conditional Use on Appeal
Checklist

[X] Initial Application [ ] Renewal Application

CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.

Applicant's Name Nicholas Ostrye Date 11/16/2026
Address 2828 Old 280 Ct, Ste 116 Zoning C-2
Phone # 334-782-6571 Email nicholas@ostryeeng.com
Description of proposed use:
An Express Oil Change with associated parking. The facility will mostly perform quick oil changes for customers who will drive through the oil changes bays and remain in their cars during the process. The remain bays will perform maintenance that will not require overnight storage of vehicles.

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	X No	1.	A written application has been filed with the City and the $50.00 permit application fee or renewal application fee has been paid.
____ Yes	X No	2.	Does applicant reside at the address that this conditional use was applied for?
____ Yes	X No	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.
X Yes	____ No	4.	Are public services and utilities available and adequate?
____ Yes	X No	5.	Is fire protection adequate? Farmington Fire Chief must inspect and sign-off below.
			_____ Farmington Fire Chief
X Yes	____ No	6.	Is the proposed use compatible with the surrounding area and the planned use for the area?
X Yes	____ No	7.	Is screening and egress safe and convenient?
X Yes	____ No	8.	Are off-street parking and loading areas adequate?
X Yes	____ No	9.	Will refuse and service areas **not** cause adverse effects on adjacent property?
X Yes	____ No	10.	Will off street parking and loading areas **not** cause adverse effects on adjacent property?
X Yes	____ No	11.	Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)
X Yes	____ No	12.	Do the subdivision covenants* allow this use (if applicable)?

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.*

OSTRYE ENGINEERING

2828 Old 280 Ct, Suite 116
Vestavia, AL 35243

(334) 782-6571

nicholas@ostryeeng.com

MEMO

This document is to supplement the Farmington Conditional Use on Appeal Initial Application document. Below is an explanation for each item from the checklist that was answered with a "no":

1. Written application has been filed with the City and the $50.00 permit application fee or renewal application fee has been paid.
   Reasoning: The application and fee are attached with this submittal so they have not technically been filed yet.

2. Does applicant reside at the address that this conditional use was applied for?
   Reasoning: The applicant is a civil engineer representing the developer/purchaser of the land.

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).
   Reasoning: Attached is a copy of all certified mail receipts that were sent out 3 weeks prior to the meeting. A copy of all currently returned receipts included.

4. Is fire protection adequate? Farmington Fire Chief must inspect and sign-off below.
   Reasoning: The site will require a water main extension and the installation of fire hydrant(s). These upgrades will be part of the proposed development.

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:

240 W Main Street, Farmington AR 72730 & 248 W Main Street, Farmington AR 72730

Location:

Carla Ruth Gibson, Trustee of the Carla Ruth Gibson Trust (240) &

Owned by: James Douglas Gibson II and Jessica Leigh Gibson, Co-Trustees of The Gibson Family Revocable Trust (248)

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: An Express Oil Change. The use will be consistent with other C-2 businesses.

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on Monday November 23 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.

Farmington
ARKANSAS

AFFIDAVIT

I hereby certify that I James Gibson
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: _____ Date: 10-30-26

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 2/4/2019 3:53:30 PM
Fee Amt: $20.00 Page 1 of 2
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2019-00003071

citytitle & closing
File# WC-2019

Prepared By:
Katie M. Papasan, Attorney
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

WARRANTY DEED
(TRUSTEES)

KNOW ALL MEN BY THESE PRESENTS:

That **James Douglas Gibson, Trustee of the James Douglas Gibson Trust u/a dated August 24, 2005,** hereinafter called Grantor(s), for and in consideration of the sum of One and No/100-----Dollar---($1.00) and other good and valuable consideration in hand paid by **James Douglas Gibson II and Jessica Leigh Gibson, Co-Trustees of The Gibson Family Revocable Trust u/t/d 11/14/17,** hereinafter called Grantee(s), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said Grantee(s) and unto their heirs and assigns, forever, the following described land, situated and being in the County of Washington, State of Arkansas, to-wit:

Lot 4, Broyles Subdivision of part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 27, Township 16 North, Range 31 West, in the Town of Farmington, Washington County, Arkansas, as designated upon the recorded plat of said subdivision.

TO HAVE AND TO HOLD the same unto said Grantee(s) and unto their heirs and assigns, forever, with all appurtenances thereunto belonging. And we hereby covenant with said Grantee(s) that we will forever warrant and defend the title to the said lands against all claims whatsoever. And we, James Douglas Gibson and Carla Gibson, for and in consideration of said sum of money, do hereby release and relinquish unto said Grantee(s) all of our rights of curtesy, dower and homestead in and to the said lands.

Recital: This Deed is prepared at the instruction of Grantee, and no title search has been requested or performed. The legal description above was taken from that certain Warranty Deed filed in the land records of Washington County, Arkansas on October 12, 2005 as Doc. No. 2005-00045586.

WITNESS our hands and seals on this 1st day of February, 2019.

James D. Gibson
James Douglas Gibson

Carla Gibson
Carla Gibson

James Douglas Gibson Trust u/a dated August 24, 2005

By: James D. Gibson, Trustee
James Douglas Gibson, Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) **SS**
COUNTY OF WASHINGTON)

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **James Douglas Gibson,** to me personally known (or satisfactorily proven), who stated that he is Trustee of the **James Douglas Gibson Trust u/a dated August 24, 2005,** and is duly authorized in such capacity to execute the foregoing Warranty Deed by Trustees for and in the name and behalf of said Trust, and that he has also signed this Deed in his individual capacity to relinquish any marital interests, and further stated and acknowledged that he has so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 1st day of February, 2019.

Notary Public

My Commission Expires: 6-24-28

TINA MCCARVER
Notary Public - Arkansas
Washington County
Commission # 12365764
My Commission Expires Jun 24, 2028

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) **SS**
COUNTY OF WASHINGTON)

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Carla Gibson,** to me personally known (or satisfactorily proven), who stated that she has so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 1st day of February, 2019.

Notary Public

My Commission Expires: 6-24-28

TINA MCCARVER
Notary Public - Arkansas
Washington County
Commission # 12365764
My Commission Expires Jun 24, 2028

Washington County, AR
I certify this instrument was filed on
2/4/2019 3:53:30 PM
and recorded in REAL ESTATE

File# 2019-00003071
Kyle Sylvester - Circuit Clerk

QUITCLAIM DEED

James D. Gibson and Carla R. Gibson, husband and wife, ("Grantor"), in exchange for valuable consideration, the receipt and adequacy of which are hereby acknowledged, do hereby grant, convey, and quitclaim to **Carla Ruth Gibson, Trustee of the Carla Ruth Gibson Trust, u/a dated August 24, 2005,** ("Grantee") and Grantee's successors and assigns all right, title, and interest Grantor may now have or hereafter acquire in and to the following described real property in Washington County, Arkansas, to-wit:

Doc ID: 009211690002 Type: REL
Recorded: 10/12/2005 at 10:43:05 AM
Fee Amt: $11.00 Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 2005-00045584

Grantee hereby certifies under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this Deed.

Carla Ruth Gibson, Trustee of the Carla Ruth Gibson Trust, u/a dated August 24, 2005
P.O. Box 180
Farmington, AR 72730

Lot Numbered Three (3), Broyles Subdivision, being a part of the NE 1/4 of the NE 1/4 of Section 27, Township 16 North, Range 31 West, being more particularly described as follows: Beginning at a point that is West 457.1 feet and South 597.3 feet from the Northeast corner of the NE 1/4 of the NE 1/4 of said Section 27 and running thence South 16 degrees 30 minutes and 22 seconds East 152.2 feet along a chain link fence to the North right–of-way line of U.S. Highway No. 62 (Main Street); thence South 56 degrees 33 minutes and 42 seconds West 144 feet along said right-of-way line; thence leaving said right-of-way line North7 degrees 16 minutes and 24 seconds West 192.27 feet along a chain link fence, thence North 71 degrees 9 minutes and 42 seconds East 107.0 feet along a chain link fence to the point of beginning, containing 0.47 acres, more or less in the City of Farmington, Washington County, Arkansas.

TO HAVE AND TO HOLD such real property unto Grantee and Grantee's heirs, successors, and assigns forever and ever with all tenements, appurtenances, and hereditaments thereunto belonging, and all fixtures, structures, and improvements situated thereon.

EXECUTED and DELIVERED on October 12 2005.

James D. Gibson

Carla R. Gibson

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public duly commissioned and acting, **James D. Gibson** , to me well known or satisfactorily proven, who stated that he had executed and delivered this Quitclaim Deed for the consideration and purposes set forth herein.

WITNESS my signature and seal as a Notary Public on this 12 day of October, 2005.

My Commission Expires:
11-20-2014

Notary Public

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public duly commissioned and acting, **Carla R. Gibson** , to me well known or satisfactorily proven, who stated that she had executed and delivered this Quitclaim Deed for the consideration and purposes set forth herein.

WITNESS my signature and seal as a Notary Public on this 12 day of October, 2005.

My Commission Expires:
11-20-2014

Notary Public

NWA media

Account #: STOE3
Company: OSTRYE ENGINEERING
2828 Old 280 Ct
Vestavia, AL 35243-2651
Ad number #: 632400
PO #:
Matter of: PH W Main St Farmington PN

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PH W Main St Farmington PN

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of $107.92. (Includes $0.00 Affidavit Charge).

NWA Democrat Gazette 11/08/26; NWA nwaonline.com 11/08/26

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 9th day of November, 2026

DULCY BRASHER
MY COMMISSION EXPIRES 11-22-2032
NOTARY PUBLIC
COMM. # 12721620
SEBASTIAN COUNTY - ARKANSAS

D Brasher
NOTARY PUBLIC

NOTICE OF PUBLIC HEARING

A petition for a conditional use at the properties as described below has been filed with the City of Farmington on the 2nd day of November, 2026.

Lot Numbered Three (3), Broyles Subdivision, being a part of the NE ¼ of the NE ¼ of Section 27, Township 16 North, Range 31 West, being more particularly described as follows: Beginning at a point that is West 457.1 feet and South 597.3 feet from the Northeast corner of the NE ¼ of the NE ¼ of said Section 27 and running thence South 16 degrees 30 minutes and 22 seconds East 152.2 feet along a chain link fence to the North right-of-way line of U.S. Highway No. 62 (Main Street); thence South 56 degrees 33 minutes and 42 seconds West 144 feet along said right-of-way line; thence leaving said right-of-way line North 7 degrees 16 minutes and 24 seconds West 192.27 feet along a chain link fence, thence North 71 degrees 9 minutes and 42 seconds East 107.0 feet along a chain link fence to the point of beginning, containing 0.47 acres, more or less in the City of Farmington, Washington County, Arkansas.

AND

Lot 4 Broyles Subdivision of part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 27, Township 16 North, Range 31 West, in the Town of Farmington, Washington County, Arkansas, as designated upon the recorded plat of said subdivision.

A public hearing to consider this request for conditional use at the above described property will be held on the 23rd day of November, 2026, at 6:00 p.m. at Farmington City Hall, 354 West Main Street, Farmington, Arkansas. All interested persons are invited to attend.

November 8, 2026 63240C

9589 0710 5270 4211 1449 18

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

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

Fayetteville, AR 72703

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	$4.65
☑ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$11.02

0245 07

Postmark Here

11/03/2026

Sent To: Sonic Investments #1 LLC
Street and Apt. No., or PO Box No.: P.O. Box 8099
City, State, ZIP+4®: Fayetteville, AR 72703-0001

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4211 1448 95

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

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

Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	$4.65
☑ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$11.02

0245 07

Postmark Here

11/03/2026

Sent To: Gibson, James Douglas Trust
Street and Apt. No., or PO Box No.: P.O. Box 180
City, State, ZIP+4®: Farmington, AR 72730-0180

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4211 1449 01

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

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

Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	$4.65
☑ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$11.02

0245 07

Postmark Here

11/03/2026

Sent To: Sharma Enterprises Inc.
Street and Apt. No., or PO Box No.: 243 W Main St
City, State, ZIP+4®: Farmington, AR 72730-2934

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4211 1428 73

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

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

Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	$4.65
☑ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$11.02

0245 07

Postmark Here

11/03/2026

Sent To: City of Farmington
Street and Apt. No., or PO Box No.: P.O. Box 150
City, State, ZIP+4®: Farmington, AR 72730-0150

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4211 1448 88

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	$4.65
☑ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$11.02

0245 07

Postmark Here

11/03/2026

Sent To: Chicken Holler Legacy LLC
Street and Apt. No., or PO Box No.: P.O. Box 180
City, State, ZIP+4®: Farmington, AR 72730-0180

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4211 1449 25

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

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

Farmington, AR 72730

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	$4.65
☑ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$11.02

0245 07

Postmark Here

11/03/2026

Sent To: School District #6
Street and Apt. No., or PO Box No.: 275 Rhens Mill Rd
City, State, ZIP+4®: Farmington, AR 72730-2707

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

City of Farmington, Arkansas
Application for Variance/Waiver

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

Applicant: Bates & Associates, INC — Day phone: 479-442-9350
Address: 7230 S Pleasant Ridge Dr, Fayetteville AR 72704 — Fax: _____

Representative: Bates & Associates, INC — Day phone: 479-442-9350
Address: 7230 S Pleasant Ridge Dr, Fayetteville AR 72704 — Fax: _____

Property Owner: B3 Investment Properties LLC — Day phone: 405-326-8004
Address: 300 S. Spring Street, Suite 900 Little Rock, AR 72201 — Fax: _____

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

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

Property description: 0.42 acres zoned C-2 along E Main St

Site address: 33 E Main Street, Farmington AR, 72730

Current zoning: C-2 (Highway Commercial)

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

Type of variance requested and reason for request:

(1) Variance from the building setback requirements along the west property line, reducing the setback from 25 feet to 15 feet, and along the front property line, reducing the setback from 35 feet to 20 feet. Due to the limited width of the lot and its location adjacent to an ARDOT highway, the existing setback requirements would significantly restrict site circulation and customer access, making it difficult to safely and efficiently maneuver vehicles on the property.

Responsibilities of the Applicant:

1. Complete application and pay a $25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 15 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 7 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the **23rd** day of **November**, 20**26**.

Property located at 33 E Main St Farmington, Ar 72730. See full legal description at bottom of page below.

Request for: (1) Variance from building setback requirements along west property line, from 25' to 15' and variance from building setback requirements along the front property line, from 35' to 20'.

A public meeting to consider this request for variance at the above described property will be held on **23rd** day of **November**, 20**26**, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

Eli Sa Sale Date **10/20/2026**

Applicant Signature

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

Date **10/20/2026**

Owner/Agent Signature

SURVEY LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST 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 ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N87°48'06"W 766.02' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE S08°04'35"E 211.55', THENCE N88°00'40"W 85.58' TO AN EXISTING 26" HACKBERRY TREE, THENCE N09°02'43"W 212.55' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°48'06"E 89.29' TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN U.S. HIGHWAY #62 RIGHT-OF-WAY AND EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NWA media

Account #: NWC5361662
Company: BATES & ASSOCIATES
7230 S PLEASANT RIDGE DR
FAYETTEVILLE, AR 72704-5453
Ad number #: 632591
PO #:
Matter of: Enhance Dental – Farmington

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Enhance Dental – Farmington

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of $101.84. (Includes $0.00 Affidavit Charge).

NWA Democrat Gazette 11/08/26; NWA nwaonline.com 11/08/26

Maria Hernandez Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 9th day of November, 2026

DULCY BRASHER
NOTARY PUBLIC

NOTARY PUBLIC

DULCY BRASHER
MY COMMISSION EXPIRES 11-22-2032
NOTARY PUBLIC
COMM. # 12721620
SEBASTIAN COUNTY - ARKANSAS

NOTICE OF PUBLIC MEETING

An application for variance(s) at the property described below has been filed with the City of Farmington on the 27th Day of October, 2026.

SURVEY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N87°48'06"W 766.02' FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE S08°04'35"E 211.55', THENCE N88°00'40"W 85.58' TO AN EXISTING 26" HACKBERRY TREE, THENCE N09°02'43"W 212.55' TO THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°48'06"E 89.29' TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN U.S. HIGHWAY #62 RIGHT-OF-WAY AND EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

33 E Main Street

Farmington, AR 72730

A public meeting to consicer this variance(s) at the above-described property will be held on the 23rd day of November 2026, at 6:00 p.m. at Farmirgton City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

November 8, 2026 632591

City of Farmington, Arkansas
Application for Variance/Waiver

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

Applicant: Marcus Nall — Day phone: 479-422-0567

Address: @ 233 E Main — Fax: _____

Representative: Marcus — Day phone: Same

Address: P.O Box 522 P.C. AR — Fax: _____

Property Owner: Marcus Nall — Day phone: Same

Address: P.O Box 522 P.C. AR 72753 — Fax: _____

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

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

Property description: Retail Building

Site address: 233 E Main St

Current zoning: _____

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

Type of variance requested and reason for request:

To Not go to Large scale Development

Variance of Ord. NO. 2026-18 requiring all buildings that get commercial permits to go through Large scale Dev.

Responsibilities of the Applicant:

1. Complete application and pay a $25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 15 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 7 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the_____day of _____, 20____.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on 23rd day of Nov, 2026, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

_____ Date 10-22-26

Applicant Signature

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

_____ Date 10-22-26

Owner/Agent Signature

TYPE: LAND RECORDS FEE: $25.00 1 OF 3
REC: 11/02/2026 03:32:22 PM | J. CREASON
KIND: WARRANTY DEED
WASHINGTON COUNTY, AR
KYLE SYLVESTER, CIRCUIT CLERK
FILE NO: 2026-32378

Prepared under the supervision of:
The Arkansas Real Estate Attorneys, PLLC
Address: 4155 N. Steele Blvd., Suite 20
Fayetteville, AR 72703

Space Above This Line for Recorder's Use

ARKANSAS GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Two Daughters Properties, LLC, Arkansas Limited Liability Company,** GRANTOR(S), for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration paid by **Integrity Investment Holdings, LLC, an Arkansas Limited Liability Company**, GRANTEE(S), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the Grantee(s), and unto his/her/their/its successors, heirs and/or assigns forever, the following described lands located in the County of Washington, State of Arkansas:

A part of the SW 1/4 of the SW 1/4 of Section 24, T-16-N, R-31-W, Washington County, Arkansas, described as beginning at an existing iron pin which is South 668.65 feet and West 856.59 feet from the NE corner of said 40 acre tract; thence S 50°04'20" W, 209.30 feet to an existing iron pin; thence N 42°39'31" W, 209.30 feet to an existing iron pin; thence along the Southerly Right-of-Way of U.S. Highway 62, N 50°10'27" E, 189.00 feet to a set iron pin; thence along a curve to the right 20.30 feet, said curve having a radius of 2824.79 feet and a long chord of N 50°16'11" E, 20.30 feet to an existing iron pin; thence leaving said Right-of-Way S 42°39'31" E, 208.90 feet to the Point of Beginning, containing 1.00 acre, more or less.

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

Parcel No. 760-01423-001

TO HAVE AND TO HOLD the same unto GRANTEE(S) and unto his/her/their/its heirs, successors and assigns forever, with all appurtenances thereunto belonging. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Arkansas, if any.

Grantor(s) hereby covenants with the Grantee(s) that s/he/they/it will forever warrant and defend the title to the lands against all lawful claims whatsoever. Grantor(s) conveys any mineral rights s/he/they/it may own in the property to Grantee(s); however, Grantor(s) make no warranty that s/he/they/it hold(s) title to or own(s) any mineral rights in the property, and Grantee(s) take the property subject to any and all previous mineral reservations and conveyances.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set his/her/their hands and seals on this 30th day of October, 2026.

Two Daughters Properties, LLC, an Arkansas Limited Liability Company

By: _____
Lee Dancer, Member

ACKNOWLEDGEMENT

STATE OF Arkansas
COUNTY OF Benton

On this day, before me, the undersigned Notary Public, duly commissioned, qualified, and acting within for this County and State, personally appeared the within named Lee Dancer, to me personally well known (or satisfactorily proven) to be such person(s) and the Member of Two Daughters Properties, LLC and, being authorized so to do, acknowledged that s/he/they so signed, executed, and delivered the same for the consideration, uses, and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as Notary Public this 30th day of October, 2026.

_____
Notary Public

My Commission expires: 12-30-2030

CHARLES BELL
Notary Public-Arkansas
Washington County
My Commission Expires 12-30-2030
Commission # 12712560

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: 104-260174-PB

Grantee: INTEGRITY INVESTMENT HOLDINGS, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY
Mailing Address: PO BOX 522
PRAIRIE GROVE AR 727530522

Grantor: TWO DAUGHTERS PROPERTIES, LLC, ARKANSAS LIMITED LIABILITY COMPANY
Mailing Address: 233 E MAIN ST
FAYETTEVILLE AR 727303029

Property Purchase Price:	$850,000.00
Tax Amount:	$2,805.00
County:	WASHINGTON
Date Issued:	11/02/2026
Stamp ID:	1068606464

WASHINGTON COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED ON
11/02/2026 03:32:22 PM
AND RECORDED IN REAL ESTATE
FILE NUMBER 2026-32378
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): Ashley Schulze

Grantee or Agent Name (signature): Ashley Schulze Date: 11/2/26

Address: 1671 E. Joyce Blvd

City/State/Zip: Fayetteville, AR 72703

NWA media

Account #: STMN11
Company: MARCUS NALL
PO Box 522
Prairie Grove, AR 72753-0522
Ad number #: 632994
PO #:
Matter of: Variance Request

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

Variance Request

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of $16.72. (Includes $0.00 Affidavit Charge).

NWA Democrat Gazette 11/08/26; NWA nwaonline.com 11/08/26

Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 9th day of November, 2026

NOTARY PUBLIC

DULCY BRASHER
MY COMMISSION EXPIRES 11-22-2032
NOTARY PUBLIC
COMM. # 12721620
SEBASTIAN COUNTY - ARKANSAS

Requesting variance for large scale development for 233 E Main St, Farmington, AR On November 23rd, 2026 From City of Farmington, AR, Planning commission.

354 W Main St.
Farmington AR 72730
November 8, 2026 632994