



Planning Commission Work Session Agenda

Date: Thursday, May 1, 2025
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:
<https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; Jack Wagnon, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - April 14, 2025

IV. Unfinished Business

A. **WVR-2025-58092:** A waiver request on several retaining wall requirements for an existing unpermitted terraced wall at 39 Bradford Drive; Parcel 16-25435-000; Applicant JSC Custom Homes, LLC; Presented by Planner LaRue

V. New Business

- A. **CUP-2025-58265:** A conditional use permit request for a temporary firework stand at 8862 W. McNelly Road; Parcel 16-40780-001; Applicant Meramec Specialty Group; Presented by Planner Grady
- B. **WVR-2025-58581:** A waiver request of pedestrian accommodations, general standards, and access management and parking facility design standards for a unpermitted parking lot in the planning area associated with LSD 58580; Parcel 18-07976-000; Applicant Garrett Greer and Don Callaway; Presented by Planner Hyatt

- C. **LSD-2025-58580**: A large-scale development proposal in the planning area for an unpermitted parking lot near 9304 Commonwealth Road; Parcel 18-07976-000; Applicant Garrett Greer and Don Callaway; Presented by Planner Hyatt
- D. **WVR-2025-58625**: A waiver request of retaining wall setbacks for an existing unpermitted retaining wall at 6 Cardiff Circle; Parcel 16-05159-000; Applicant Zach Estep; Presented by Planner Hyatt
- E. **WVR-2025-58806**: A waiver request of easement dedication requirements for PLA 58045 in the planning area near 8827 E. McNelly Road; Parcel 18-08032-001; Applicant Sand Creek Engineering; Presented by Planner Hyatt
- F. **PLA-2025-58045**: A proposed lot combination in the planning area near 8827 E. McNelly Road; Parcel 18-08032-001; Applicant Sand Creek Engineering; Presented by Planner Hyatt
- G. **WVR-2025-58560**: A waiver request of subdivision design standards for LSP 58184 near 12670 Miller Church Road; Parcel 18-09646-006; Applicant Alan Reid & Associates; Presented by Planner LaRue
- H. **LSP-2025-58184**: A proposed lot split in the planning area near 12670 Miller Road; Parcel 18-09646-006; Applicant Alan Reid & Associates; Presented by Planner LaRue

VI. Open Discussion

- A. Proposing a special work session on June 30, 2025 at 4:30 PM for the new zoning & development code; Presented by Director Robertson

VII. Announcements

- A. The Board of Zoning Adjustment meeting will be on Monday, May 12, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.
- B. The City Council Work Session will be Monday, May 19, 2025 at 5:30 pm.
- C. The City Council Regular Meeting will be on Monday, May 27, 2025 at 6:00 pm.
- D. The Planning Commission Work Session will be Thursday, May 29, 2025 at 4:30 pm.

VIII. Adjournment



**Planning Commission
Regular Meeting Minutes**

April 14, 2025
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:37 PM

II. ROLL CALL

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry; JB Portillo; Jack Wagnon, and Linda Lloyd.

Member Absent: None.

III. CONSIDERATION OF MINUTES

A. *Regular Meeting Minutes – March 10, 2025*

On a motion by Mr. Farner and a second by Ms. Klesen, the March 10, 2025 minutes were approved by a voice vote.

IV. PUBLIC INPUT

- A. Chairman Ellis opened the public input session.
- B. Chairman Ellis closed the public input session.

V. UNFINISHED BUSINESS

A. WVR-2025-57693: A waiver on access management requirements associated with a proposed large-scale in the planning area, LSD 57496, located at the intersection of HWY 94 and 340; Parcel 15-811808-000; Applicant Cody Sexton; Presented by Planner LaRue

- 1. Planner LaRue presented the staff report in the packet with LSD 57496.
- 2. Applicant Cody Sexton was present representing Blue & Associates.
- 3. A discussion was held regarding the request.
- 4. A motion to approve the waiver was made by Ms. Portillo and second was made by Mr. Farner.

Jack Wagnon – Y
Linda Lloyd - Y
Gail Klesen - Y
Clayton Sedberry - Y
Doug Farner - Y
JB Portillo - Y
Daniel Ellis – Y

Motion approved with seven yes votes. (7-0)

C. LSD-2025-57496: A proposed large-scale development for a Dollar General in the planning area at the intersection of HWY 94 and 340; Parcel 15-811808-000; Applicant Cody Sexton; Presented by Planner LaRue.

1. Planner LaRue presented the staff report in the packet.
2. Applicant Cody Sexton was present representing Blue & Associates.
3. A discussion was held regarding the request.
4. A motion to approve the large-scale development was made by Mr. Farner and a second was made by Mr. Sedberry.

Linda Lloyd - Y

Gail Klesen - Y

Clayton Sedberry - Y

Doug Farner - Y

JB Portillo - Y

Jack Wagnon - Y

Daniel Ellis - Y

Motion approved with seven yes votes. (7-0)

VI. NEW BUSINESS

A. WVR-2025-58040: A waiver request on the number of permitted access drives for lots with less than 151' of street frontage at 96 Melanie Dr.; Parcel 16-21026-000; Applicant Gregory Thomas; Presented by Planner LaRue.

1. Planner LaRue presented the staff report in the packet.
2. A clarification was made regarding the request.
3. Applicant Greg Thomas was present to reiterate the intent of the project.
4. A discussion was held regarding the request.
5. Attorney Kelley clarified "The driveway pre-existed any regulation...I don't know of a precedent that says you've done like this before or that you haven't."
6. A motion to approve the waiver with the condition the driveway is concrete was made by Mr. Farner and a second was made by Mr. Wagnon.

Gail Klesen - N

Clayton Sedberry - N

Doug Farner - Y

JB Portillo - Y

Jack Wagnon - Y

Linda Lloyd - N

Daniel Ellis - Y

Motion approved with four yes votes and three no votes. (4-3)

B. WVR-2025-58092: A waiver request on several retaining wall requirements for an existing terraced wall at 39 Bradford Drive; Parcel 16-25435-000; Applicant JSC Custom Homes, LLC; Presented by Planner LaRue.

1. Planner LaRue presented the staff report in the packet.
2. A discussion was held regarding the request.
3. Applicant was not present to present their case.
4. A motion to table the waiver to May's meeting was made by Mr. Farner and a second was made by Ms. Klesen.

Clayton Sedberry - Y

Doug Farner - Y

JB Portillo - Y

Jack Wagnon - Y
Linda Lloyd – Y
Gail Klesen - Y
Daniel Ellis - Y

Motion approved with seven yes votes. (7-0)

C. LSP-2025-57550: A lot split near 9248 East McNelly Road; Parcel 18-08019-005; Applicant Rob Caster; Presented by Planner Hyatt.

1. Senior Planner Hyatt presented the staff report in the packet.
2. Applicant was not present to present their case.
3. A discussion was held regarding the request.
4. A motion to approve the lot split was made by Ms. Portillo and a second was made by Mr. Farner.

Doug Farner - Y
JB Portillo - Y
Jack Wagnon - Y
Linda Lloyd – Y
Gail Klesen – Y
Clayton Sedberry - Y
Daniel Ellis - Y

Motion approved with seven yes votes. (7-0)

D. PLA-2025-57679: A property line adjustment near 5 Oldham Drive; Parcels 16-40235-000, 16-40236-005, 16-79392-000, 16-79392-010, 16-79400-000, 16-79401-000, 16-79402-000, 16-79404-000, 16-79404-010, 16-79405-001, 16-79405-002, 16-79407-000, 16-79407-002, 16-79408-001, 16-79408-003, 16-79392-000, 16-79392-001, 16-79392-002, 16-79392-003, 16-79399-000, 16-79399-001, 16-79399-002, 16-79399-003, 16-79399-004, 16-79399-005, 16-79399-006, and 16-79399-007; Applicant Brittany Gillen, CEI Engineering; Presented by Trails Manager Workman.

1. Trails Manager Workman presented the staff report in the packet.
2. Applicant Brittany Gillen, representing CEI Engineering, was present to answer questions.
3. A motion to approve was made by Mr. Farner and a second was made by Mr. Sedberry.

JB Portillo - Y
Jack Wagnon - Y
Linda Lloyd – Y
Gail Klesen – Y
Clayton Sedberry – Y
Doug Farner - Y
Daniel Ellis - Abstain

Motion approved with six yes votes and one abstain. (6-1)

VII. COMMITTEE REPORTS

None.

VIII. OPEN DISCUSSION

1. **Legislative Updates and Development Code Reform Update; Presented by Director Robertson:** Update was given on the Development Code Reform. It is moving forward

again. There were updates given from Director Robertson and Attorney Kelley on the current legislative session.

IX. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

IIX. ADJOURNMENT

Chairman Ellis adjourned the meeting at 5:24 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 12TH DAY OF MAY 2025:

Daniel Ellis, P.E., Chairman
Bella Vista Planning Commission

Gail Klesen, Secretary
Bella Vista Planning Commission



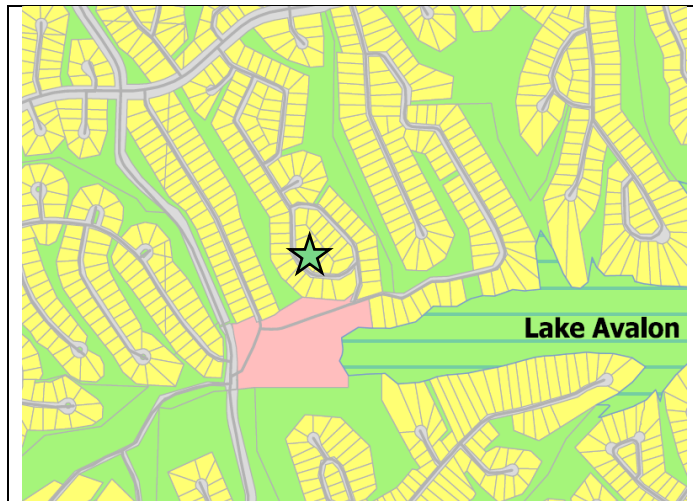
Meeting Information:

2483 Forest Hill Blvd
April 14th, 2025

Reviewer:

Conner LaRue,
Planner

Project Number	WVR-2025-58092
Applicant	JSC Custom Homes, LLC
Address/Location	39 Bradford Dr.
Current Zoning	R-1 Single Family Residential
Site Area	.32 acres
Nature of Request	Seeking a waiver of Sec. 107-342(d)(e)(f)(g).



Zoning Map



Future Land Use Plan

Property Description

This property is located in the central area of Bella Vista City Limits and is located on Parcel #16-25435-000. Lot 11, Block 4. Radnor Subdivision.

Regulation

Development Code Sec. 107-342(d) states that retaining walls inside drainage and utility easements shall be approved on a case by case basis. Code Sec. 107-342(e)(f) states a retaining wall shall be placed a minimum of ten feet (f), or 1.5 times the height of the wall, whichever is greater, away from existing or proposed structures. Retaining walls shall also be placed a minimum of 7.5 feet or 1.5 times the height of the wall, whichever is greater, away from property lines. Terraced walls shall also be no located closer to the lower wall than one times the height of the tallest wall (g).

Request

The applicant is seeking a waiver of the requirements above for an existing terraced wall built to stabilize and unpermitted cut.

Background

The applicant is seeking the subject waiver for two existing terraced walls with a maximum height of 52" or 4.33' to stabilize an approximate unpermitted 4' cut that was made to level a pad for the home. No grading was proposed in the 2022 GEC Permit. Per the provided plot plan, at the closest point, the walls sit 2'-7" from the house, 3'-4" from the property line, and 1'-1" from each other. It is unknown how close they are to the septic system and staff cannot confirm if it meets the septic system setback at this time. Since the time of the wall construction, staff has been working with the applicant to achieve compliance and the house currently still is on a temporary certificate of occupancy pending the yard approval (walls) since April of 2023. An engineer's certification letter approving the design is contained within. Should this waiver be approved, additional approvals may be required prior to wall permitting. *Please note: this waiver request is NOT considering the private easement that the walls sit within—just the setbacks.*

Recommended Conditions of Approval

Prior to a retaining wall permit issuance, an updated survey showing the exact location of wall from house, each wall from one another, and to the property line with spot elevations shall be provided.

Sec. 107-35 Waiver Review Requirements

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-35 Waiver Review Procedures

- Under exceptional circumstances, the planning commission may grant waivers at the time of final plat approval.
- In granting the waiver, the planning commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.
- In considering the petition for a waiver, the planning commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.
- The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

January 28, 2025

Greetings Planning Commission,

We are asking for a waiver today for the retaining walls that were built in the property's easement on Lot 11, Block 4, Radnor Subdivision physical address 39 Bradford Drive, Bella Vista, AR 72715.

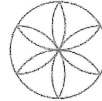
In Chapter 7 of the Code Ordinances of Bella Vista, AR we are asking for a Development Waiver. The waiver is necessary to get the COO on the home that was finished two years ago. The framing, electrical, plumbing, and HVAC all passed the final inspection in the first of May of 2023.

The conditions of the lot required minor variances for both sides of the lot to allow for the septic to acquire a three-bedroom system for this home. So now that the home has been pushed forward with the help of the minor variances, it left the home with an extremely steep driveway. To help with that the home was dug out 5' only the left back corner. The front right corner was built up around 7'. The property slopes 12' from the back of the house to the front of the house. By digging out the back and left side of the home a retaining wall was needed. The home owner wanted it terraced so he could plant greenery in between the two walls. This also help meet the 1:1 ratio which was required at that time the retaining walls where built. Each wall is under the 30" retaining requirement. The walls have been engineered also.

The built walls are on the home owner's property. They are not injurious to the other properties in the area. Approving this waiver lets the home owner end a very long chapter on this journey and finally get the COO to his beautiful home. Approving the waiver will not cause disorder to the subdivision. The walls blend in with the home and add character. He has planted beautiful landscape on them making this property blend into the nature that surrounds the home.

Thank you,
Susan Yoes / JSC Custom Homes LLC

GAVIN SMITH
CIVIL ENGINEERING



August 31, 2023

From Gavin Smith, PE CFM
Gavin Smith Civil Engineering, LLC
31 E Center street, suite 207
Fayetteville, AR 72701

To: Community Development Services
616 W. Lancashire Blvd
Bella Vista, AR 72715

RE: Retaining Wall Certification – 39 Bradford Drive

Hello,

The above referenced walls were built without an engineering design. I was hired subsequent to construction to certify the walls. I performed a site visit and inspection on July 31, 2023. I measured the walls and determined that the walls would require Geotech mesh reinforcement. I required the contractor to expose the reinforcement. On Friday August 25th, the reinforcement was exposed and inspected and meets the minimum standard for reinforcement (per NCMA standards). I have inspected the wall in accordance with Bella Vista code (107-340)(e)(1). Please accept this letter as the certification letter required in accordance with Bella Vista code (107-340)(f)(2). To my knowledge all codes and plan requirements have been fulfilled.

I, Gavin Smith, Registered Professional Engineer No. 18921 in the state of Arkansas, hereby certify that the retaining walls have the requirements of the city of Bellavista. Further, I hereby acknowledge that the review of the walls by the city of Bellavista or its representatives does not relieve me from my responsibility or liability.

Thank You,

Gavin Smith, PE

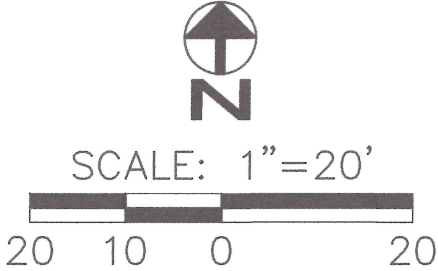




LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 19TH DAY OF FEBRUARY, 2024 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553



LEGEND

- F.I.P. FOUND IRON PIN
- S.I.P. SET IRON PIN
- O.P.O.T. POINT OF TANGENT
- POWER POLE
- BUILDING SETBACK
- EASEMENT LINE
- OVERHEAD ELECTRIC
- WATER METER
- GRADE ELEVATION
- HIGH POINT
- BENCHMARK
- AT&T PED.
- ELECTRIC SERVICE

retaining walls needing Approval

Approved/passed retaining walls



"39 BRADFORD DRIVE"
RADNOR SUBDIVISION
LOT 11, BLOCK 4
BELLA VISTA, ARKANSAS

PROPERTY DESCRIPTION

LOT 11, BLOCK 4, RADNOR SUBDIVISION BELLA VISTA, ARKANSAS.

THIS LOT LIES IN THE NE ¼ OF THE NW ¼ OF SECTION 21, T-21-N, R-31-W.

LOT AREA: 0.329 ACRES

THE TAX PARCEL #: 16-25435-000

ZONING: RESIDENTIAL

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SUBDIVISION PLAT.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN A ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0060 J, EFFECTIVE DATE SEPTEMBER 28, 2007.

LOT SURVEY		REVISIONS		
		No.:	BY:	DATE:
OWNER: JSC HOMES 2 PAWLE CIRCLE BELLA VISTA, AR 72714				
DRAWN BY: DP/ZS CHECKED BY:		DATE: 11/12/21		
		JOB No.: 2021572		
		SHEET: 1		
273-7989 OR 366-7989		CONSULTING INC. P.O. BOX 223 BENTONVILLE, AR 72712		
SCALE: 1"=20'				

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 11TH DAY OF NOVEMBER, 2021 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553



SCALE: 1"=20'

20 10 0 20

P.O.T.
SET NAIL
107.27'

LOT 12
VACANT

N56°12'29"E 187.61'

LOT 11

14,325 sq. ft.
0.329 Acres

GARAGE

PROP CONC
DRIVE

PROPOSED 3
BEDROOM HOUSE
FFE: 117.00
(334151 AXTELL)

DECK

1250 Gal
Combo Tank

P.O.T.
SET NAIL
113.37'

LOT 10
VACANT

LEGEND

- F.I.P. FOUND IRON PIN
- S.I.P. SET IRON PIN
- P.O.T. POINT OF TANGENT
- POWER POLE
- BUILDING SETBACK
- EASEMENT LINE
- TOPOGRAPHY
- OVERHEAD ELECTRIC
- PROP. WATER METER
- XXX.XX GRADE ELEVATION
- ▲ HIGH POINT
- ▲ BENCHMARK

BENCHMARK
NAIL IN PVMT
100.00

BRADFORD DRIVE
40' R.O.W.

HD approval for septic
emailed: 2/7/2022

WATER SOURCE CONFIRMATION

ON NOVEMBER 15TH, 2021 THE BELLA VISTA WATER DEPARTMENT WAS CONTACTED AND STATED THE WATER SHOULD BE SOURCED FROM THE RIGHT SIDE OF THE LOT.

PROPERTY DESCRIPTION

LOT 11, BLOCK 4, RADNOR SUBDIVISION BELLA VISTA, ARKANSAS.

THIS LOT LIES IN THE NE ¼ OF THE NW ¼ OF SECTION 21, T-21-N, R-31-W.

LOT AREAS: 0.329 ACRES

THE TAX PARCEL #: 16-25435-000

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SUBDIVISION PLAT.

SEWAGE DISPOSAL SYSTEM NOTES

1. MAXIMUM SOIL ABSORPTION TRENCH DEPTH SHALL BE 18".
2. EACH SOIL ABSORPTION TRENCH MUST BE INSTALLED ON CONTOURS AS DESIGNED AND MUST NOT BE ALTERED TO AVOID EXISTING TREES, PROPOSED LANDSCAPING, STORAGE BUILDINGS, OR OTHER OBSTRUCTIONS WITHOUT CONTACTING THE BELLA VISTA A.C.C. OFFICE AT (479) 855-8080.
3. MINIMUM 6" OF SOIL COVER OVER TRENCH GRAVEL.
4. TOPSOIL AND SEEDING WITH GRASS RECOMMENDED.
5. EACH TRENCH MUST BE EXCAVATED BY BACKHOE TO PREVENT COMPACTION OF TRENCH BOTTOM.
6. FINAL GRADE OVER THE SOIL ABSORPTION AREA SHALL BE SUCH THAT ALL SURFACE WATER WILL DRAIN OFF AND AWAY FROM THE SYSTEM. IMPROPER GRADING MAY CAUSE THE SYSTEM TO NOT FUNCTION PROPERLY.
7. ALL TIGHTLINES ARE TO BE SCHEDULE 40 AND ALL PERFORATED PIPE SHALL BE ASTM 2729 OR F-810.

NOTICE: THIS IS ONLY A PLAN AND DOES NOT NECESSARY REFLECT THE ACTUAL SIZE, SHAPE OF LOCATION OF ANY IMPROVEMENTS ON THE LOT.

THIS SEPTIC PLAN HAS BEEN DESIGNED IN COMPLIANCE WITH THE RULES AND REGULATIONS PERTAINING TO SEWAGE DISPOSAL SYSTEMS AS PROVIDED IN ACT 402 OF 1977. THIS IN NO WAY GUARANTEES THAT THIS SYSTEM WILL FUNCTION PROPERLY.

DATED: 1/11/22 BY: Rebecca Galt
DESIGNATED REPRESENTATIVE

THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM OR SANITARY CONNECTION HAS BEEN APPROVED FOR CONSTRUCTION AS SHOWN. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE SYSTEM WILL FUNCTION PROPERLY.

DATED: 1-20-2022 BY: Alison West
AUTHORIZED AGENT (HEALTH DEPT.)

24855775

RADNOR SUBDIVISION
LOT 11, BLOCK 4
BELLA VISTA, ARKANSAS

SEPTIC PLAN

REVISIONS

OWNER:

JSC HOMES
2 PAWLE CIRCLE
BELLA VISTA, AR 72714

273-7939
OR
388-7939

CONSULTING
INC.

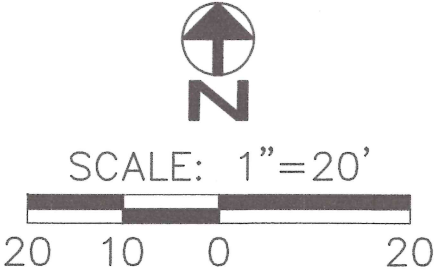
P.O. BOX 223
BENTONVILLE, AR 72712

No.	BY:	DATE:
	DP/ZS	11/12/21
	CHECKED BY:	JOB No.: 2021572
	SCALE: 1"=20'	SHEET: 1

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 11TH DAY OF NOVEMBER, 2021 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553



SEWAGE DISPOSAL SYSTEM NOTES

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- 3. MINIMUM 6" OF SOIL COVER OVER TRENCH GRAVEL.
- 4. TOPSOIL AND SEEDING WITH GRASS RECOMMENDED.
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- 6. FINAL GRADE OVER THE SOIL ABSORPTION AREA SHALL BE SUCH THAT ALL SURFACE WATER WILL DRAIN OFF AND AWAY FROM THE SYSTEM. IMPROPER GRADING MAY CAUSE THE SYSTEM TO NOT FUNCTION PROPERLY.
- 7. ALL TIGHTLINES ARE TO BE SCHEDULE 40 AND ALL PERFORATED PIPE SHALL BE ASTM 2729 OR F-810.

NOTICE: THIS IS ONLY A PLAN AND DOES NOT NECESSARY REFLECT THE ACTUAL SIZE, SHAPE OF LOCATION OF ANY IMPROVEMENTS ON THE LOT.

THIS SEPTIC PLAN HAS BEEN DESIGNED IN COMPLIANCE WITH THE RULES AND REGULATIONS PERTAINING TO SEWAGE DISPOSAL SYSTEMS AS PROVIDED IN ACT 402 OF 1977. THIS IN NO WAY GUARANTEES THAT THIS SYSTEM WILL FUNCTION PROPERLY.

DATED: _____ BY: _____
DESIGNATED REPRESENTATIVE

THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM OR SANITARY CONNECTION HAS BEEN APPROVED FOR CONSTRUCTION AS SHOWN. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE THAT THE SYSTEM WILL FUNCTION PROPERLY.

DATED: _____ BY: _____
AUTHORIZED AGENT (HEALTH DEPT.)

LEGEND

- F.I.P. FOUND IRON PIN
- S.I.P. SET IRON PIN
- P.O.T. POINT OF TANGENT
- ⊕ POWER POLE
- - - BUILDING SETBACK
- - - EASEMENT LINE
- - - TOPOGRAPHY
- - - OVERHEAD ELECTRIC
- ⊕ PROP. WATER METER
- XXX.XX GRADE ELEVATION
- ▲ HIGH POINT
- ⊕ BENCHMARK

PROPERTY DESCRIPTION

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THE TAX PARCEL #: 16-25435-000

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ON NOVEMBER 15TH, 2021 THE BELLA VISTA WATER DEPARTMENT WAS CONTACTED AND STATED THE WATER SHOULD BE SOURCED FROM THE RIGHT SIDE OF THE LOT.

RADNOR SUBDIVISION
LOT 11, BLOCK 4
BELLA VISTA, ARKANSAS

SEPTIC PLAN

REVISIONS

OWNER:
JSC HOMES
2 PAWLE CIRCLE
BELLA VISTA, AR 72714

No.: BY: DATE:

DRAWN BY: DP/ZS DATE: 11/12/21

CHECKED BY: JOB No.: 2021572

SCALE: 1"=20' SHEET: 1

273-7989
OR
386-7989
CONSULTING INC.

P.O. BOX 223
BENTONVILLE, AR 72712

1st plot plan
emailed: 11/15/2021





Meeting Information:

2483 Forest Hills Blvd
May 1, 2025 at 4:30 pm

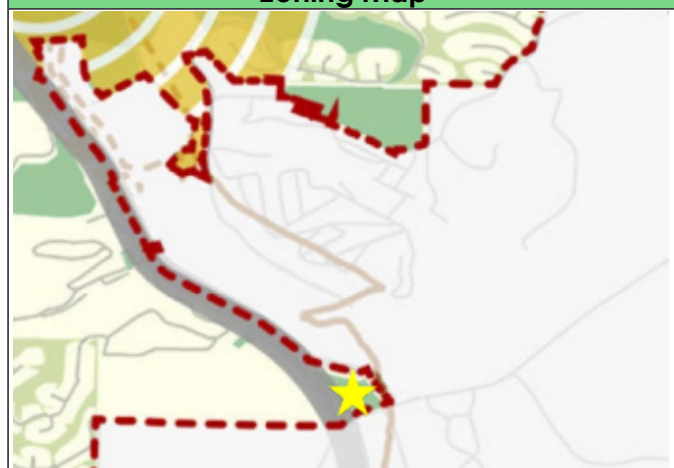
Reviewer:

Jessica Grady, CNU-A
Planning Technician

Project Number	CUP-2025-58265
Applicant	Kevin Bailey, Meramec Specialty Group
Address/Location	8862 W. McNelly Road
Current Zoning	C-3, Central Business District
Site Area	2.97 acres
Nature of Request	Conditional Use Permit for a temporary firework stand.



Zoning Map



Future Land Use Plan

Property Description

This property is located along the southern border of Bella Vista City Limits on Parcel# 16-40780-001. Lot 1, Block 1 of the Wishing Springs Commercial Subdivision.

Regulation

Zoning Code Sec. 109-38 establishes the standards and procedures for conditional uses that conform to the intent of the zoning district in which they are located, or the subdivision regulations for a specific area.

Request

The applicant is requesting a Conditional Use Permit to place a temporary firework stand near the Wishing Springs Art Gallery at 8862 W. McNelly Road from June 22, 2025 – July 5, 2025. The hours of operation will be from 7:00 am to 12:00 am.

Background

The subject parcel is owned by the Village Art Club and serves as the permanent location of the Wishing Springs Art Gallery. It can be found near the intersection of McNelly Road and Bella Vista Way. The Master Street Plan lists McNelly Road and Bella Vista Way as Major Arterials. The Future Land Use lists the subject property for future park/open space. The applicant has requested and been granted a conditional use permit to operate a firework tent on this parcel since 2014. This year's tent operation mirrors the requests from previous years.

The proposed firework tent will occupy a total area 40 feet x 80 feet, will be no taller than 50 feet, and will maintain 20 feet of separation from the Wishing Springs Art Gallery, conforming to the height and setback requirements of the C-3 District. Standards have been met as mentioned on page 2 and 3 of this staff report.

Public Comment

None at the time of this report.

Legal Notifications

All certified letters have been sent prior to the deadline. Staff published a legal ad notifying the public of this hearing in the *Weekly Vista* on Wednesday, April 23, 2025 and posted the public hearing sign on the subject property April 25, 2025.

Recommendation

Due to the analysis above, Staff recommends approval of this request.

Sec. 109-38 Conditional Uses

- e) **Standards for approval.** In carrying out the purpose of this section, the planning commission consideration shall include, but not be limited to, the following development standards and design specifics. Whether these standards are appropriate shall be determined at the discretion of the planning commission for each specific conditional use location:
1. The proposed use shall be so designated, located and operated so that the public health, safety and welfare will be protected. Literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this zoning ordinance;
 2. The proposed land use shall be compatible with other area properties located nearby.
 3. The proposed use shall be in compliance with the provisions of this section.
 4. The proposed use shall be in conformance with all applicable provisions stated in this chapter for the district in which the use is to be located. The use shall facilitate public convenience at that location.
 5. The proposed conditional use shall be in conformance with all off-street parking and loading requirements of this chapter and ingress and egress and pedestrian ways shall be adequate.
 6. Safeguards limiting noxious or offensive emissions, including lighting, noise, glare, dust and odor shall have been addressed in the proposed use application.
 7. Landscaping and screening of the proposed use shall be in accordance with ordinance regulations.
 8. Proposed use signage shall be in accordance with the provisions of section 109-46.
 9. Open space located on the proposed conditional use, if a nonresidential property, shall be maintained by the owner/developer.
 10. The size and shape of the site, including size, shape and arrangement of proposed structures shall be in keeping with the intent of this chapter.
 11. The planning commission shall in no case authorize less than minimum requirements of this chapter relating to height, area, setbacks, parking or landscaping.
 12. The planning commission shall not permit any use in a zone as a conditional use that is not permitted under this chapter or that defies the intent of that district.
- f) **Amendments.** Amendments to a conditional use permit shall follow the same process as the original conditional use procedures.
- g) **Building permit.** No building permit shall be issued except in conformance with the provisions of this section.

Sec. 109-182 Temporary Uses

- a) **Conditional use permit required.** A temporary use such as a carnival, circus, church tent revival, temporary tent sales, sales using non-permanent temporary structures, and outdoor sales or service activity or similar temporary uses that do not meet the exemption requirements shall be permitted only in a nonresidential zoning district subject to the following:
 - a. No facilities shall be located nearer to a residential dwelling than 400 feet.
 - b. The site shall have access drives so located as to minimize traffic hazards.
 - c. The applicant shall show that adequate measures will be taken to prevent odor, dust, noise, lights, and traffic from becoming a nuisance to adjacent properties.
 - d. Each conditional use permit for such an enterprise shall be valid for a period of not more than 15 days and shall not be permitted for more than two such periods for the same location within any one calendar year.
- b) **Exemption.** Temporary uses located in temporary structures will not require a Conditional use permit if they meet the following requirements:
 - a. The use or structure shall not exceed three days in a 12-month time period.
 - b. The temporary structure shall not exceed 800 square feet in size and shall not create a traffic hazard.



March 7, 2025

City of Bella Vista
Planning Commission
101 Town Center
P.O. Box 5655-72714
Bella Vista, AR 72714

RE: Conditional Use Permit for Meramec Specialty Company

Dear Commissioners:

Meramec Specialty Company ("Meramec") desires to temporarily place a fireworks tent in Bella Vista this year on property owned by The Village Art Club of Bella Vista. The fireworks tent will be located next to the Wishing Spring Gallery at 8862 W. McNelly Road, Bentonville, Arkansas, 72712. The fireworks tent will be placed at the exact location that Meramec has placed a fireworks tent since 2014. This letter is intended to provide information in support of the application as outlined in Bella Vista Code of Ordinances, Section 109-38.

Please find enclosed an application for a Conditional Use Permit from Meramec along with a check for \$225.00 for the application fee. You will also find enclosed a letter from the Village Art Club of Bella Vista granting Meramec permission to sell fireworks on its property. Finally, please find enclosed photographs of the proposed fireworks tent and signs included with the application for the conditional use permit.

As stated above, Meramec desires to temporarily place a fireworks tent in Bella Vista in 2022 at the same location as it has since 2014. The fireworks tent will be placed on the property next to Wishing Spring Gallery. The exact proposed location will be just north of the parking lot for the gallery. This location is close to the intersection of Highway 71 and Highway 40 which is a commercial retail area.

The proposed location has ample parking spots available that will not include parking on a street. Traffic can flow easily in and out of this location and will not create undue traffic problems. The fireworks tent is comparable in purpose to other establishments in the immediate vicinity such as the art gallery and Walgreens as previously mentioned as well as an insurance agency and a golf club business directly across the street.

The proposed use will have safeguards that will limit noxious or offensive emissions. The proposed use will not create any additional noise that would disrupt the surrounding businesses. The use may require additional lighting at night for safety reasons but will not disrupt the adjacent businesses. It is my understanding that the proposed use is exempted from the landscaping and

ROGERS, AR

screening requirements in Section 109-214 of the City of Bella Vista Code of Ordinances. Open spaces will be maintained by the owner of the property. The proposed use conforms to the height, area, and setback requirements of the zoning district.

The proposed fireworks tent this year will be similar in shape and color as the one used in previous years. The fireworks tent will be 40 feet by 80 feet. There will be ropes securing it which extend an additional 10 feet, 5 feet on each side for a total of 50 x 90 feet. The tent will be 15 feet high. The banners used are in conformity with the sign ordinance of Bella Vista limiting the banner to 32 square feet. Therefore, the banners will be 8 feet by 4 feet. The hours of operation for the fireworks tent will be 8:00 a.m. to 10:00 p.m. from June 22, 2025, to July 5, 2025, except on July 1-4, 2025, when the hours of operation will be from 7:00 a.m. to 12:00 a.m.

Meramec is aware of Ordinance No. 2014-05 regulating the sale, display, and storage of fireworks. Meramec intends to fully comply with all of the requirements contained in this ordinance which was adopted for the public's health and safety.

In accordance with Bella Vista Code of Ordinances, Section 109-38(d)(2)(b), all adjacent property owners will be sent notice of a public hearing, and I will provide the return receipts from the letters sent certified mail as soon as they become available. Please advise if this list is still accurate. Meramec requests that this be placed on the agenda for the next available public hearing.

Meramec respectfully requests the City of Bella Vista approve its application for a Conditional Use Permit and Temporary Sign Permit for the purposes and reasons stated herein. If there is any additional information you require in order to approve this application please let me know so that I may submit such information. Thanks in advance for your consideration of this application.

Sincerely,



Ryan P. Blue
Attorney at Law

Enclosures







Google Earth

VILLAGE ART CLUB OF BELLA VISTA, INC.
8862 W. McNELLY
BENTONVILLE, AR 72712

August 14, 2024

City of Bella Vista Fire & EMS:

The purpose of this letter is to notify you that Meramec Specialty Company has permission to sell fireworks on my property during the period of June 22, 2025 through July 5, 2025. The physical address of the property is 8862 West McNelly Road in Bella Vista, Arkansas.

Sincerely,

VILLAGE ART CLUB OF BELLA VISTA, INC

By: Umm C. [Signature]

As its: Board member



CITY OF BELLA VISTA FIRE & EMS

Retail Fireworks Permit Application

Applicant information

☒ Previous Permit Holder

☐ New Applicant

Name of Group or Organization: MERAMEC SPECIALTY COMPANY, O/B/A FIREWORKS CIT

OR

Name of Permit Holder: _____

Last	First	M.I.	Date of Birth
Responsible Party for Organization*: <u>BAILEY LEON A</u> <u>8.14.59</u>			
Last	First	M.I.	Date of Birth

*(Required for a group or organization or if different than the applicant.)

Applicant Mailing Address: PO Box 1150 WEST MEMPHIS, AR 72303
901.409.1884 (CELL) 901.409.1884 Street City State Zip

Phone Number: (810) 735.1753 Email: kbaileyand@aol.com

Arkansas Sales & Use Tax Number: 035048-18-001

Sales and Storage information

Site Location (address): 8862 WEST McNELLY RD

Property Owner: VILLAGE ART CLUB OF BELLA VISTA, INC

Owner's Written Permission: ☐ Attached if other than applicant

Sales Structure: ☐ Stand ☒ Tent ☐ Other (specify): _____

Site Plan: ☐ Attached ☒ Same as last year

Interior Plan: ☐ Required for Tents - attached ☐ Required for Other - attached

Storage Location: ☒ On Site ☐ Off Site

Storage Structure: ☐ Sales Structure ☐ Detached Building ☐ Other (specify below)

Other storage: STORAGE VAN

Size of Sales Structure (Sq. Ft. or Dimensions): _____

Storage Address (if off site): N/A

Name of Property Owner (if off site): N/A

Name of Licensed Wholesaler: ATOMIC FIREWORKS OF ARKANSAS

Address of Licensed Wholesaler: PO Box 1150 WEST MEMPHIS, AR 72303
Street City State Zip

Phone Number: (870) 735.1753

Person(s) providing required 24 hour security for onsite storage and display of fireworks:

Name: JULIE STEWART Phone Number: 501.206.6619

Address: 4472 W. SERVICEBERRY Date of Birth: 1.10.58
FAYETTEVILLE

Name: _____ Phone Number: _____

Address: _____ Date of Birth: _____

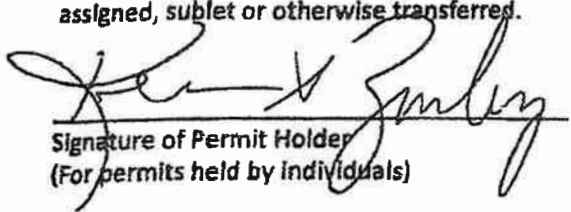
Attach above information on additional person(s) who may provide required security.

Additional materials to include

- ☒ Application/Permit Fee (\$25)
- ☐ Valid Arkansas State Retail Fireworks License

Certification

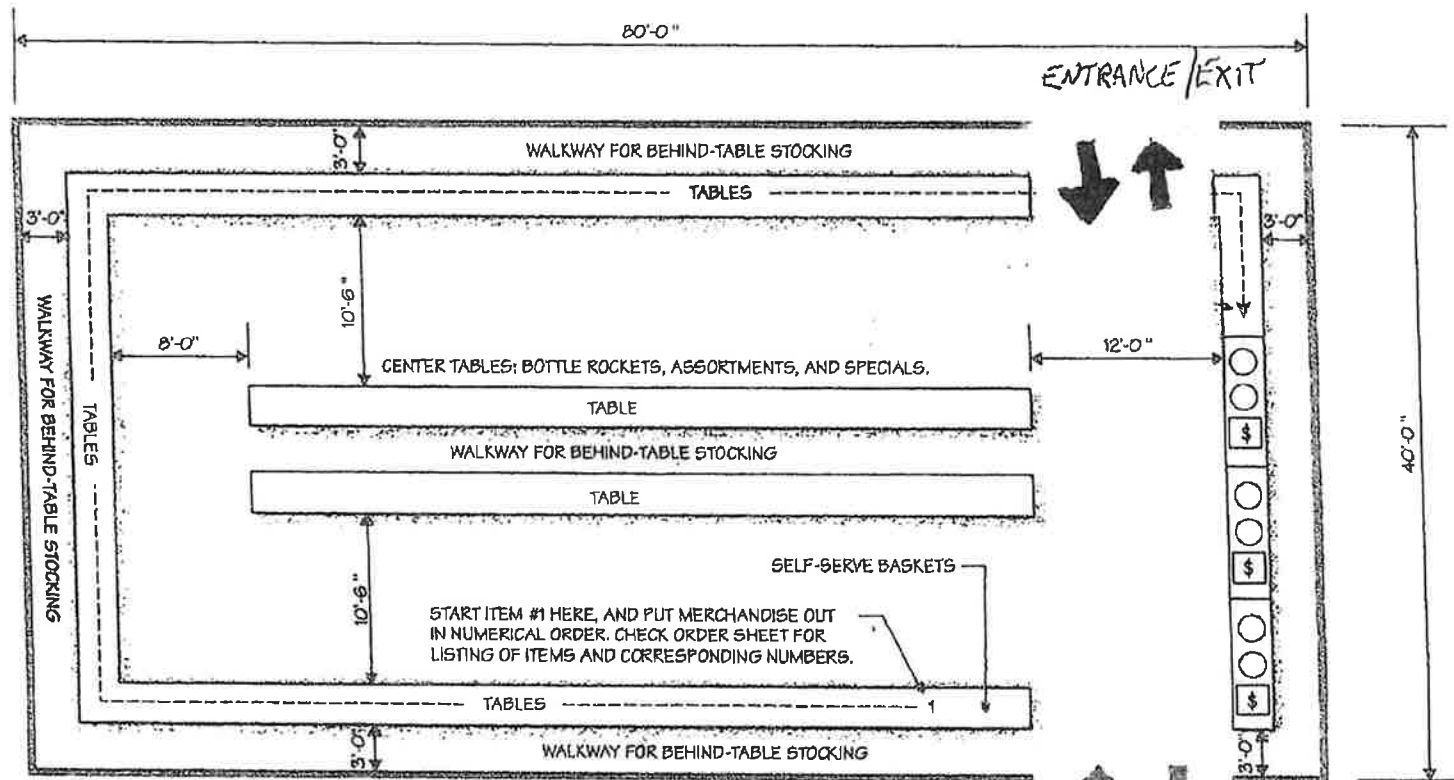
By submitting this application I certify that I am aware of and agree to comply with the applicable provisions of the laws of the State of Arkansas and City of Bella Vista regulating the retail sale of fireworks. I understand that any permit issued, permission granted or right obtained by acquiring a permit subsequent to this application are to be used only by the permit holder and shall not be assigned, sublet or otherwise transferred.


Signature of Permit Holder
(For permits held by individuals)

1.30.2025
Date

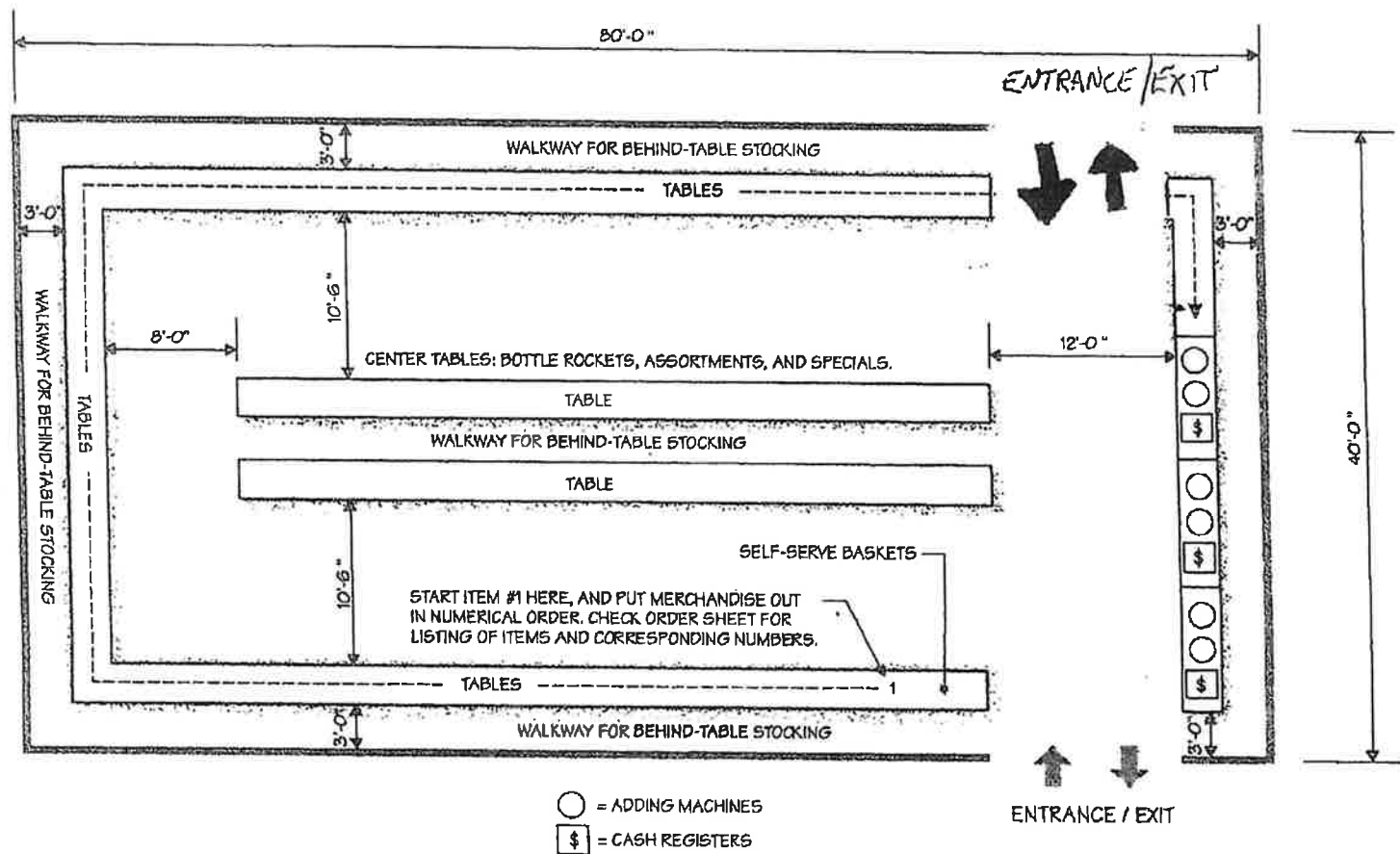
Signature of Responsible Party
(For permits held by organizations)

Date



- = ADDING MACHINES
 \$ = CASH REGISTERS

BELLA VISTA TENT
 8862 W. McNELLY RD.



BELLA VISTA TENT
8862 W. McNELLY RD.



32 sq ft

8'-0"

**FIREWORKS
CITY.**

**BUY 1 GET 4
FREE**

520-1011111

4'-0"



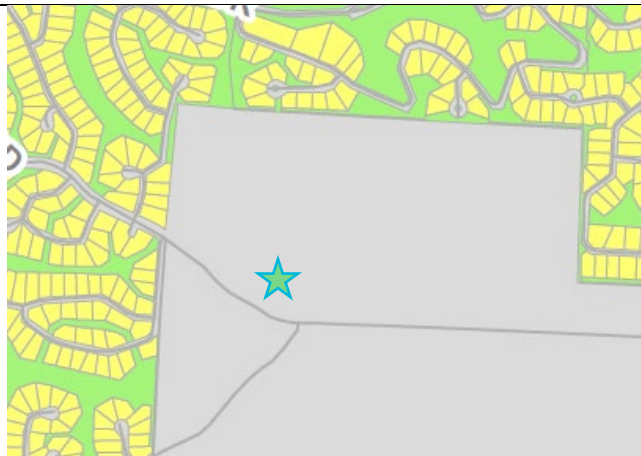
Meeting Information:

2483 Forest Hills Blvd
May 1, 2025 at 4:30 pm

Reviewer:

Christopher Hyatt
Senior Planner

Project Number	WVR 58581 & LSD 58580
Applicant	Don Callaway & Garrett Greer
Address/Location	9304 Commonwealth Rd
Current Zoning	Planning Area
Site Area	+/-21.14 acres
Nature of Request	Seeking multiple waivers alongside a proposed large-scale development



Zoning Map



Future Land Use Plan

Property Description

This property is located East of Bella Vista City Limits and is located near 9304 Commonwealth Road on Parcel: 18-07976-000.

Regulation

Section 107-250 (m) requires pedestrian accommodations consisting of sidewalks, trails, or other reasonable alternatives for connectivity. Sec. 107-314 establishes general standards for parking facility design. Sec 107-315 regulates parking lot design standards. Sec. 107-162 sets forth review and approval requirements for developments other than a single-family residence or duplex. Otherwise known as, a large-scale development.

Request

The applicant is requesting waivers of 107-250(m) pedestrian accommodations, Sec. 107-314 general standards, and Sec. 107-315 parking lot design standards for a large-scale development request of an existing gravel pad serving as parking and a construction laydown yard for multiple utility line projects.

Background

This project is tied to a previous lot split (LSP-2025-57217) and is part of a larger transmission line upgrade project for Carroll Electric that will run new transmission lines from Bella Vista to Pea Ridge nearby. The applicant has placed the unpermitted gravel to serve as parking and a construction laydown yard for three separate transmission line projects currently being constructed in the area. It was discovered that the laydown yard existed back in January when Carroll Electric began clearing for the new lines in Bella Vista. Meetings were then setup to address the clearing and the large-scale process going forward for the subject site. A +/- 42,525 square foot gravel parking lot has been established along Commonwealth and Bethnal Roads. With this gravel area serving as both parking and a construction laydown yard, no parking facility design standards are being met, therefore, the applicant has requested waivers from those access management and parking facility design standards, specifically, 107-314 and 107-315. Additionally, no pedestrian accommodations are proposed, so a waiver from section 107-250(m) has also been requested. The applicant has agreed to place BMPs around the laydown yard to contain the gravel and any runoff. The subject site is surrounded by POA Common Property to the North and Bella Vista Planning Area to the South, East, and West. The Master Street Plan classifies Bethnal Road and Commonwealth Road as collector and minor arterial respectively.

Public Comment

None at the time of this report.

Outstanding Technical Comments

Applicant will need to update the driveway connection to concrete.

Recommendation

Staff does not have a recommendation at this time due to the amount of waivers being requested.

Sec. 107-35 Waiver Review Requirements

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-35 Waiver Review Procedures

- Under exceptional circumstances, the planning commission may grant waivers at the time of final plat approval.
- In granting the waiver, the planning commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.
- In considering the petition for a waiver, the planning commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.
- The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

Sec. 107-162 Large Scale Development Review and Approval

Planning Commission Action: All developments other than those excepted by subsection (a)(1) of this section shall be submitted to the planning commission, which shall approve, approve with conditions, or disapprove the submitted plan. The planning commission is required to take such action within 90 days of submission unless the applicant agrees to a postponement. All planning commission approvals to any development plan shall be signified by the signature on the development plan of the chairperson of the planning commission.

Sec. 107-163 Large Scale Development Review Criteria

The mayor or his designee, planning commission or city council may refuse approval of any development plan for any of the following reasons:

5. *Incomplete application.* The development plan is not submitted in accordance with the requirements of this article.
6. *Violation of law.* The proposed development or construction would violate a city ordinance, or a state or federal law.
7. *Dangerous traffic conditions.* The proposed development would create or compound a dangerous traffic condition. For the purpose of this article, a "dangerous traffic condition" shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.
8. *Lack of utilities.* Adequate water, sewer, and electrical utilities are not readily available to the property and the developer has made no provision for extending such service to the development, or the provision of these utilities cannot obtain approval by the state health department, or other appropriate department.
9. *Inadequate drainage conditions.* The property to be developed reflects an extreme drainage problem uncorrected by the proposed development plan.
10. *Other actions required.* The plans pertain to a parcel which requires prior platting or rezoning.
11. *Other.* Any other circumstances as determined by the planning commission.



ALLGEIER, MARTIN and ASSOCIATES, INC.
Consulting Engineers

04/23/2025

Mr. Hyatt
Senior Planner
City of Bella Vista, Planning & Development
101 Town Center, PO Box 5655
Bella Vista, AR 72714

Re: Carroll Electric Laydown Yard

Dear Mr. Hyatt,

This letter is to provide the scope and need for a laydown yard located at Carroll Electric Cooperative Corporation's (CECC) Commonwealth property. CECC has constructed a gravel laydown yard for three separate transmission line projects currently being constructed in the area. The laydown yard is needed to store equipment, transmission line poles, materials, and foundation reinforcement cages for the transmission line projects. Gravel was installed to help control the off-site tracking of mud onto county roads. CECC will utilize the existing driveway to access the equipment and materials listed above as needed during construction.

CECC is requesting waivers from the City of Bella Vista code ordinances Chapter 107 Article XI.- Access Management and Parking Facility Design Standards:

Sec. 107-314.- General standards.
Sec. 107-315.- Parking lot design standards.
Sec. 107-250. - Improvements and standards.

Sincerely,

ALLGEIER, MARTIN and ASSOCIATES, INC.

Don Callaway
don.callaway@amce.com
417.680.7258



**NOTICE OF COVERAGE (NOC) FOR
NPDES CONSTRUCTION STORMWATER GENERAL PERMIT (CGP) NUMBER ARR150000**

Permittee Information (provided by Notice of Intent)
Carroll Electric Cooperative Corporation
Attn: Jeff Smalley
902 Hwy 62 Spur
Berryville, AR 72616

Permit Tracking No.: ARR158446
AFIN: 04-03138

This NOC is issued for the construction of the **Transmission Lines** only. The permittee is responsible for compliance with all applicable terms and conditions of this NOC and the CGP. Any permit-related correspondence must include this Permit Tracking Number and AFIN. A copy of the CGP can be found at:

<https://www.adeq.state.ar.us/downloads/WebDatabases/PermitsOnline/NPDES/Permits/ARR150000.pdf>

Project Name: Carroll Electric Cooperative Corporation -
Commonwealth-Ashdown Transmission Line
Project Contact: Jeff Smalley
Contact Number: (870) 423-2161
SWPPP Location: Site Inspector's Vehicle Onsite
Site Address: 9304 Commonwealth Rd, Pea Ridge, AR, 72752,
Benton County
Administrative Complete: November 08, 2024
Total Acreage: 18.55
Disturbed Acreage: 16



Receipt of this NOC does not relieve any permittee of the responsibility to comply with any other applicable federal, state, and local statute, ordinance, policy, or regulation which includes but is not limited to Short Term Activity Authorizations (STAA) or 404 permits.

This authorization must be **posted** at the construction site in a prominent place per the general permit.

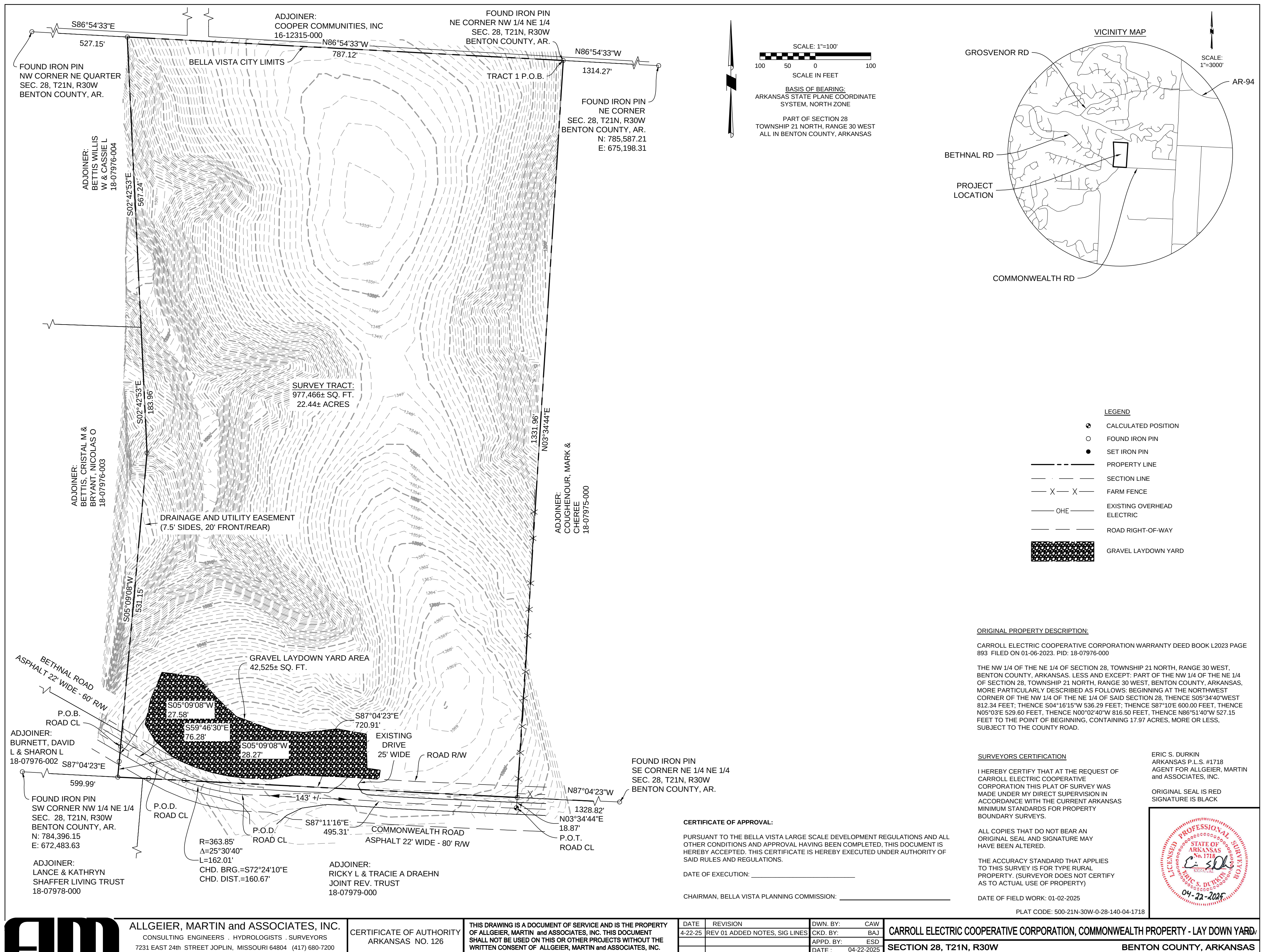
Expiration Date: 10/31/2026

Jessica Sears

November 08, 2024

Jessica Sears, P.E.
Senior Operations Manager
Office of Water Quality, Division of Environmental Quality

Coverage Date





Meeting Information:

2483 Forest Hill Blvd
May 1, 2025 at 4:30 pm

Reviewer:

Christopher Hyatt
Senior Planner

Project Number	WVR-2025-58625
Applicant	Christopher Hyatt
Address/Location	6 Cardiff Circle
Current Zoning	R-1 Single Family Residential
Site Area	.34 acres
Nature of Request	Seeking a waiver of Sec. 107-342(e)(1) and (e)(2).

Property Description

This property is located in the eastern area of Bella Vista City Limits and is located on Parcel #16-05159-000. Lot 24, Block 7. Brecknock Subdivision.

Regulation

Development Code Sec. 107-342 (e)(1) states a retaining wall shall be placed a minimum of ten feet or 1.5 times the height of the wall, whichever is greater, away from existing or proposed structures. Sec. 107-342 (e)(2) states that a retaining wall shall be placed a minimum of 7.5 feet or 1.5 times the height of the wall, whichever is greater, away from property lines.

Request

The applicant is requesting to waive the 107-342(e)(1) and (e)(2) setback requirements for an existing retaining wall behind a single-family residential home.

Background

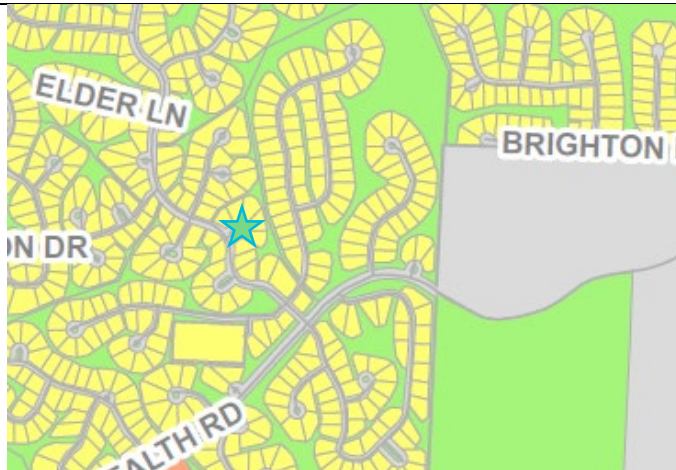
The applicant placed retaining walls behind the single-family home back in August of 2022, prior to obtaining permits. Staff had previously met with the owner and applicant early in 2024, to work on solutions, and discussed the need for the wall, with their circumstances being due to the topography and support for the back deck. The walls sit roughly 6 feet, at the closest point, behind the deck of the home, supporting the foundations for the deck posts, and vary in height from 4.5' to 5.5' with one wall extending to the South property line. Staff has received an engineered analysis and approval of the designs and has included that in your packet. POA Common Property is located behind the subject site, so any failure of the wall would not impact adjacent homes and would not prevent the orderly subdivision of other land in the area. The subject property has single family homes to the North and South of the property. The zoning code shows this parcel is surrounded by single-family residential and common property. The Future Land Use Plan shows this parcel to be located in a Type 1 Neighborhood Center with the Master Street Plan showing Cardiff Circle as a non-classified residential street.

Public Comment

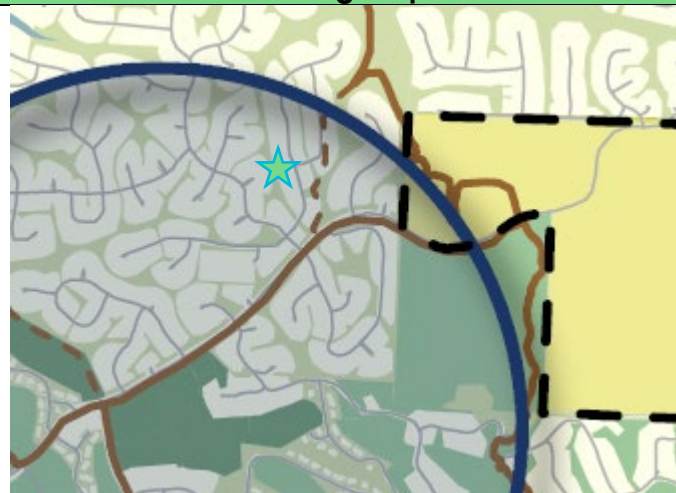
None at the time of this report.

Outstanding Technical Comments

None at the time of this report.



Zoning Map



Future Land Use Plan

Sec. 107-35 Waiver Review Requirements

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-35 Waiver Review Procedures

- Under exceptional circumstances, the planning commission may grant waivers at the time of final plat approval.
- In granting the waiver, the planning commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.
- In considering the petition for a waiver, the planning commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.
- The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

FIELD WORK:
SEPTEMBER 10, 11, 12 & 23, 2024

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD88 VERTICAL DATUM

CONTOUR INTERVAL:
1 FOOT

PROPERTY ZONED:
R-1

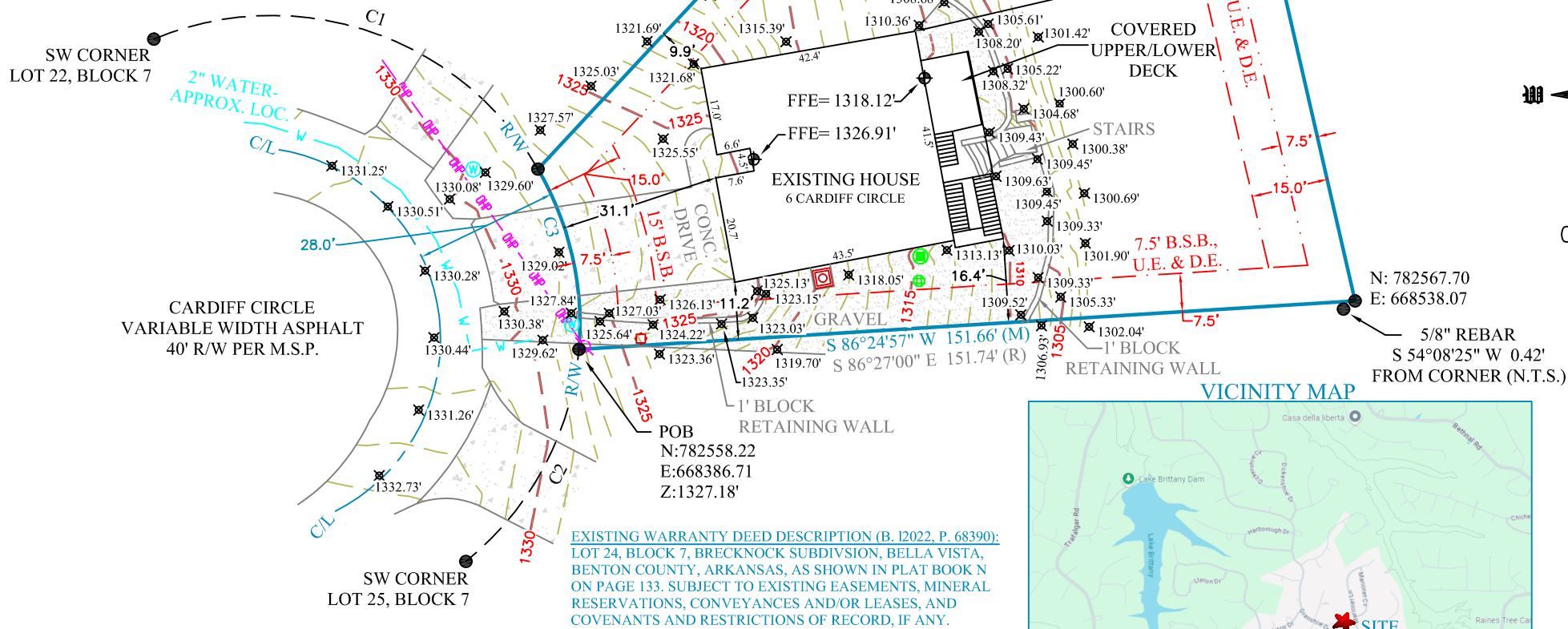
BUILDING SETBACKS:

PER FINAL PLAT:
FRONT 15ft (SHOWN)
SIDE NONE SHOWN
REAR NONE SHOWN

*PER NOTE # 6 ON THE FINAL PLAT, THERE IS A 7.5' U.E. & D.E. ON THE INTERIOR OF ALL LOT LINES

PER ZONING:
FRONT 20ft
SIDE 7.5ft (SHOWN)
SIDE 15ft (IF PARALLEL TO STREET RIGHT-OF-WAY LINES)
REAR 15ft (SHOWN)
REAR 25ft (FROM WATER'S EDGE FOR PARCELS WITH ACCESS TO BODIES OF WATER)

TOTAL ACREAGE
LOT 24, BLOCK 7
PARCEL #16-05159-000
0.34 ACRES +/-

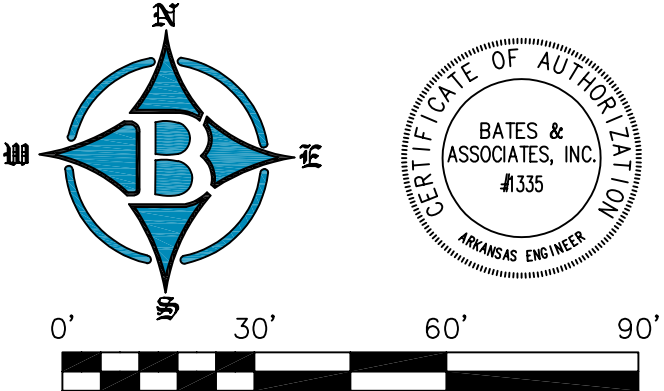


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	60.00'	86.38'	79.11'	S 71°18'42" E	82°29'28"	52.61'
C2	60.00'	48.13'	46.85'	N 28°05'20" E	45°57'29"	25.44'
C3	60.00'	36.64'	36.07'	N 12°48'13" W	34°59'25"	18.91'

REFERENCE DOCUMENTS:
1) FINAL PLAT OF BRECKNOCK SUBDIVISION FILED IN BOOK N AT PAGE 133
2) WARRANTY DEED FILED IN BOOK L2022 AT PAGE 68390

PLAT NOTES:
1) RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER THE FINAL PLAT OF BRECKNOCK SUBDIVISION (N-133) WHERE POSSIBLE.
2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
4) UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE. (SEE PLAT NOTE #6BOOK N, PAGE 133)

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0080J. DATED 09/28/2007)



I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF SEPTEMBER, 2024.



DATE: 10/21/24
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

(R) RECORD BEARING & DISTANCE	BOUNDARY LINE (MEASURED)
(M) MEASURED BEARING & DISTANCE	TIE LINE
FOUND 5/8" REBAR	CENTERLINE OF ROAD
FINISHED FLOOR ELEVATION (FFE)	RIGHT-OF-WAY
AC CONDENSER UNIT	OVERHEAD POWER LINE
ELECTRICAL METER	UTILITY EASEMENT
POWER POLE	BUILDING SETBACK
SEPTIC LID	
CLEANOUT	
WATER METER	
SPOT ELEVATION	

BATES
Engineers - Surveyors

7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9350

BATES & ASSOCIATES, INC. Copyright 2024
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the herein cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
JOHN CARR

ADDRESS:
**6 CARDIFF CIRCLE
BELLA VISTA, ARKANSAS**

DATE: 10/16/24	SCALE: 1"=30'
LOCATION: LOT 24 BLOCK 7 BRECKNOCK SUBDIVISION	SURVEYED: TH DRAFTED: ML DRAFT DATE: 10/16/24 REVIEWED: DT COA #1335

DRAWING #24-236

General Notes:

1. Applicable building codes: Arkansas Building Code 2021, International Building Code 2021, TMS 402-2016.
2. Compacted C ballast used for footings
3. Leveling pad- minimum 6” thick compacted AHTD class 7 crushed stone road base compacted to 95% standard compaction (ASTM 0698).
4. Foundation zone- undisturbed sandy clay with shale soil with a plasticity index less than 20 with an effective friction =26
5. Minimum wall embedment of 1 block for walls under 6 feet.
6. A geotechnical report was not supplied for the project and the soil properties used were assumed for the site based on other sites in the area.
7. Wall batter will be 1.0 inch per block course.
8. The top and bottom of the wall elevations and sloped in the vicinity of the wall must be verified by the wall installer before beginning wall construction. The wall designer must review any changes to the wall dimensions or slopes around the wall.
9. The wall designer assumes no liability for information provided by others or not verified.
10. All C ballast fill must be compacted in maximum 8.0 inch thick lifts and compacted with a minimum of two passes with a vibratory plate compactor. All soil fill must be placed in a maximum 8.0 inch thick lifts and compacted with a minimum of 95% standard compaction (ASTM 0698). For commercial projects, the compaction of each lift must be verified by the testing agency of record with at least one test per 2500 sq. ft. of fill placed per lift, per day.
11. Maximum wall bearing pressure = 1200 psf.
12. The long-term static groundwater level is assumed to be below the bottom of the wall (greater than 6.0 feet).
13. All quantities do not include any waste of overlap required and are based on in-place compacted volumes. The installer must verify all quantities.
14. Wall heights shown must not be exceeded without the consultation and approval of the wall designer.
15. Bi-Axial geo-grid may be used in place of that shown.
16. All reinforcing geogrid must be strata 200 geogrid as shown on the wall drawings.
17. All utilities behind, in front and under the wall should be installed before commencing wall construction to limit disturbance and damage to the grid and undermining of the wall. The compaction of all utility backfill under the block and grid zones must be verified to be at least 95% standard compaction (ASTM 0698).
18. Maximum slopes of 30° behind and in front of the wall and shall not be exceeded without the consultation and approval of the wall designer.
19. Care must be taken when installing and pavements, utilities, irrigation, structures or landscaping behind the wall so as not to damage the geogrid or wall face. Any damaged geogrid or wall face distortion must be replaced.
20. Any springs, seeps or other water sources noted in the wall excavations must be immediately reported to the wall designer for remedial action.
21. No live or dead loads other than pedestrian traffic within 10.0ft behind the wall.
22. All filter fabric must be Mirafi 140N not-woven fabric or approved equivalent.
23. Factors of safety used in the wall design: sliding = 1.5, overturning = 2.0 bearing capacity = 2.0 global stability analysis = 1.3. The engineering stamp on the drawing confirms these values were exceeded.
24. Safety precautions (including handrails) during and after construction are the responsibility of the contractor and owner.

SUBJECT RETAINING WALLS – SEE PAGES S2 -4



SUBJECT RETAINING WALLS

RETAINING WALL AND BACKFILL NOTES:

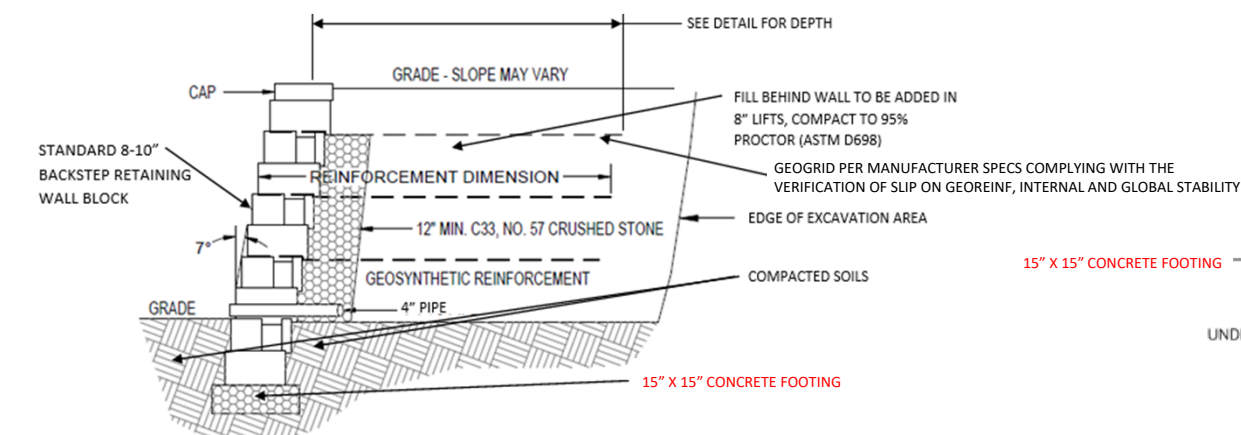
- CONSULT CITY REGARDING PLACEMENT OF WALL NEAR PROPERTY LINES AND EASEMENTS.
- SAFETY RAILINGS ARE REQUIRED WHERE REQUIRED BY ICC IRC
- BACKFILL AS NEEDED WITH SB2 BEHIND WALL (EXPANSIVE SOIL/CLAYS NOT ALLOWED)
- DRAINAGE IS REQUIRED BEHIND THE WALL
- THIS DRAWING DOES NOT DEFINE COMPACTION REQUIREMENTS FOR CONSTRUCTION ON FILL SOILS

APPROVALS

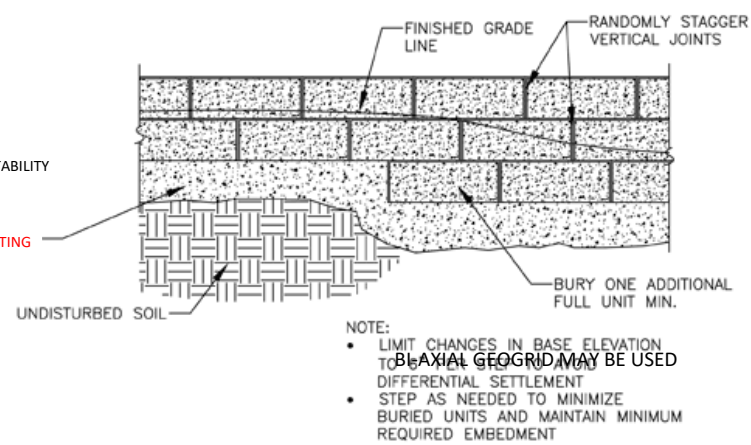
ADVANCED STRUCTURAL
CONSULTANTS
501.240.9213 479.439.0260
INFO@STRUCTURALCONSULT.COM

LANDSCAPE BLOCK RETAINING WALL INSTALLATION
ADDRESS – 6 CARDIFF CIR, BELLA VISTA, AR
DATE – 2/4/25

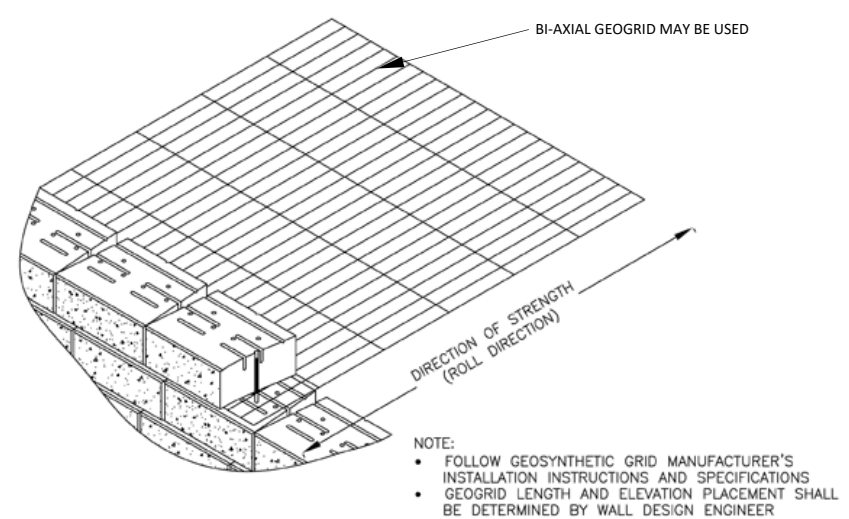
REVISION



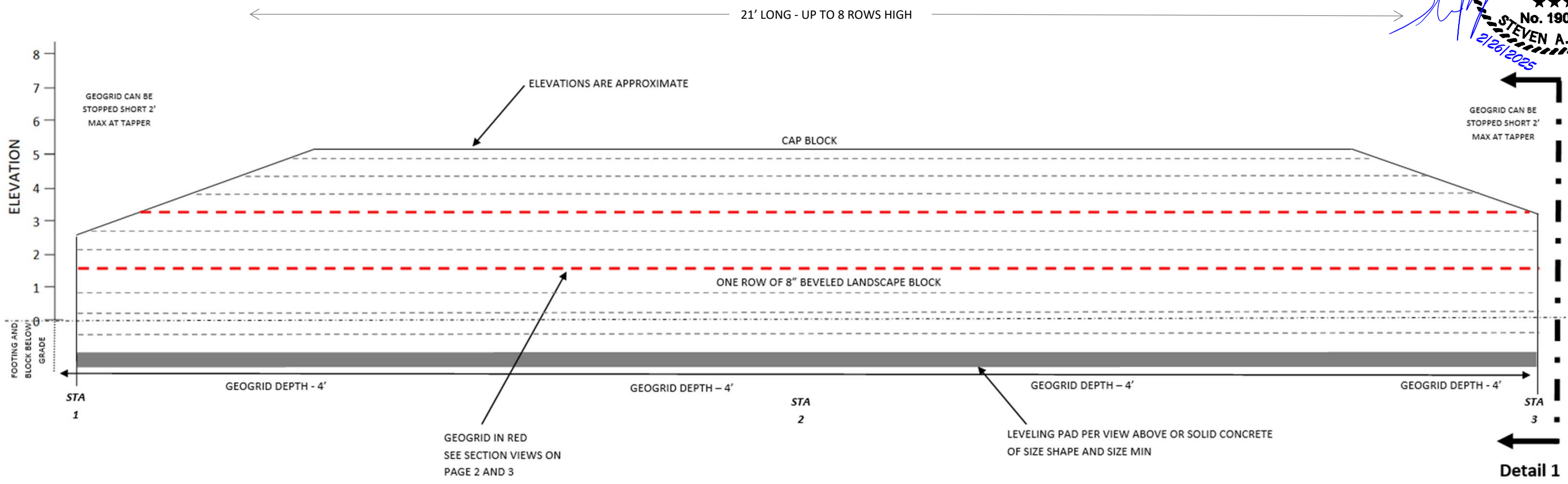
WALL CONSTRUCTION
SECTION VIEW



STEPPING BASE DETAIL
(If required)



GEO-GRID INSTALLATION DETAILS

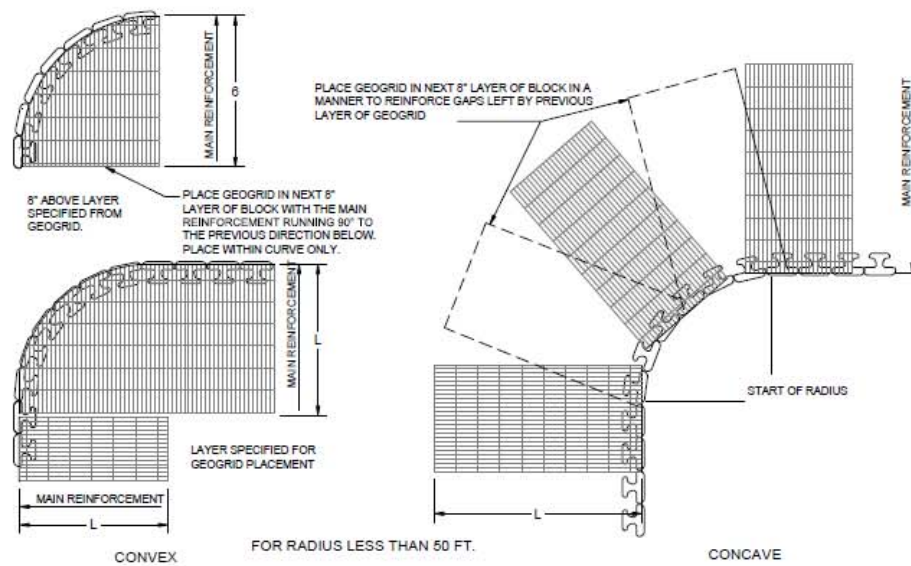


WEST RETAINING WALL ELEVATION VIEW

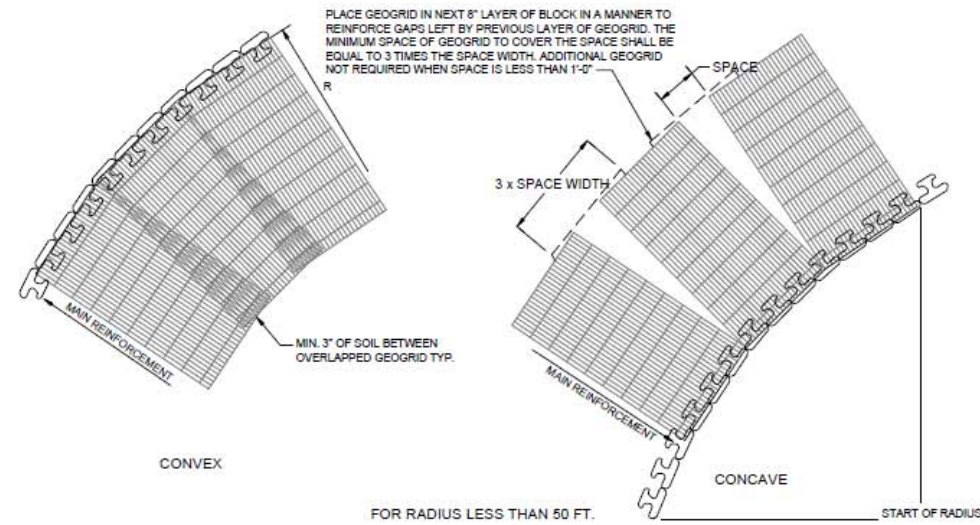
- RETAINING WALL AND BACKFILL NOTES:**
1. Max wall height is per elevation above.
 2. Depth of geogrid to be per the drawing below. Spacing can vary up or down one row of block only.
 3. Any drainage to soils retaining by the walls should be routed in 4" pipe so that the water does not excessively saturate the ground behind the wall.
 4. Installer must have experience building walls and thoroughly read the installation instructions and limitations from the block manufacturer. Always install wall per block manufacturer specifications.
 5. See sheet S3.0 for details on drainage, and curved wall installations.



APPROVALS	
ADVANCED STRUCTURAL CONSULTANTS 501.240.9213 479.439.0260 INFO@STRUCTURALCONSULT.COM	
LANDSCAPE BLOCK RETAINING WALL INSTALLATION ADDRESS – 6 CARDIFF CIR, BELLA VISTA, AR DATE – 2/4/25	
REVISION	
S2.0	Page 43 of 69



REQUIREMENTS FOR CURVED WALLS

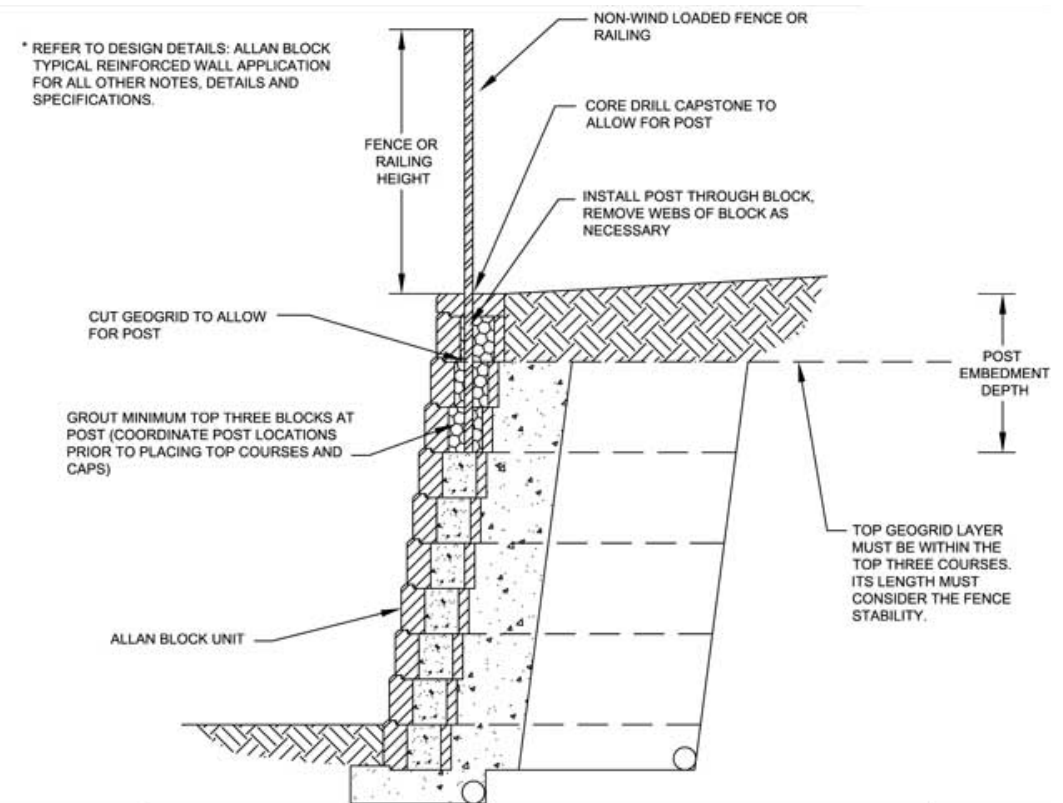


REQUIREMENTS FOR CURVED WALLS

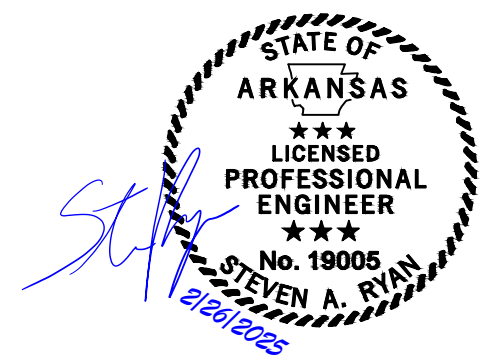
TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS^a

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy, silty clay, clayey silt, silt and sandy siltclay (CL, ML, MH and CH)	1,500 ^b

For SI: 1 pound per square foot = 0.0479 kPa.
a. Where soil tests are required by Section R401.4, the allowable bearing capacities of the soil shall be part of the recommendations.
b. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.



FENCE RAILING DETAIL



APPROVALS

ADVANCED STRUCTURAL CONSULTANTS
501.240.9213 479.439.0260
INFO@STRUCTURALCONSULT.COM

LANDSCAPE BLOCK RETAINING WALL INSTALLATION
ADDRESS – 6 CARDIFF CIR, BELLA VISTA, AR
DATE – 2/4/25

REVISION

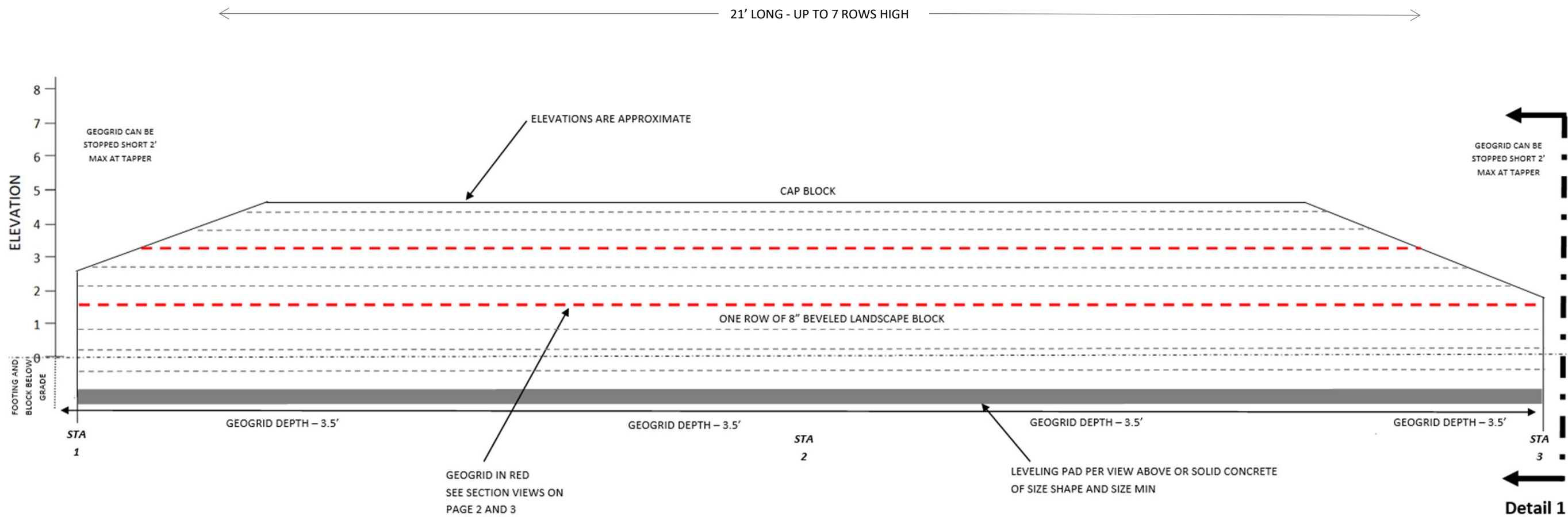


APPROVALS	

ADVANCED STRUCTURAL CONSULTANTS
501.240.9213 479.439.0260
INFO@STRUCTURALCONSULT.COM

LANDSCAPE BLOCK RETAINING WALL INSTALLATION
ADDRESS – 6 CARDIFF CIR, BELLA VISTA, AR
DATE – 2/4/25

REVISION



EAST RETAINING WALL ELEVATION VIEW

- RETAINING WALL AND BACKFILL NOTES:
1. Max wall height is per elevation above.
 2. Depth of geogrid to be per the drawing below. Spacing can vary up or down one row of block only.
 3. Any drainage to soils retaining by the walls should be routed in 4" pipe so that the water does not excessively saturate the ground behind the wall.
 4. Installer must have experience building walls and thoroughly read the installation instructions and limitations from the block manufacturer. Always install wall per block manufacturer specifications.
 5. See sheet S3.0 for details on drainage, and curved wall installations.













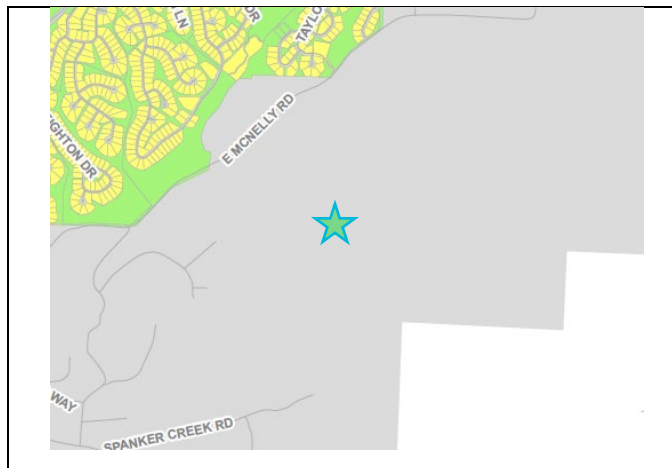
Meeting Information:

2483 Forest Hills Blvd
May 1, 2025 at 4:30 pm

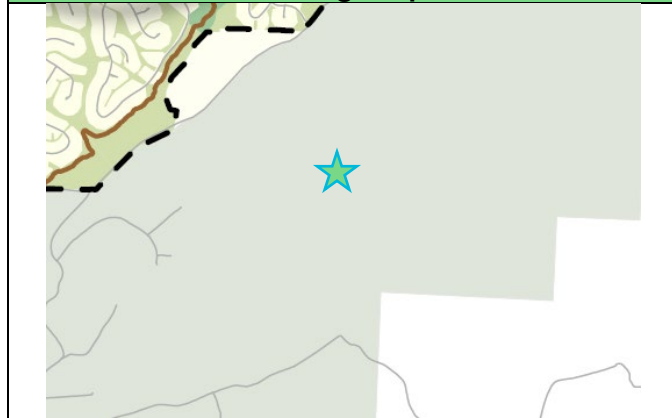
Reviewer:

Christopher Hyatt
Senior Planner

Project Number	WVR-58806 & PLA-58045
Applicant	Sand Creek Engineering on behalf of Shewmaker Family
Address/Location	8827 East McNelly Road
Current Zoning	Planning Area
Site Area	+/-463.33 acres
Nature of Request	Requesting to combine multiple tracts into two larger tracts.



Zoning Map



Future Land Use

Property Description

This property is located East of Bella Vista City Limits and is located near 8827 East McNelly Road on Parcel: 18-08032-001.

Regulation

Sec. 107-249(c)(1) establishes easement dedications of 7.5 feet shall be provided along all side property lines. Sec. 107-249(c)(2) establishes easement dedications of 20 feet shall be provided along all front and rear property lines. 107-126 provides four options for incidental subdivisions: lot splits, minor subdivisions, property line adjustments, and correction plats.

Request

The applicant is requesting a waiver of Sections 107-249(c)(1) and (c)(2) for the proposed lot combinations.

Background

The subject tracts have been obtained by a cattle ranch and the owner is seeking to combine existing Tracts 15, 16, 17, and 18, creating new Tracts A (+/-281.39 acres) and B (+/-181.94 acres) A portion of Spanker Creek Road has been vacated with the County, backing the road up to the boundary of the proposed Tract B property line. No easements have been dedicated with this new proposed plat, therefore the applicant has requested waivers from 107-249 (c)(1) and (c)(2). The applicant states in their letter that no development being planned and utility company franchises would adversely affect the property owners. Additionally, due to topography, the applicant states that a drainage easement along the property lines is not appropriate. McNelly Road is classified as a minor arterial per the Master Street Plan. The subject site is surrounded by County with portions of common property located East of the site.

Public Comment

None at the time of this report.

Outstanding Technical Comments

None at the time of this report.

Recommendation

Staff does not have a recommendation at this time due to the easement waiver request.

Sec. 107-35 Waiver Review Requirements

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-35 Waiver Review Procedures

- Under exceptional circumstances, the planning commission may grant waivers at the time of final plat approval.
- In granting the waiver, the planning commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.
- In considering the petition for a waiver, the planning commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.
- The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

Sec. 107-128 Incidental Subdivision Review and Approval

Planning Commission Approval:

1. Applicability. The planning commission shall approve, approve with conditions, or disapprove any incidental subdivision that is not being administratively approved as set forth in section 107-128(a) of this section.
2. Action. Within 60 days of receipt of the complete plat from the applicant, the planning commission shall take action on the incidental subdivision. If the plans are approved with conditions, the conditions shall be set forth in written form to the owner/developer. The signature of the owner/developer on the form setting forth the conditions of approval shall be deemed his agreement to comply with said conditions, whereupon a building permit may be issued. Disapproval of the plat shall be transmitted to the applicant with the reasons therefor within 15 days after the meeting at which the plat was disapproved.
3. Any incidental subdivision that dedicates street rights-of-way or easements to the public that has been approved by the planning commission shall constitute acceptance of said dedication.
4. Approval signatures. All planning commission approvals of incidental subdivisions shall be signified by the signature of the planning commission chairman upon the development plan.

Sec. 107-130 Incidental Subdivision Review Criteria

Approval or disapproval of incidental subdivisions shall be given based on the following threshold guidelines:

5. No new street or alley is required or proposed.
6. No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
7. Such action will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels.
8. There is adequate street right-of-way as required by these regulations and the master street plan.
9. All easement requirements have been satisfied.
10. All lots created by such split or readjustment shall have access on a public street.
11. No substandard sized lots or parcels shall be created.
12. No waivers or variances from these regulations are requested.



To: Bella Vista City Planning Department

Date: 3/26/2025

Subject: Waiver Request for Subdivision Code Sections 107-249(c)(1) and (2)

Dear Planning Department,

I am writing to formally request a waiver for the requirements outlined in code sections 107-249(c)(1) and (2) of the Bella Vista City Code of Ordinances. These sections are part of Chapter 107, which governs subdivisions and other developments. The specific provisions I am seeking a waiver for are as follows:

- **Section 107-249(c)(1):** Easements of at least 7.5 feet shall be provided along all side property lines.
- **Section 107-249(c)(2):** Easements of at least 20 feet shall be provided along all front and rear property lines.

Reason for Waiver Request.

The lot line adjustment is to allocate land ownership for estate purposes. The intended land uses will remain unchanged.

Justification

We recognize that since no development is planned, dedicating significant access to utility easements is not advantageous for the property. Utility companies' franchises could adversely impact the property owners and value. Additionally, due to the land's configuration and topography, a drainage easement along the property lines is not appropriate.

I believe this waiver is necessary and justified based on the unique circumstances described above. Granting this request will enable the project to move forward in a way that is practical and consistent with the intent of the subdivision regulations.

Thank you for your consideration

Sincerely,

William Pereira
Sand Creek Engineering
Wpereira@sandcreek.us

Surveyor:
Sand Creek Engineering
and Land Surveying
1610 NW 12th St.
Bentonville, AR 72712
(479)-464-9282

PROPERTY LINE ADJUSTMENT FOR SHEWMAKER FAMILY REVOCABLE TRUST PART OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 30 WEST AND PART OF SECTION 3 & 4, TOWNSHIP 20 NORTH, RANGE 30 WEST BENTON COUNTY, ARKANSAS

CLIENT:

JAC'S CATTLE RANCH LLC
P.O. BOX 1490 BENTONVILLE
ARKANSAS 72712

DEED DESCRIPTION PER INSTRUMENT No. L202500008:

TRACT 15
THE SW¼ OF THE NW¼ AND THE N½ OF THE NW¼ OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND THE S½ OF THE SW¼ OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 30 WEST, LESS AND EXCEPT THE PART THEREOF DESCRIBED AS BEGINNING AT THE NW CORNER OF THE SW¼ OF THE SW¼ OF SECTION 33; THENCE SOUTH 02°17' WEST 1,057 FEET; THENCE NORTH 42°30' EAST 525 FEET; THENCE NORTH 49°40' EAST 375 FEET; THENCE NORTH 61°10' EAST 210 FEET; THENCE NORTH 66°50' EAST 310.71 FEET; THENCE NORTH 03°34' EAST 115.74 FEET; THENCE NORTH 86°28' WEST 1,064 FEET TO THE POINT OF BEGINNING, CONTAINING 12.7 ACRES, MORE OR LESS, IN THIS EXCEPTION AND CONTAINING IN THIS CONVEYANCE AN AGGREGATE OF 185 ACRES, MORE OR LESS.

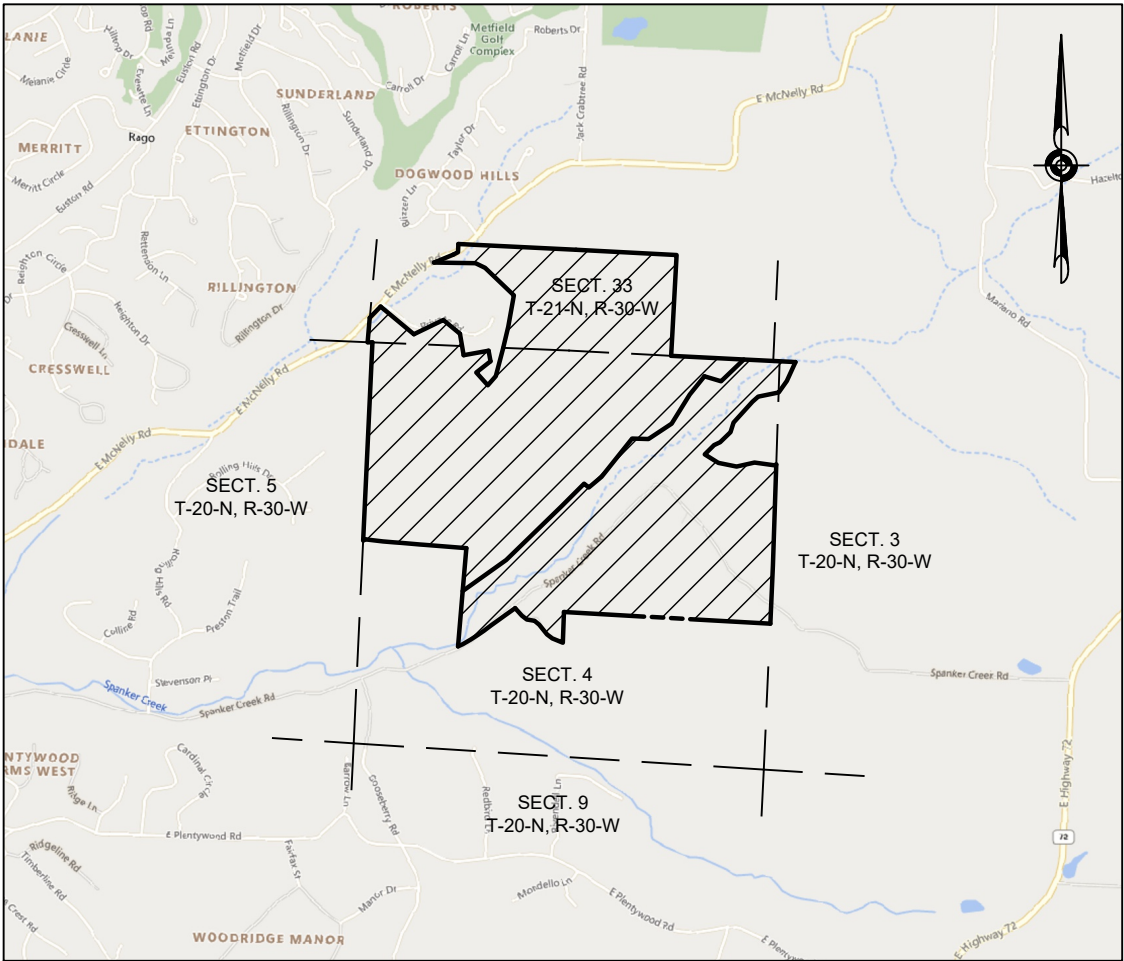
LESS AND EXCEPT PART OF THE NW¼ OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NW¼ OF SAID SECTION 4; THENCE NORTH 90°0'01" EAST 1167.95 FEET; THENCE SOUTH 12°30'15" EAST 120.65 FEET TO A FOUND 5/811 PIN; THENCE NORTH 77°32'1411 EAST 328.44 FEET TO A SET 5/811 DIA. IRON PIN AND THE POINT OF BEGINNING (P.O.B.); THENCE SOUTH 21°58'16" EAST 173.46 FEET TO A SET 5/8" DIA. IRON PIN; THENCE SOUTH 39°37'5311 WEST 235.24 FEET TO A SET 5/811 DIA. IRON PIN; THENCE SOUTH 54°35'36" EAST 224.44 FEET TO A SET 5/8" DIA. IRON PIN; THENCE NORTH 28°38'1711 EAST 157.67 FEET TO A SET 5/8" DIA. IRON PIN; THENCE NORTH 2°11'30" EAST 375.45 FEET TO A FOUND 5/811 DIA. IRON PIN; THENCE SOUTH 77°32'14" WEST 192.24 FEET TO THE POINT OF BEGINNING, CONTAINING 1.80 ACRES, MORE OR LESS.

ALSO LESS AND EXCEPT PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHWEST QUARTER (SW¼) PART OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 30 WEST, AND A PART OF THE NORTH HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN, ACCEPTED AS THE NORTHWEST CORNER OF THE SW¼ OF THE SW¼; THENCE SOUTH 2°46'39" WEST 864.19 FEET; THENCE EAST 127.63 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING IN THE CENTERLINE OF A COUNTY ROAD; THENCE ALONG SAID CENTERLINE NORTH 40°47" EAST 174.50 FEET; THENCE NORTH 42°37'15" EAST 186.32 FEET; THENCE NORTH 46°41'58" EAST 162.32 FEET; THENCE NORTH 50°17'26" EAST 143.36 FEET; THENCE NORTH 56°25'45" EAST 126.21 FEET; THENCE NORTH 61°21'33" EAST 120.65 FEET; THENCE LEAVING SAID CENTERLINE NORTH 88°21'26" EAST 532.97 FEET; THENCE SOUTH 66°18'34" EAST 137.55 FEET; THENCE SOUTH 48°40'3" EAST 519.59 FEET; THENCE SOUTH 7°40'45" WEST 411.65 FEET; THENCE SOUTH 11°15'45" WEST 289.84 FEET; THENCE SOUTH 77°32'14" WEST 520.68 FEET; THENCE NORTH 12°30'15" WEST 282.32 FEET; THENCE NORTH 52°33'18" WEST 282.56 FEET; THENCE SOUTH 61°40'14" WEST 424.89 FEET; THENCE NORTH 52°42'5" WEST 562.33 FEET TO THE POINT OF BEGINNING, CONTAINING 30.02 ACRES, MORE OR LESS, AN SUBJECT TO THE RIGHT-OF-WAY OF A BENTON COUNTY ROAD #40 ALONG THE NORTH BOUNDARY THEREOF.

TRACT 16
PART OF THE NW 1/4 OF THE NW¼ OF SECTION 3, PART OF THE NE¼ OF THE SE¼, PART OF THE NW¼ OF THE SE¼, PART OF THE SE¼ OF THE NE¼, PART OF THE SW¼ OF THE NE¼, PART OF THE NE¼ OF THE NE¼, PART OF THE NW¼ OF THE NE¼ OF SECTION 4, ALL IN TOWNSHIP 20 NORTH, RANGE 30 WEST, AND PART OF THE SW¼ OF THE SE¼ OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 30 WEST, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SW CORNER OF THE SAID SW¼ OF THE SE¼ OF SECTION 33, THENCE NORTH 03°57'42" EAST 1315.36 FEET, THENCE SOUTH 86°57'54" EAST 1310.05 FEET, THENCE SOUTH 03°02'54" WEST 1313.38 FEET, THENCE SOUTH 87°02'35" EAST 1331.00 FEET, THENCE SOUTH 87°17'32" EAST 83.82 FEET, THENCE SOUTH 87°17'32" EAST 205.26 FEET, THENCE SOUTH 24°27'32" WEST 269.81 FEET, THENCE SOUTH 35°17'08" WEST 183.48 FEET, THENCE SOUTH 78°24'53" WEST 273.41 FEET, THENCE SOUTH 48°35'52" WEST 98.19 FEET, THENCE SOUTH 42°10'26" WEST 366.79 FEET, THENCE SOUTH 17°09'35" WEST 132.68 FEET, THENCE SOUTH 46°08'11" WEST 188.77 FEET, THENCE SOUTH 64°35'41" WEST 87.93 FEET, THENCE SOUTH 44°45'14" WEST 170.56 FEET, THENCE SOUTH 58°33'21" EAST 208.21 FEET, THENCE SOUTH 78°34'47" EAST 241.46 FEET, THENCE NORTH 77°46'16" EAST 239.96 FEET, THENCE SOUTH 82°09'08" EAST 258.76 FEET, THENCE NORTH 68°29'30" EAST 35.47 FEET, THENCE SOUTH 01°34'50" WEST 1320.48 FEET, THENCE SOUTH 03°03'27" WEST 760.00 FEET, THENCE NORTH 86°39'34" WEST 2700.14 FEET, THENCE NORTH 02°05'17" EAST 3403.28 FEET, THENCE NORTH 87°02'35" WEST 56.76 FEET TO THE POINT OF BEGINNING, AS SHOWN IN PLAT RECORD 4 AT PAGE 11, EXCEPT S½ OF N½ OF SW¼ OF NE¼ AND N½ OF S½ OF SW¼ OF NE¼, SECTION 4, TOWNSHIP 20 NORTH, RANGE 30 WEST.

TRACT 17
PART OF THE SE¼ OF THE NW¼ AND PART OF THE NE¼ OF THE SW¼ OF SECTION 4, TOWNSHIP 20 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING 1349.20 FEET SOUTH AND 49.20 FEET WEST OF THE NW CORNER THE NW¼ OF THE NE¼ OF SECTION 4, THENCE SOUTH 02°05'17" WEST 2451.98 FEET, THENCE NORTH 67°48'01" WEST 147.70 FEET, THENCE NORTH 53°26'53" WEST 87.36 FEET, THENCE NORTH 38°31'59" WEST 161.70 FEET, THENCE NORTH 49°45'46" WEST 78.95 FEET, THENCE NORTH 80°24'58" WEST 101.31 FEET, THENCE NORTH 53°16'25" WEST 81.92 FEET, THENCE NORTH 41°27'50" WEST 133 FEET, THENCE SOUTH 53°35'11" WEST 373.42 FEET, THENCE SOUTH 57°43'27" WEST 179.51 FEET, THENCE SOUTH 55°55'52" WEST 184.16 FEET, THENCE SOUTH 60°43'55" WEST 158.01 FEET, THENCE NORTH 04°50'32" EAST 1282.04 FEET, THENCE NORTH 02°07'55" EAST 1267.05 FEET, THENCE SOUTH 87°57'45" EAST 1299.03 FEET TO THE POINT OF BEGINNING, AS SHOWN IN PLAT RECORD 4 AT PAGE 7.

TRACT 18
S½ OF N½ OF SW¼ OF NE¼ AND N½ OF S½ OF SW¼ OF NE¼, SECTION 4, TOWNSHIP 20 NORTH, RANGE 30 WEST, CONTAINING 20 ACRES, MORE OR LESS, AND SUBJECT TO EXISTING ROADS.



VICINITY MAP
Scale: 1" = 2,500'

CERTIFICATE OF SURVEYING ACCURACY:

I, GRANT E. NEVILL, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

SIGNED: _____ DATE OF EXECUTION: _____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1636



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

CERTIFICATE OF APPROVAL

PURSUANT TO THE CITY OF BELLA VISTA SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS. DATE OF

EXECUTION: _____ SIGNED _____

PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

SIGNED: _____ DATE OF EXECUTION: _____
NAME & ADDRESS: _____ SOURCE OF TITLE: DEED RECORD _____ PAGE _____

ACKNOWLEDGMENT

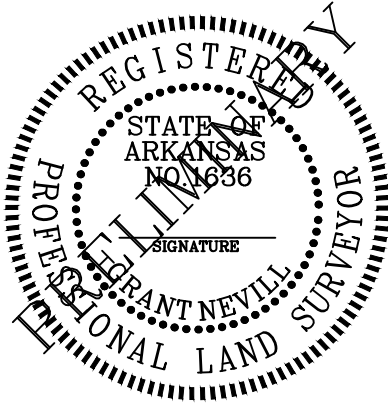
STATE OF ARKANSAS)
COUNTY OF _____)

ON THIS DAY BEFORE THE UNDERSIGNED, A NOTARY PUBLIC DULY QUALIFIED AND ACTING IN AND FOR THE COUNTY AND

STATE AFORESAID, PERSONALLY APPEARED _____ SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) APPEAR(S) AS THE OWNER(S) IN THE FOREGOING INSTRUMENT, AND STATED THAT HE/SHE/THEY HAS/HAVE EXECUTED THE SAME FOR THE CONSIDERATION, USES AND PURPOSES THEREIN STATED. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND ON THIS _____ DAY OF

_____, 20____.

MY COMMISSION EXPIRES: _____



REVISIONS		
NO.	DATE	DESCRIPTION
0	02/27/2025	INITIAL SUBMITTAL
1	3/25/2025	CITY OF BELLA VISTA REVIEW COMMENTS (NO.1)

State Filing Code:
500-21N-30W-0-33-104-04-1636
500-20N-30W-0-04-000-04-1636
500-20N-30W-0-03-440-04-1636

PLS:	G. NEVILL
CAD:	W. PEREIRA
FIELD:	WP, MS
SCE PROJECT #:	24072
DATE:	3/25/2025
SHEET:	1 OF 7

Surveyor:
Sand Creek Engineering
and Land Surveying
1610 NW 12th St.
Bentonville, AR 72712
(479)-464-9282

SURVEY NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE A LOT LINE ADJUSTMENT BETWEEN TRACT 15, TRACT 16, TRACT 17, AND TRACT 18 OF INSTRUMENT NUMBER L202500008 TO CREATE TRACT A AND TRACT B AS SHOWN IN THIS PLAT.
- THIS PLAT REPRESENT A BOUNDARY SURVEY FOR THE PROPERTIES IN INSTRUMENT NUMBER L202500008 RECORDED ON THE CIRCUIT CLERK OFFICE BENTON COUNTY, ARKANSAS.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.
- NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED A PART OF THIS SURVEY.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON SUCH ABOVE GROUND STRUCTURES AS WERE VISIBLE AT THE TIME OF SURVEY, AND/OR FROM RECORD DRAWINGS PROVIDED TO THE SURVEYOR. THE LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR FACILITIES.
- THIS PROPERTY IS LOCATED WITH IN THE BELLA VISTA PLANNING AREA.
- BUILDING SETBACKS BY BENTON COUNTY REGULATIONS:

FRONT

25 FEET

SIDE

10 FEET

REAR

10 FEET
- NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY. SETBACK DIMENSIONS ARE BASED ON THE ORIENTATION OF THE BUILDING(S) TO BE CONSTRUCTED.
- APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT(S) WILL BE QUALIFIED FOR A SEPTIC SYSTEM PERMIT FROM THE AR DEPARTMENT OF HEALTH.
- APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE TRACTS ON THIS PLAT ARE BUILDABLE ACCORDING THE PLANNING REGULATION OF BENTON COUNTY AND THE CITY OF BELLA VISTA, NOR AN ENDORSEMENT BY THE PLANNING AND PLANNING COMMISSION OF SAID BUILDABILITY OF SAID LOTS.
- THERE ARE NO KNOWN WETLANDS ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAPPER. <https://www.fws.gov/wetlands/data/mapper.html>
- THERE ARE NO KNOWN WETLANDS DETERMINATION PROJECT IN PROGRESS ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY PROJECTS MAPPER. <https://www.fws.gov/wetlands/data/mapper.html>
- NO BUILDING OR STRUCTURE SHOULD BE ERECTED OVER OR WITHIN AN EASEMENT.
- A MINIMUM OF 25 FEET BUILDING SETBACK FROM ANY FLOODWAY BOUNDARY AS SHOWN ON THIS PLAT.

OWNERSHIP INFORMATION:

DANIEL E. SHEWMAKER, TRUSTEE OF MARITAL DEDUCTION TRUST c/u THE SHEWMAKER FAMILY REVOCABLE TRUST
ADDRESS: PO BOX 1490, BENTONVILLE AR 72712
WARRANTY DEED: L202500008

FLOOD STATEMENT FOR TRACT A:

(BY GRAPHICAL PLOTTING ONLY)
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER 05007C0085J WITH A EFFECTIVE DATE OF SEPTEMBER 28, 2007 & MAP NUMBER 05007C0095K WITH A EFFECTIVE DATE OF JUNE 6, 2012.

FLOOD STATEMENT FOR TRACT B:

(BY GRAPHICAL PLOTTING ONLY)
A PORTION OF THIS PROPERTY IS LOCATED IN ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER 05007C0085J WITH A EFFECTIVE DATE OF SEPTEMBER 28, 2007 & MAP NUMBER 05007C0095K WITH A EFFECTIVE DATE OF JUNE 6, 2012.

SURVEY DESCRIPTION FOR TRACT A:

PART OF THE S 1/2 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 33 ON TOWNSHIP 21 NORTH, RANGE 30 WEST; ALSO A PART NW 1/4, PART OF THE NE 1/4 OF THE NE 1/4, PART OF THE NW 1/4 OF THE NE 1/4, PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 4 OF TOWNSHIP 20 NORTH RANGE 30 WEST, ALL IN BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NW CORNER OF SECTION 4 OF SAID TOWNSHIP 20 NORTH, RANGE 30 WEST; THENCE N88°17'58"W 63.39 FEET TO THE SE CORNER OF SECTION 32 OF TOWNSHIP 21 NORTH, RANGE 30 WEST OF BENTON COUNTY, ARKANSAS; THENCE N05°10'27"E 318.52 FEET TO A MAG NAIL WITH WASHER 1636 IN THE CENTER LINE OF BENTON COUNTY ROAD #40; THENCE ALONG SAID CENTERLINE N43°39'56"E 202.97 FEET TO A MAG NAIL WITH WASHER 1636; THENCE LEAVING THE CENTER LINE OF BENTON COUNTY ROAD #40 S50°16'06"E 564.49 FEET TO A FOUND 5/8" REBAR WITH CAP; THENCE N64°00'40"E 425.34 FEET TO A FOUND 5/8" REBAR; THENCE S50°08'06"E 282.41 FEET TO A 5/8" REBAR WITH CAP 1214; THENCE S10°06'41"E 282.56 FEET TO A 5/8" REBAR; THENCE N79°50'29"E 328.32 FEET TO A FOUND 5/8" REBAR WITH CAP; THENCE S10°40'55"E 140.29 FEET TO A 5/8" REBAR WITH CAP 1214; THENCE S52°03'14"W 235.23 FEET 5/8" REBAR WITH CAP 1214; THENCE S42°12'26"E 224.54 FEET TO A 5/8" REBAR; THENCE N41°00'52"E 157.85 FEET TO A 5/8" REBAR; THENCE N14°40'38"E 376.09 FEET TO A 5/8" REBAR; THENCE N13°29'18"E 288.91 FEET TO A 5/8" REBAR WITH CAP; THENCE N10°04'48"E 411.67 FEET TO A 5/8" REBAR WITH CAP; THENCE N46°15'47"W 519.69 FEET TO A REBAR WITH CAP; THENCE N63°56'47"W 137.91 FEET TO A REBAR WITH CAP; THENCE N89°13'06"W 540.82 FEET TO A MAG NAIL WITH WASHER 1636 TO THE CENTER LINE OF SAID BENTON COUNTY ROAD #40; THENCE FOLLOWING THE CENTER LINE OF SAID ROAD N67°25'55"E 269.19 FEET TO A MAG NAIL WITH WASHER 1636; THENCE N62°56'25"E 73.03 FEET TO A MAG NAIL WITH WASHER 1636; THENCE LEAVING THE CENTER LINE OF BENTON COUNTY ROAD #40 N02°47'01"E 104.87 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S87°11'44"E 1531.38 FEET TO A FENCE CORNER; THENCE S87°03'59"E 1311.86 FEET TO A 1/2" REBAR WITH CAP 1532; THENCE S03°03'07"W 1313.83 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S87°05'52"E 946.23 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S46°10'31"W 409.30 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N73°28'22"W 226.35 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S38°55'52"W 305.44 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S31°47'36"W 446.31 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S56°28'28"W 362.72 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N88°24'56"W 211.93 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S38°35'41"W 637.56 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S50°11'47"W 215.81 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N51°09'01"W 79.01 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S44°58'39"W 420.01 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S45°51'07"W 998.73 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S54°22'51"W 697.16 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N04°49'49"E 560.83 FEET TO A FOUND 1/2" REBAR; THENCE N85°30'12"W 550.98 FEET TO A 3/4 REBAR; THENCE N84°48'28"W 58.58 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N85°07'51"W 142.91 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N85°07'51"W 98.57 FEET TO A 5/8 REBAR WITH CAP 1642; THENCE N85°11'35"W 86.60 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N85°23'35"W 151.93 FEET TO A 26" OAK; THENCE N83°09'06"W 229.41 FEET TO A WOOD POST FENCE CORNER; THENCE S58°57'17"W 34.80 FEET TO A FOUND 1/2 AND BEING THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4; THENCE ON THE WEST LINE OF SECTION 4 N02°40'36"E 2585.11 FEET TO THE TO THE POINT OF BEGINNING AND CONTAINING 281.39 ACRES MORE OR LESS.

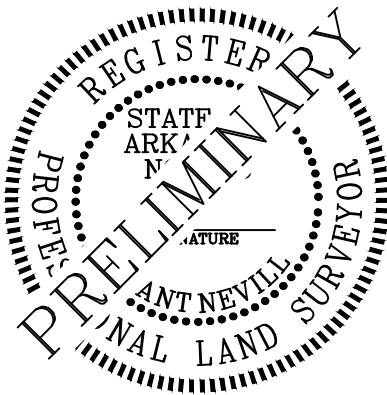
SUBJECT TO EASEMENT, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

SURVEY DESCRIPTION FOR TRACT B:

PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3 OF TOWNSHIP 20 NORTH, RANGE 30 WEST, ALSO BEING A PART OF THE NE 1/4, PART OF THE NE 1/4 OF THE SE 1/4, PART OF NW 1/4 OF THE SE 1/4, PART OF THE SE 1/4 OF THE NW 1/4, AND PART OF THE NE 1/4, OF THE SW 1/4 OF SECTION 4 OF TOWNSHIP 20 NORTH RANGE 30 WEST, ALL IN BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE FOUND 1/2" REBAR; THENCE S24°29'03"W 269.81 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S35°25'40"W 183.88 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S78°31'58"W 272.39 FEET 1/2" REBAR; THENCE S47°44'14"W 99.18 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S42°24'28"W 366.29 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S17°11'06"W 132.68 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S46°09'42"W 188.77 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S64°54'20"W 87.20 FEET TO A 1/2" REBAR; THENCE S44°46'34"W 170.50 FEET TO A 1/2" REBAR; THENCE S58°16'58"E 208.16 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S78°33'16"E 241.46 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N77°47'47"E 239.96 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S82°07'37"E 258.76 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N68°31'01"E 28.07 FEET TO A SET 5/8" REBAR WITH CAP 1636 ON THE EAST LINE OF SECTION 4; THENCE ALONG THE EAST LINE OF SECTION 4 S01°53'52"W 1316.91 FEET TO A TO A SET 5/8" REBAR WITH CAP 1636 ON THE SE CORNER OF THE NE 1/4 OF SAID SECTION 4; THENCE S02°34'38"W 757.33 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE LEAVING THE EAST LINE OF SECTION 4 N86°45'24"W 2690.66 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S02°05'17"W 398.78 FEET TO A SET 5/8" REBAR WITH CAP 1636 ON THE CENTER LINE DIRT ROAD; THENCE ALONG THE SAID CENTER LINE N67°48'01"W 147.70 FEET; THENCE N53°26'53"W 87.36 FEET; THENCE N38°31'59"W 161.70 FEET; THENCE N49°45'46"W 78.95 FEET; THENCE N80°24'58"W 101.31 FEET; THENCE N53°16'25"W 81.92 FEET; THENCE N41°27'50"W 131.83 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S54°26'00"W 149.89 FEET; THENCE S54°36'25"W 119.88 FEET; THENCE S53°44'16"W 117.00 FEET; THENCE S53°25'00"W 117.63 FEET; THENCE S55°54'01"W 96.60 FEET; THENCE S56°57'48"W 110.66 FEET; THENCE S59°29'15"W 116.51 FEET; THENCE S64°36'36"W 68.65 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE LEAVING THE CENTERLINE OF SAID ROAD N04°49'49"E 722.64 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N54°22'51"E 697.16 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N45°51'07"E 998.73 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N44°58'39"E 420.01 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S51°09'01"E 79.01 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N50°11'47"E 215.81 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N38°35'41"E 637.56 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S88°24'56"E 211.93 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N56°28'28"E 362.72 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N31°47'36"E 446.31 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N38°55'52"E 305.44 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE S73°28'22"E 226.35 FEET TO A SET 5/8" REBAR WITH CAP 1636; THENCE N46°10'31"E 409.30 FEET TO A SET 5/8" REBAR WITH CAP 1636 ON THE NORTH LINE OF FRACTIONAL SECTION 4 OF TOWNSHIP 20 NORTH, RANGE 30 WEST; THENCE ALONG THE SAID NORTH SECTION LINE S87°05'52"E 384.94 FEET TO A 5/8" REBAR ON THE SW CORNER OF SECTION 34 OF TOWNSHIP 21 NORTH, RANGE 30 WEST; THENCE S87°05'52"E 83.43 FEET TO THE NE CORNER OF SAID FRACTIONAL SECTION 4; THENCE S87°05'52"E 205.23 FEET TO THE OF POINT OF BEGINNING AND CONTAINING 181.94 ACRES MORE OR LESS.

SUBJECT TO EASEMENT, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.



State Filing Code:

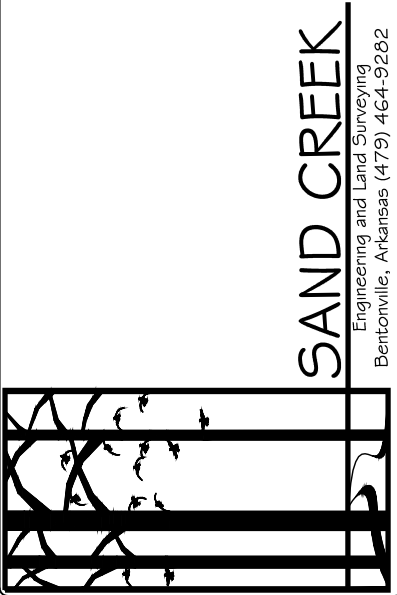
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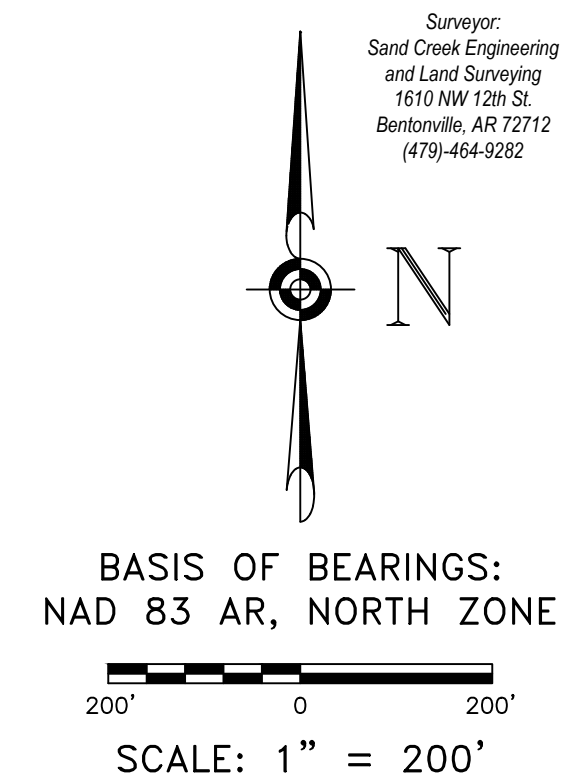
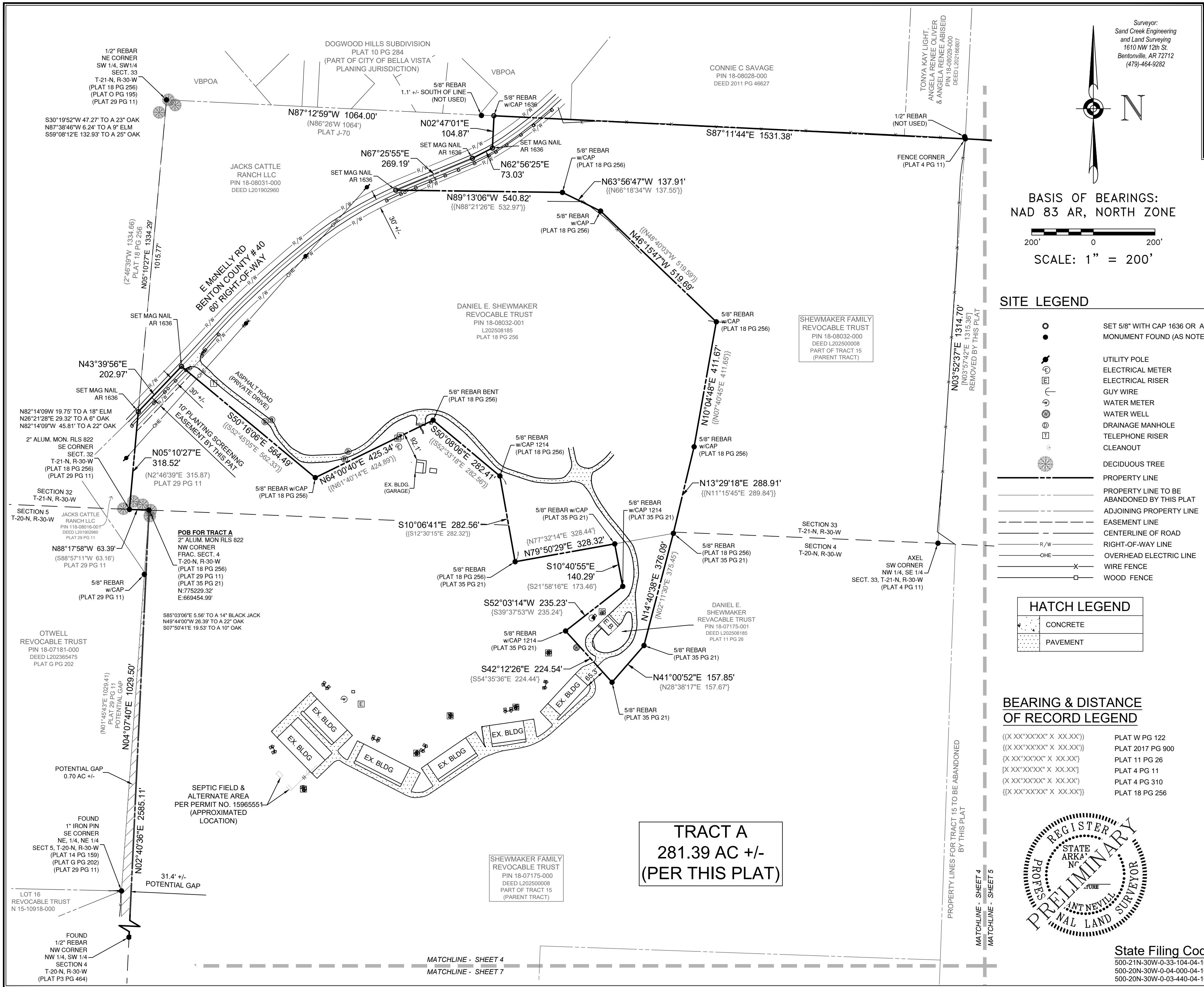
JAC'S CATTLE RANCH LLC
PO. BOX 1490 BENTONVILLE
ARKANSAS 72712

SHEET: PROPERTY LINE ADJUSTMENT

PROJECT: PART OF SECT. 33, T21N, R30W
& PART OF SECT. 4, T20N, R30W
BENTON COUNTY, ARKANSAS



PLS:	G. NEVILL
CAD:	W. PEREIRA
FIELD:	WP, MS
SCE PROJECT #:	24072
DATE:	3/25/2025
SHEET:	2 OF 7



SITE LEGEND	
	SET 5/8" WITH CAP 1636 OR AS NOTED MONUMENT FOUND (AS NOTED)
	UTILITY POLE
	ELECTRICAL METER
	ELECTRICAL RISER
	GUY WIRE
	WATER METER
	WATER WELL
	DRAINAGE MANHOLE
	TELEPHONE RISER
	CLEANOUT
	DECIDUOUS TREE
	PROPERTY LINE
	PROPERTY LINE TO BE ABANDONED BY THIS PLAT
	ADJOINING PROPERTY LINE
	EASEMENT LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY LINE
	OVERHEAD ELECTRIC LINE
	WIRE FENCE
	WOOD FENCE

HATCH LEGEND	
	CONCRETE
	PAVEMENT

BEARING & DISTANCE OF RECORD LEGEND	
{{X XX"XX"XX" X XX.XX"}}	PLAT W PG 122
{{X XX"XX"XX" X XX.XX"}}	PLAT 2017 PG 900
{X XX"XX"XX" X XX.XX"}	PLAT 11 PG 26
[X XX"XX"XX" X XX.XX"}	PLAT 4 PG 11
(X XX"XX"XX" X XX.XX")	PLAT 4 PG 310
{{X XX"XX"XX" X XX.XX"}}	PLAT 18 PG 256



State Filing Code:
500-21N-30W-0-33-104-04-1636
500-20N-30W-0-04-000-04-1636
500-20N-30W-0-03-440-04-1636

CLIENT:
JAC'S CATTLE RANCH LLC
PO. BOX 1490 BENTONVILLE
ARKANSAS 72712

PROJECT:
PART OF SECT. 33, T21N, R30W
& PART OF SECT. 4, T20N, R30W
BENTON COUNTY, ARKANSAS

PROPERTY LINE ADJUSTMENT

CERTIFICATE OF AUTHORITY
SAND CREEK
ENGINEERING
AND LANDSCAPE
ARCHITECTURE, INC.
No. 385
ARKANSAS - ENGINEER NOT AT LARGE

SAND CREEK
ENGINEERING AND LANDSCAPE
ARCHITECTURE, INC.
Bentonville, Arkansas (479) 464-9202

PLS: G. NEVILL

CAD: W. PEREIRA

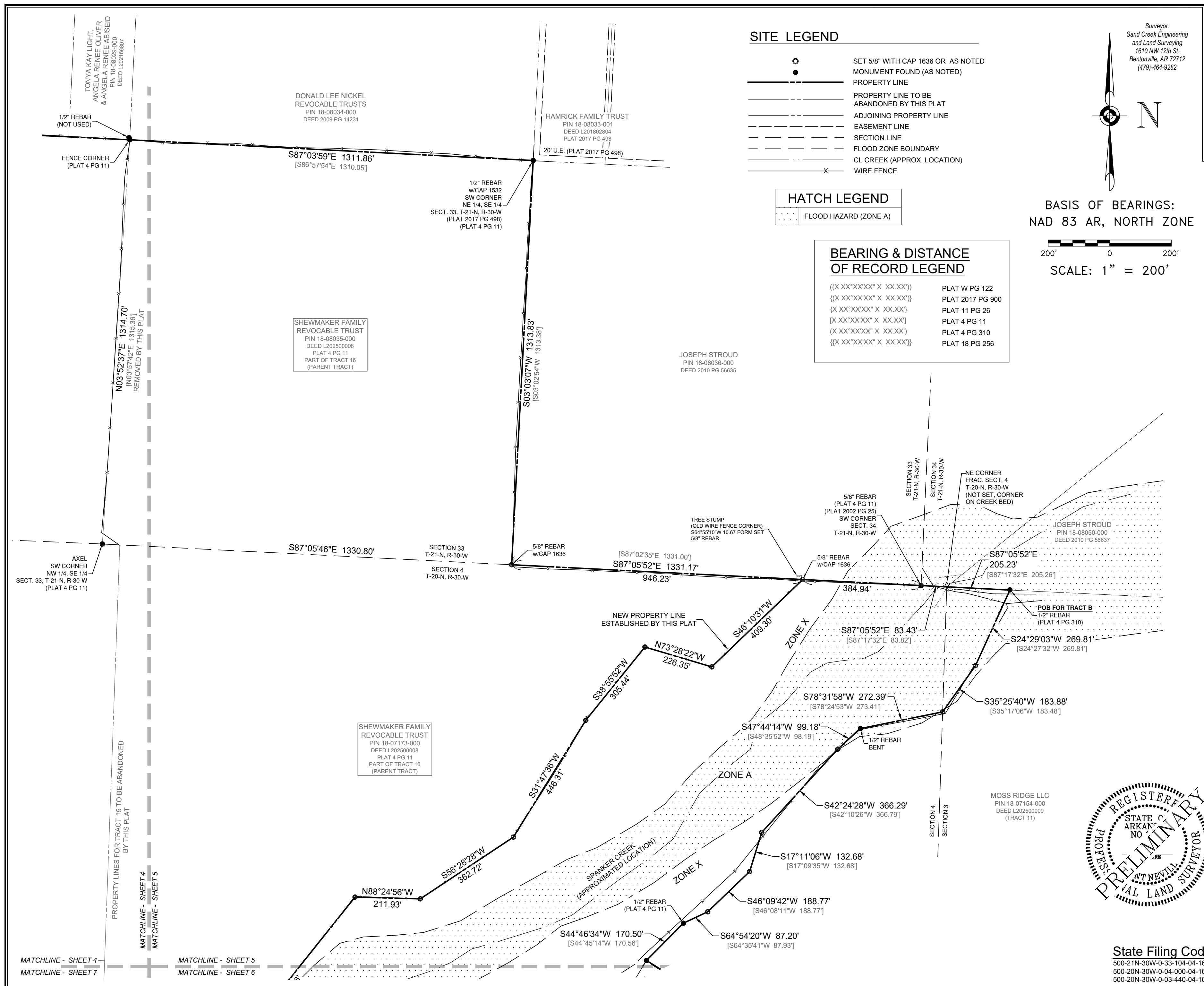
FIELD: WP, MS

SCE PROJECT #: 24072

DATE: 3/25/2025

SHEET: 4 OF 7

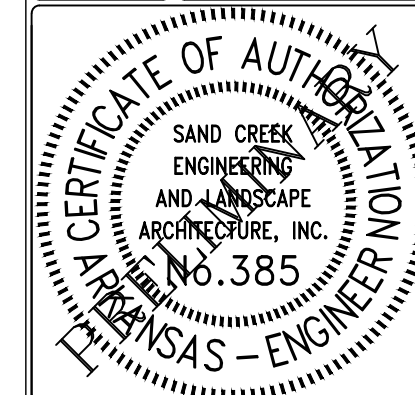
Page 59 of 69



CLIENT:
JAC'S CATTLE RANCH LLC
PO. BOX 1490 BENTONVILLE
ARKANSAS 72712

SHEET: **PROPERTY LINE ADJUSTMENT**

PROJECT: **PART OF SECT. 33, T21N, R30W
& PART OF SECT. 4, T20N, R30W
BENTON COUNTY, ARKANSAS**



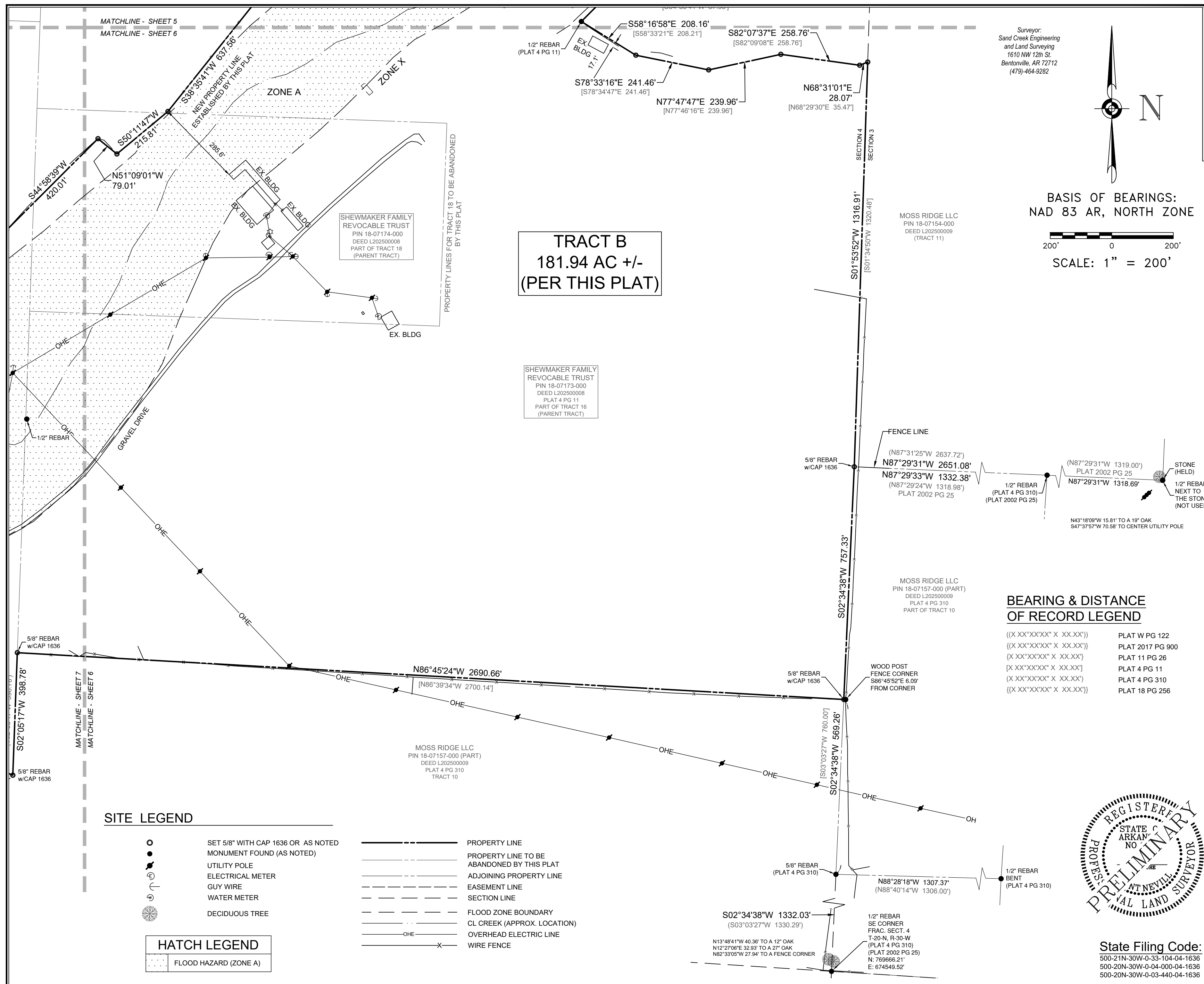
SAND CREEK

Engineering and Land Surveying
17250 Sand Creek
Boulder, CO 80504
303.440.9999

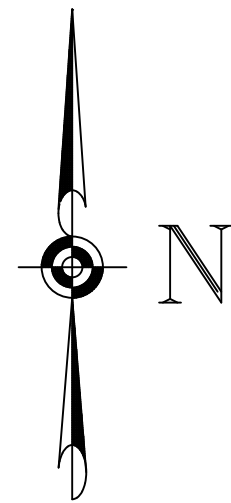


PLS:	G. NEVILL
CAD:	W. PEREIRA
FIELD:	WP, MS
SCE PROJECT #: 24072	
DATE: 3/25/2025	
SHEET:	

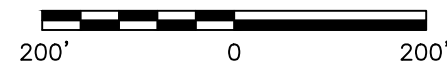
5 OF 7



Surveyor:
Sand Creek Engineering
and Land Surveying
1610 NW 12th St.
Bentonville, AR 72712
(479)-464-9282



BASIS OF BEARINGS:
NAD 83 AR, NORTH ZONE



SCALE: 1" = 200'

CLIENT:

JAC'S CATTLE RANCH LLC
PO. BOX 1490 BENTONVILLE
ARKANSAS 72712

SHEET: **PROPERTY LINE ADJUSTMENT**

PROJECT: PART OF SECT. 33, T21N, R30W
& PART OF SECT. 4, T20N, R30W
BENTON COUNTY, ARKANSAS



SAND CREEK
Engineering and Land Surveying
Brentsville, Arkansas (479) 404-9282



PLS: G. NEVILL

CAD: W. PEREIRA

FIELD: WP, MS

SCE PROJECT #: 24072

DATE: 03/25/2025

SHEET: 6 OF 7

6 OF 7

State Filing Code:

500-21N-30W-0-33-104-04-1636
500-20N-30W-0-04-000-04-1636
500-20N-30W-0-03-440-04-1636

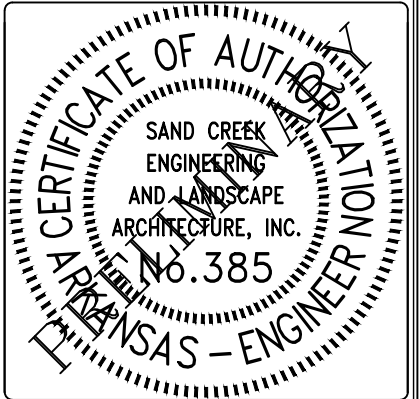
Surveyor:
Sand Creek Engineering
and Land Surveying
1610 NW 12th St.
Bentonville, AR 72712
(479)-464-9282

CLIENT:

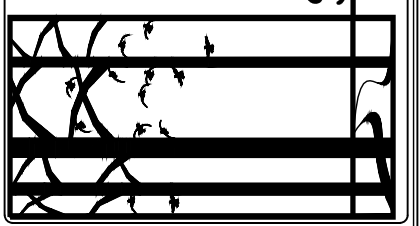
JAC'S CATTLE RANCH LLC
P.O. BOX 1490 BENTONVILLE
ARKANSAS 72712

PROPERTY LINE ADJUSTMENT

PART OF SECT. 33, T21N, R30W
& PART OF SECT. 4, T20N, R30W
BENTON COUNTY, ARKANSAS



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282



PLS: G. NEVILL

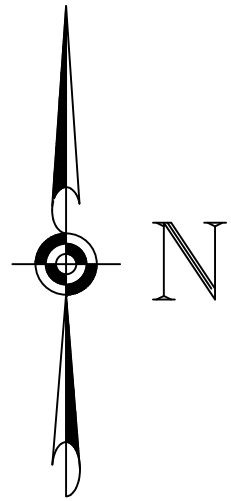
CAD: W. PEREIRA

FIELD: WP, MS

SCE PROJECT #: 24072

DATE: 03/25/2025

SHEET: 7 OF 7



BASIS OF BEARINGS:
NAD 83 AR, NORTH ZONE



SCALE: 1" = 200'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N67°48'01"W	147.70
L2	N53°26'53"W	87.36
L3	N38°31'59"W	161.70
L4	N49°45'46"W	78.95
L5	N80°24'58"W	101.31
L6	N53°16'25"W	81.92
L7	N41°27'50"W	131.83
L8	S54°26'00"W	149.89
L9	S54°36'25"W	119.88
L10	S53°44'16"W	117.00
L11	S53°25'00"W	117.63
L12	S55°54'01"W	96.60
L13	S56°57'48"W	110.66
L14	S59°29'15"W	116.51
L15	S64°36'36"W	68.65



SHEWMAN FAMILY
REVOCABLE TRUST
PIN 18-07175-000
DEED L202500008
PLAT 4 PG 7
PART OF TRACT 17
(PARENT TRACT)

PROPERTY LINES FOR TRACT 17 TO BE ABANDONED
BY THIS PLAT

NEW PROPERTY LINE
ESTABLISHED BY THIS PLAT
S45°51'07"W 998.73'

ZONE A

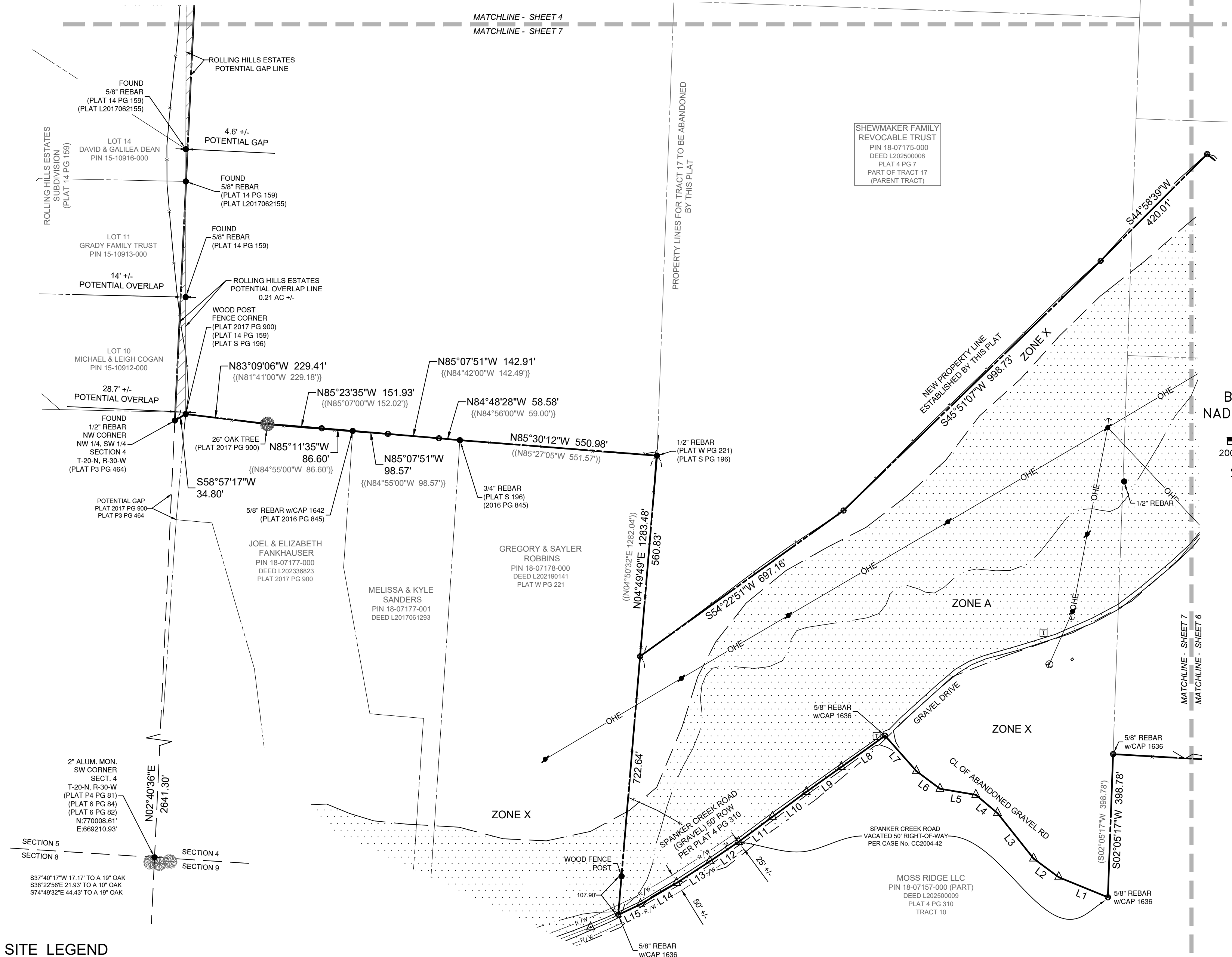
ZONE X

MOSS RIDGE LLC
PIN 18-07157-000 (PART)
DEED L202500009
PLAT 4 PG 310
TRACT 10

BEARING & DISTANCE OF RECORD LEGEND

{{X XX°XX'XX" X XX.XX'}}
{{X XX°XX'XX" X XX.XX'}}
(X XX°XX'XX" X XX.XX')
[X XX°XX'XX" X XX.XX']
(X XX°XX'XX" X XX.XX')
{{X XX°XX'XX" X XX.XX'}}

PLAT W PG 122
PLAT 2017 PG 900
PLAT 11 PG 26
PLAT 4 PG 11
PLAT 4 PG 310
PLAT 18 PG 256



SITE LEGEND

- SET 5/8" WITH CAP 1636 OR AS NOTED
- MONUMENT FOUND (AS NOTED)
- △ COMPUTED POINT
- ⊕ UTILITY POLE
- ⊕ ELECTRICAL METER
- ⊕ ELECTRICAL RISER
- ⊕ GUY WIRE
- ⊕ WATER METER
- ⊕ TELEPHONE RISER
- ⊕ GAS WARNING SIGN
- ⊕ CLEANOUT
- ⊕ DECIDUOUS TREE

HATCH LEGEND

FLOOD HAZARD (ZONE A)

- PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED BY THIS PLAT
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- FLOOD ZONE BOUNDARY
- CL CREEK (APPROX. LOCATION)
- OVERHEAD ELECTRIC LINE
- WIRE FENCE



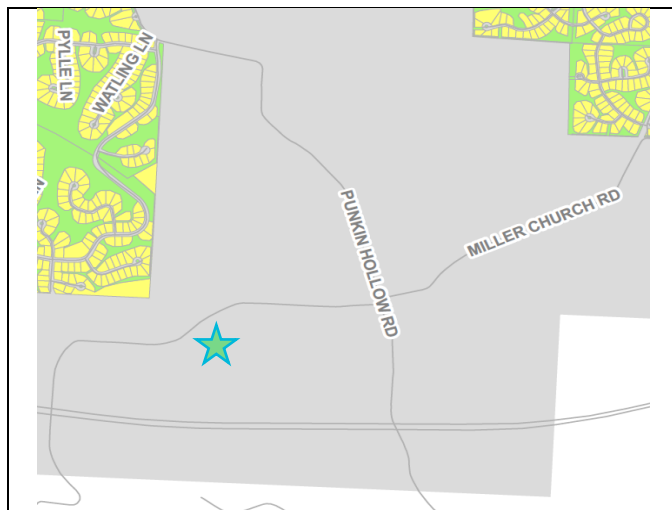
Meeting Information:

2483 Forest Hills Blvd
May 1st, 2025 at 4:30 pm

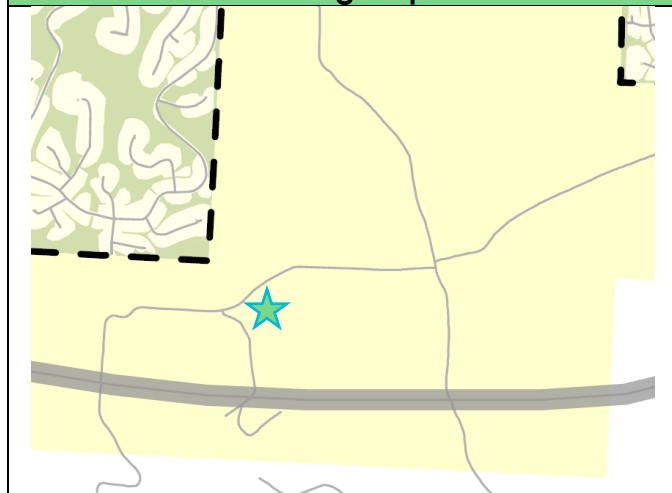
Reviewer:

Conner LaRue,
Planner

Project Number	WVR-58560 & LSP-58184
Applicant	Alan Reid & Associates
Address/Location	12670 Miller Church Rd.
Current Zoning	Planning Area
Site Area	+/- 14.47 acres
Nature of Request	Lot Split



Zoning Map



Future Land Use

Property Description

This property is located in southwest Bella Vista, within the Planning Area; Parcel #18-09646-006, and is designated as rural.

Regulation

Sec. 107-249(f)(3) states that no lot shall be more than four times as deep as it is wide. Sec. 107-126 provides four options for incidental subdivisions: lot splits, minor subdivisions, property line adjustments, and correction plats.

Request

The applicant is requesting a waiver of 107-249(f)(3) for the proposed lot split.

Background

The applicant is requesting a waiver of the subdivision design standard 107-249(f)(3) for a proposed lot split. Tract 2-A would enclose 11.33 acers and create 115' of street frontage. Tract 2-B would enclose 3.14 acres with 346' of frontage. Tract 2-B also includes a 30' access easement that maintains the existing drive. Both tracts include side and rear D&U easements. Adjacent land uses include low density residential. Per the Master Street Plan, this portion of Miller Church Rd. is unclassified with 50' of dedicated ROW. No new streets are proposed, nor are any vacated. No increase in public services is expected.

All lot split review criteria have been met. Granting of a waiver would not negatively impact public health, safety and welfare of other property, nor prevent any future subdivision of land.

Public Comment

None at the time of this report.

Outstanding Technical Comments

None at the time of this report.

Recommendation

Based on the analysis above, Staff recommends approval of the lot split so long as the Planning Commission approves the waiver request.

Sec. 107-35 Waiver Review Requirements

When, by the strict interpretation of Chapter 107, an applicant incurs undue restrictions on the physical property to be subdivided or developed, a waiver for such requirements may be granted by the planning commission. **Under no circumstance** should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship. A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided or developed. No waiver shall be granted unless the planning commission finds all of the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.
2. That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.
3. That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.
4. That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Four affirmative votes of the planning commission's authorized membership shall be necessary for the passage of any waiver.

Sec. 107-35 Waiver Review Procedures

- Under exceptional circumstances, the planning commission may grant waivers at the time of final plat approval.
- In granting the waiver, the planning commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.
- In considering the petition for a waiver, the planning commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.
- The findings of the planning commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the planning commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

Sec. 107-128 Incidental Subdivision Review and Approval

Planning Commission Approval:

1. Applicability. The planning commission shall approve, approve with conditions, or disapprove any incidental subdivision that is not being administratively approved as set forth in section 107-128(a) of this section.
2. Action. Within 60 days of receipt of the complete plat from the applicant, the planning commission shall take action on the incidental subdivision. If the plans are approved with conditions, the conditions shall be set forth in written form to the owner/developer. The signature of the owner/developer on the form setting forth the conditions of approval shall be deemed his agreement to comply with said conditions, whereupon a building permit may be issued. Disapproval of the plat shall be transmitted to the applicant with the reasons therefor within 15 days after the meeting at which the plat was disapproved.
3. Any incidental subdivision that dedicates street rights-of-way or easements to the public that has been approved by the planning commission shall constitute acceptance of said dedication.
4. Approval signatures. All planning commission approvals of incidental subdivisions shall be signified by the signature of the planning commission chairman upon the development plan.

Sec. 107-130 Incidental Subdivision Review Criteria

Approval or disapproval of incidental subdivisions shall be given based on the following threshold guidelines:

5. No new street or alley is required or proposed.
6. No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
7. Such action will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels.
8. There is adequate street right-of-way as required by these regulations and the master street plan.
9. All easement requirements have been satisfied.
10. All lots created by such split or readjustment shall have access on a public street.
11. No substandard sized lots or parcels shall be created.
12. No waivers or variances from these regulations are requested.

March 30th, 2025

City of Bella Vista
Planning Commission
2483 Forest Hills Blvd
Bella Vista, Arkansas

Re: Waiver in conjunction with Property Division (Incidental
Subdivision) in Bella Vista Growth Area
Address- 12670 Miller Church Rd., Bentonville, AR 72712 /
Owner- Brian & Leslie Shewmaker
ARA surveying job #24267

Dear Bella Vista Planning Commission,

This is a submittal for a waiver for the following section of the
code, which is circled in red, to correspond with a submitted
Incidental Subdivision (property division).

[Bella Vista City, Arkansas - Code o...](#) / [PART II - LAND DEVELOPMENT...](#) / [Chapter 107 - SUBDIVISIONS A...](#) / [ARTICLE IX. - DESIGN STANDAR...](#) / [Sec. 107-249. - Subdivision des...](#)

(f) *Lots.*

- (1) Every lot shall abut a public street. The shape of residential lots shall conform to the design of the subdivision. The planning commission shall judge lot shapes based on the type of development and the use for which the lot is intended.
- (2) Except as provided herein, the minimum lot dimensions shall conform to the requirements of [chapter 109](#) of this Code for the zoning districts within which the subdivision is located. Within the city planning area outside the city limits, and subject to the requirements of the current Arkansas Department of Health Code, the minimum lot size shall be 14,000 square feet.
- (3) No lot shall be more than four times as deep as it is wide.

Following are some pieces of information on the subject
property under discussion, please see drafted survey,
Alan Reid & Associates job #24267 for additional information:

- Parent tract is Benton County Parcel #18-09646-006,
- It consists of 14.47+/- acres,
- property is proposed to be subdivided into two (2) tracts
 - Tract 1, 11.33+/- acres
 - Tract 2, 3.14+/- acres
- The property is located within the Bella Vista Growth Area,
as per Benton County GIS maps

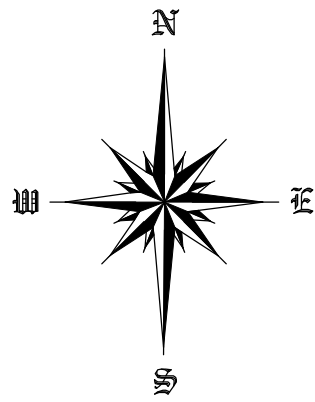
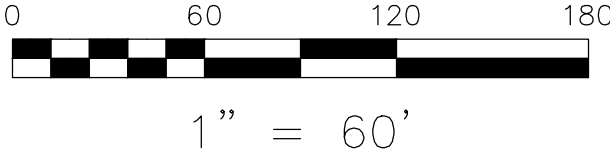
Upon acquiring information on the application for the Incidental

Subdivision, Bella Vista Planning staff informed the Alan Reid & Associates surveying office that a waiver would be required for the above-mentioned code in conjunction with the proposed property division. The unique shape of the existing property is such that it is deep in the North/South direction, running over 1,000 feet on the west line. The proposed Tract 1 varies in width, it is 114.38 feet at the road (north property line), then broadens out to a maximum of 659.95 feet on the south property line. There is no known reason why the unique shape of the lot would cause any harm to other property in the area or prevent orderly subdivision of other land in the area. The Incidental Subdivision, property division proposal, is only creating one (1) additional property and there is already an existing home with gravel drive and shop building on the land (Proposed Tract 1). Properties are of unique boundaries throughout Northwest Arkansas and still function effectively for various forms of development. Please consider granting this waiver so that the property division can proceed as scheduled. Thank you for your consideration and time.

Best regards,

A handwritten signature in cursive script, appearing to read "Brian & Leslie Shewmaker". The signature is written in dark ink and is positioned above the printed name.

Brian & Leslie Shewmaker



VICINITY MAP

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	312.37'	17.95'	17.94'	N51°12'43"E	3°17'30"
C2	2405.62'	96.44'	96.43'	N47°50'03"E	2°17'49"
C3	2556.87'	77.39'	77.39'	N47°21'05"E	1°44'03"
C4	835.72'	127.67'	127.55'	N52°18'52"E	8°45'11"
C5	51.79'	41.50'	40.40'	N12°40'28"W	43°57'04"
C6	110.79'	43.49'	43.21'	N21°32'49"E	22°28'31"

LINE	BEARING	DISTANCE
L1	N46°19'30"E	84.21'
L2	N56°29'29"E	59.97'
L3	N30°28'31"E	147.53'

CERTIFICATE OF APPROVAL

PURSUANT TO THE CITY OF BELLA VISTA SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVE BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

SIGNED: _____ DATE OF EXECUTION: _____
PLANNING COMMISSION CHAIRMAN

OWNER: BRIAN & LESLIE SHEWMAKER

ADDRESS: 12670 MILLER CHURCH RD,
BENTONVILLE, AR 72712
PARCEL NO. 18-09646-006

ZONED: BENTON COUNTY UNINCORPORATED AREA
(CITY OF BELLA VISTA PLANNING AREA)

SETBACKS:
FRONT...25 FEET
SIDE...10 FEET
REAR...10 FEET

BASIS OF BEARINGS: ARKANSAS STATE PLANE
COORDINATE SYSTEM
(NORTH ZONE) NAD83

STATE LAND SURVEYOR FILE CODE
500-20N-31W-0-15-400-04-1005

GREG & HOLLY BOHANNAN
12688 MILLER CHURCH RD,
BENTONVILLE, AR 72712
15-18996-001

ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261,
LITTLE ROCK, AR 72203
18-09646-010

LEGEND

	AC UNIT		FIBER OPTICS SIGN		SATELLITE DISH
	BACKFLOW VALVE		FIRE HYDRANT		SEPTIC TANK LID
	BOLLARD POST		FIRE SPRINKLER		SET ALUMINUM MONUMENT
	BUGGY AXLE		FLAG POLE		SET COTTON SPINDLE
	CABLE BOX		GAS LINE SIGN		SET STAKE ON LINE
	CABLE TV PEDESTAL		GAS METER		

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

SIGNED: _____ DATE OF EXECUTION: _____
NAME & ADDRESS SOURCE OF TITLE: DEED RECORD _____ PAGE

SIGNED: _____ DATE OF EXECUTION: _____
NAME & ADDRESS SOURCE OF TITLE: DEED RECORD _____ PAGE

STATE OF ARKANSAS)

COUNTY OF _____)

ON THIS DAY BEFORE THE UNDERSIGNED, A NOTARY PUBLIC DULY QUALIFIED AND ACTING IN AND FOR THE COUNTY AND STATE AFORESAID PERSONALLY APPEARED _____ SATISFACTORILY PROVEN TO BE THE PERSON(S) WHOSE NAME(S) APPEAR(S) AS THE OWNER(S) IN THE FOREGOING INSTRUMENT, AND STATED THAT HE/SHE/THEY HAS/HAVE EXECUTED THE SAME FOR THE CONSIDERATION, USES AND PURPOSES THEREIN STATED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND ON THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLAT NOTES:
EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

THERE ARE NO PREVIOUSLY KNOWN OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.

APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS DEPARTMENT OF HEALTH.

APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING AND DEVELOPMENT REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

THE ENCROACHMENT ON TRACT 1 COMPLIES WITH THE 4.4 NON-COMPLIANCE CLAUSE OF THE PLANNING AND DEVELOPMENT REGULATIONS OF BENTON COUNTY.

ALL UNDERGROUND UTILITIES SHOWN HERE ON ARE APPROXIMATE LOCATIONS. A UTILITY LOCATION SPECIALIST SHOULD BE CONTACTED BEFORE DIGGING.

SHEET 1 OF 2	JOB NO. 24267	REVISIONS			BRIAN & LESLIE SHEWMAKER 118 S. COLLEGE AVENUE BENTONVILLE, ARKANSAS 72701 479-444-8784 1-888-549-8784 aralandsurvey@gmail.com	Alan Reid & ASSOCIATES PROFESSIONAL LAND SURVEYORS BOUNDARY TOPO	DRAFTSMAN DF	
		DATE	DESCRIPTION	BY			DATE	12/09/2024
		04/22/2025	CITY/COUNTY COMMENTS	DF			CHECKED	-
							SCALE	1" = 60'
							SHEET SIZE	24"x 36"

INCIDENTAL SUBDIVISION - BELLA VISTA, ARKANSAS

SURVEY DESCRIPTION – PARENT TRACT – ORIGINAL TRACT 2 (PIN 18–09646–006)

A PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY–ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15); THENCE N02°34’57”E 922.37 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15) TO A POINT; THENCE LEAVING SAID WEST LINE, S82°17’21”E 413.91 FEET ALONG THE NORTH RIGHT–OF–WAY LINE OF INTERSTATE 49 TO A POINT; THENCE N56°22’29”E 201.81 FEET ALONG SAID RIGHT–OF–WAY LINE TO A POINT; THENCE N72°28’48”E 103.75 FEET ALONG SAID RIGHT–OF–WAY LINE TO AN EXISTING RIGHT–OF–WAY MONUMENT FOR THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT–OF–WAY LINE, N14°01’47”W 741.17 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1156; THENCE N2°38’25”W 269.09 FEET TO A POINT IN THE CENTER OF MILLER CHURCH ROAD, SAID POINT BEING ON A 312.37 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST AND FROM WHICH AN EXISTING REFERENCE IRON BEARS S02°38’25”W 28.19 FEET; THENCE NORTHEASTERLY 17.95 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N51°12’43”E 17.94 FEET, TO THE BEGINNING OF A 2405.62 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY 96.44 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N47°50’03”E 96.43 FEET, TO THE POINT OF TANGENCY; THENCE N46°19’30”E 84.21 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A 2556.87 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY 77.39 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N47°21’05”E 77.39 FEET, TO THE BEGINNING OF A 835.72 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY 127.67 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N52°18’52”E 127.55 FEET, TO THE POINT OF TANGENCY; THENCE N56°29’29”E 59.97 FEET ALONG SAID CENTERLINE TO A POINT FROM WHICH AN EXISTING REFERENCE IRON BEARS S04°05’50”W 29.40 FEET; THENCE LEAVING SAID CENTERLINE, S04°05’50”W 225.31 FEET TO AN EXISTING IRON REBAR W/PLS CAP 992; THENCE S42°25’05”E 487.83 FEET TO AN EXISTING IRON REBAR W/PLS CAP 992; THENCE S05°11’50”E 613.78 FEET TO AN EXISTING IRON REBAR W/PLS CAP 992; THENCE N81°41’40”E 135.06 FEET TO AN EXISTING IRON REBAR ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15); THENCE S02°56’44”W 90.83 FEET ALONG SAID EAST LINE TO AN EXISTING HIGHWAY RIGHT–OF–WAY MONUMENT ON THE NORTH RIGHT–OF–WAY OF SAID INTERSTATE 49; THENCE LEAVING SAID EAST LINE, S88°25’19”W 659.95 FEET TO THE POINT OF BEGINNING, CONTAINING 14.47 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 14.47 ACRE TRACT BEING SUBJECT TO THE RIGHT–OF–WAY OF MILLER CHURCH ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS–OF–WAY WHETHER OF NOT OF RECORD.

SURVEY DESCRIPTION – TRACT 2–A

A PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY–ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15); THENCE N02°34’57”E 922.37 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15) TO A POINT; THENCE LEAVING SAID WEST LINE, S82°17’21”E 413.91 FEET ALONG THE NORTH RIGHT–OF–WAY LINE OF INTERSTATE 49 TO A POINT; THENCE N56°22’29”E 201.81 FEET ALONG SAID RIGHT–OF–WAY LINE TO A POINT; THENCE N72°28’48”E 103.75 FEET ALONG SAID RIGHT–OF–WAY LINE TO AN EXISTING RIGHT–OF–WAY MONUMENT FOR THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT–OF–WAY LINE, N14°01’47”W 741.17 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1156; THENCE N02°38’25”W 269.09 FEET TO A POINT IN THE CENTER OF MILLER CHURCH ROAD, SAID POINT BEING ON A 312.37 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST AND FROM WHICH AN EXISTING REFERENCE IRON BEARS S02°38’25”W 28.19 FEET; THENCE NORTHEASTERLY 17.95 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N51°12’43”E 17.94 FEET, TO THE BEGINNING OF A 2405.62 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY 96.44 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N47°50’03”E 96.43 FEET, TO THE POINT OF TANGENCY AND FROM WHICH A 1/2” REFERENCE IRON SET ON THE SOUTH RIGHT–OF–WAY LINE OF SAID ROAD BEARS S20°31’29”E 27.10 FEET; THENCE LEAVING SAID CENTERLINE, S20°31’29”E 291.51 FEET TO A SET 1/2” IRON REBAR; THENCE S79°20’47”E 487.94 FEET TO AN EXISTING IRON REBAR W/PLS CAP 992; THENCE S05°11’50”E 613.78 FEET TO AN EXISTING IRON REBAR W/PLS CAP 992; THENCE N81°41’40”E 135.06 FEET TO AN EXISTING IRON REBAR ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15); THENCE S02°56’44”W 90.83 FEET ALONG SAID EAST LINE TO AN EXISTING HIGHWAY RIGHT–OF–WAY MONUMENT ON THE NORTH RIGHT–OF–WAY OF SAID INTERSTATE 49; THENCE LEAVING SAID EAST LINE, S88°25’19”W 659.95 FEET TO THE POINT OF BEGINNING, CONTAINING 11.33 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 11.33 ACRE TRACT BEING SUBJECT TO THE RIGHT–OF–WAY OF MILLER CHURCH ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS–OF–WAY WHETHER OF NOT OF RECORD.

CERTIFICATE OF SURVEY ACCURACY

I, ALAN REID, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

SIGNED:_____ DATE OF EXECUTION:_____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO.1005

FLOOD DESIGNATION:

THIS PROPERTY DOES NOT LIE IN ZONE ‘A/AE’ (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100–YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0070J, EFFECTIVE DATE SEPTEMBER 28, 2007.

SURVEY DESCRIPTION – TRACT 2–B

A PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY–ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15); THENCE N02°34’57”E 922.37 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15) TO A POINT; THENCE LEAVING SAID WEST LINE, S82°17’21”E 413.91 FEET ALONG THE NORTH RIGHT–OF–WAY LINE OF INTERSTATE 49 TO A POINT; THENCE N56°22’29”E 201.81 FEET ALONG SAID RIGHT–OF–WAY LINE TO A POINT; THENCE N72°28’48”E 103.75 FEET ALONG SAID RIGHT–OF–WAY LINE TO AN EXISTING RIGHT–OF–WAY MONUMENT; THENCE N88°25’19”E 659.95 FEET ALONG SAID RIGHT–OF–WAY LINE TO AN EXISTING RIGHT–OF–WAY MONUMENT AT THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15); THENCE LEAVING SAID RIGHT–OF–WAY LINE,N02°56’44”E 90.83 ALONG SAID EAST LINE TO AN EXISTING IRON REBAR; THENCE LEAVING SAID EAST LINE, S81°41’40”W 135.06 FEET TO AN EXISTING IRON REBAR W/PLS CAP 992; THENCE N05°11’50”W 613.78 FEET TO AN EXISTING IRON REBAR W/PLS CAP 992 FOR THE TRUE POINT OF BEGINNING; THENCE N79°20’47”W 487.94 FEET TO A SET 1/2” IRON REBAR; THENCE N20°31’29”W 291.51 FEET TO A POINT IN THE CENTER OF MILLER CHURCH ROAD AND FROM WHICH A 1/2” REFERENCE IRON SET ON THE SOUTH RIGHT–OF–WAY LINE OF SAID ROAD BEARS S20°31’29”E 27.10 FEET; THENCE N46°19’30”E 84.21 FEET ALONG SAID CENTERLINE TO THE BEGINNING OF A 2556.87 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY 77.39 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N47°21’05”E 77.39 FEET, TO THE BEGINNING OF A 835.72 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY 127.67 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N52°18’52”E 127.55 FEET, TO THE POINT OF TANGENCY; THENCE N56°29’29”E 59.97 FEET ALONG SAID CENTERLINE TO A POINT FROM WHICH AN EXISTING REFERENCE IRON BEARS S04°05’50”W 29.40 FEET; THENCE LEAVING SAID CENTERLINE, S04°05’50”W 225.31 FEET TO AN EXISTING IRON REBAR W/PLS CAP 992; THENCE S42°25’05”E 487.83 FEET TO THE POINT OF BEGINNING, CONTAINING 3.14 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 3.14 ACRE TRACT BEING SUBJECT TO THE RIGHT–OF–WAY OF MILLER CHURCH ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS–OF–WAY WHETHER OF NOT OF RECORD.

SURVEY DESCRIPTION – PROPOSED 30’ ACCESS EASEMENT

A THIRTY (30) FOOT WIDE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, SAID EASEMENT BEING FIFTEEN (15) FEET EACH SIDE OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE: A PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTY–ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15); THENCE N02°34’57”E 922.37 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15) TO A POINT; THENCE LEAVING SAID WEST LINE, S82°17’21”E 413.91 FEET ALONG THE NORTH RIGHT–OF–WAY LINE OF INTERSTATE 49 TO A POINT; THENCE N56°22’29”E 201.81 FEET ALONG SAID RIGHT–OF–WAY LINE TO A POINT; THENCE N72°28’48”E 103.75 FEET ALONG SAID RIGHT–OF–WAY LINE TO AN EXISTING RIGHT–OF–WAY MONUMENT; THENCE N88°25’19”E 659.95 FEET ALONG SAID RIGHT–OF–WAY LINE TO AN EXISTING RIGHT–OF–WAY MONUMENT AT THE EAST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION FIFTEEN (15); THENCE LEAVING SAID RIGHT–OF–WAY LINE, N02°56’44”E 90.83 ALONG SAID EAST LINE TO AN EXISTING IRON REBAR; THENCE LEAVING SAID EAST LINE, S81°41’40”W 135.08 FEET TO AN EXISTING IRON REBAR W/PLS CAP 992; THENCE N05°11’50”W 613.78 FEET TO AN EXISTING IRON REBAR W/PLS CAP 992 THENCE N79°20’47”W 487.94 FEET TO A SET 1/2” IRON REBAR; THENCE N20°31’29”W 188.82 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, SAID POINT BEING IN THE CENTER OF AN EXISTING GRAVEL DRIVEWAY; THENCE N30°28’31”E 147.53 FEET ALONG THE CENTERLINE OF SAID EASEMENT AND DRIVE TO THE BEGINNING OF A 110.79 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY 43.49 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N21°32’49”E 43.21 FEET TO THE BEGINNING OF A 51.75 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY 41.50 FEET ALONG SAID CURVE AND CENTERLINE, THE CHORD FOR WHICH BEING N12°40’28”W 40.40 FEET, TO A POINT IN THE CENTER OF MILLER CHURCH ROAD, SAID POINT BEING THE TERMINAL POINT OF SAID EASEMENT CENTERLINE.

SHEET 2 OF 2	JOB NO. 24267	REVISIONS			ARA 118 S. COLLEGE AVENUE FAYETTEVILLE, ARKANSAS 72701 479 444 8784 1 888 549 8784 aralandsurvey@gmail.com	Alan Reid & ASSOCIATES PROFESSIONAL LAND SURVEYORS BOUNDARY TOPO	DRAFTSMAN	DF
		DATE	DESCRIPTION	BY			DATE	12/09/2024
		04/22/2025	CITY/COUNTY COMMENTS	DF			CHECKED	—
							SCALE	1" = 60'
							SHEET SIZE	18"x 24"
BRIAN & LESLIE SHEWMAKER 12670 MILLER CHURCH RD, BENTONVILLE, AR 72712 PARCEL NO. 18—09646—006								
INCIDENTAL SUBDIVISION — BELLA VISTA, ARKANSAS								