

City of Highland

Planning Commission Meeting

December 14, 2023

Special Meeting

AGENDA

1. Call to Order
2. Roll Call
3. Unfinished Business: Bobby Macom- Rezoning
4. Open for Discuss
5. Announcements/Comments:
6. Motion to Adjourn

**CITY OF HIGHLAND
PLANNING COMMISSION MEETING
December 14, 2023
Special Meeting**

The special meeting of the Planning and Zoning Commission for Thursday, December 14, 2023, was called to order at 6:02 pm by Chairperson Kenneth Massey. During roll call the following Commissioners answered to their names: Kenneth Massey, Jamie Orosz, Ramona Lindley, Jeff McEntire, and Joey Cooper. Also present was Clerk Jazmine Orosz. Absent was Commissioner Lamb, and Commissioner Burton.

Consideration of Minutes:

There are no minutes to consider as this is a special meeting for guests who were present at the regularly scheduled meeting held, December 14, 2023. The Commissioners wanted to see the legal description before voting.

Old Business

There was no old business to discuss, see consideration of minutes, above.

New Business

Mr. Bobby Macom presented the legal description of his property that he wants rezoned.

Discussion

Mr. Bobby Macom spoke to the committee about their plans to build if the rezoning was approved and do whatever needs to be done so things are done right . Commissioner Cooper made a motion of approval of property to be rezoned from commercial to residential , seconded by Commissioner Lindley .

Votes of motion: 4Yes's , 1 Nay's , 2 Absent

Announcements:

Motion to adjourn made by Commissioner Cooper and seconded by Commissioner Massey.
The meeting adjourned at 6:52pm.

Submitted by Clerk, Jazmine Orosz

Passed and approved this _____ Day Of _____ 2024.

Minutes approved by:

Secretary, Jamie Orosz

Chairperson, Kenneth Massey

FOR RECORDING PURPOSES:

Type of Document: Warranty Deed
Grantor: Betty Jean Jones
Grantee: J Squared Sales LLC
Documentary Stamp: (if necessary) \$ 181.50

PREPARED BY:

Homestead Abstract & Title, Inc.
#6 FM 181 Road / P.O. Box 491
Hurdy, Arkansas 72542
Under the supervision of:
Don R. Brown, Attorney at Law

CERTIFICATE OF RECORD

Record Book
Filed: 01/31/2022 12:48 pm
Pages: 3 (02462-02464)
Sharp County Arkansas
Alisa Black, Circuit Clerk & Recorder

By: J. Howell



WARRANTY DEED

TO LAND IN ARKANSAS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, BETTY JEAN JONES, an unmarried person, as survivor of tenancy by the entirety with Jim Coleman, deceased, GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by J SQUARED SALES LLC, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said J SQUARED SALES LLC, a limited liability company organized under the laws of the State of Arkansas, and unto its successors and assigns forever, the following described lands lying and being situated in SHARP County, Arkansas, to-wit:

A part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ -NE $\frac{1}{4}$), AND, part of the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ -NW $\frac{1}{4}$) of Section 33, Township 19 North, Range 5 West of the 5th P.M., Sharp County, Arkansas, more particularly described as follows: Commencing at the SE corner of the NE $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 33, Township 19 North, Range 5 West; thence North 00 degrees 50 minutes East 773.03 feet; thence South 89 degrees 33 minutes West 61.33 feet to the point of beginning; thence North 05 degrees 44 minutes 51 seconds West 257.00 feet to the South right-of-way of U.S. Highway 62/412; thence along said right-of-way North 77 degrees 05 minutes 19 seconds East 178.29 feet to the West right-of-way of Liberty Hill Road; thence leaving highway and along said West right-of-way South 03 degrees 22 minutes 38 seconds East 304.73 feet; thence leaving said right-of-way South 89 degrees 33 minutes West 165.00 feet, back to the point of beginning. Containing 1.12 acres, more or less, according to a survey of said land performed by Jim Sitz, PLS, dated January 27, 2022. Being subject to all easements and rights of way for roadway and utility purposes.

TO HAVE AND TO HOLD the same unto the said J SQUARED SALES LLC, a limited liability company organized under the laws of the State of Arkansas, and unto its successors and assigns forever, with all appurtenances and hereditaments thereunto belonging.

And I, the GRANTOR, hereby covenant with the said GRANTEE that I will forever warrant and defend the title to said lands against all lawful claims whatsoever, except any restrictions or easements appearing of record.

And I, the GRANTOR, for and in consideration of the said sum of money, do hereby release and relinquish unto the said GRANTEE all my rights and possibility of dower, curtesy and homestead in and to the said lands.

WITNESS my hand and seal on this 31ST day of January, 2022.

Betty Jean Jones
BETTY JEAN JONES

ACKNOWLEDGMENT

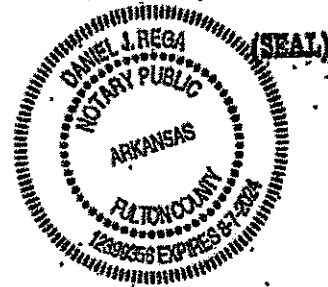
STATE OF ARKANSAS

COUNTY OF SHARP

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, BETTY JEAN JONES, to me well known as (or proven to be) the GRANTOR in the foregoing Warranty Deed and stated that she had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal on this 31ST day of January, 2022.

Daniel J. Rega
NOTARY PUBLIC
My Commission Expires: 08-09-2024



I hereby certify under penalty of false swearing that Documentary Stamps or a Documentary Symbol in the legally correct amount have been placed on the face of this document.

Daniel J. Rega, AGENT
Grantor or Grantee's Agent

J Squared Sales LLC
c/o James & Jamie Macom
37 Kere Trace
Cherokee Village, Arkansas 72529

Address of Grantor



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

2022-02464
 Inst# 2200776
 Page 3 of 3

Real Estate Transfer Tax Stamp
 Proof of Tax Paid



File Number: HTRd-7980

Grantee: J SQUARED SALES LLC
 Mailing Address: C/O JAMES & JAMIE MACOM 37 KERE TR
 CHEROKEE VILLAGE AR 725290000

Grantor: BETTY JEAN JONES
 Mailing Address: 1500 HINES ST
 NEWPORT AR 721120000

Property Purchase Price: \$55,000.00
 Tax Amount: \$181.50
 County: SHARP
 Date Issued: 01/31/2022
 Stamp ID: 1418729472

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): J SQUARED SALES LLC % JAMES & JAMIE
 Grantee or Agent Name (signature): Betty Jean Jones, AGENT Date: 1/31/2022
 Address: 37 KERE TR
 City/State/Zip: CHEROKEE VILLAGE AR 72529