



Board of Zoning Adjustment Meeting Agenda

Date: Monday, May 11, 2026
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

Board of Zoning Adjustment 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; and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - April 13, 2026

IV. Unfinished Business

V. New Business

A. **Public Hearing ZVR-2026-64566:** A variance request to allow for an electronic messaging sign in the C-1 zoning district at 1990 Forest Hills Blvd; Parcel 16-40720-000; Applicant Josh Jones; Presented by Planner LaRue

B. **Public Hearing ZVR-2026-64402:** A variance request on tree preservation requirements for a single-family home served by sewer in the R-1 zoning district at 5 Powick Lane; Parcel 16-33383-000; Applicant Chad White; Planner Grady

VI. Open Discussion

VII. Announcements

A. The Planning Commission Regular Meeting will start immediately after this meeting.

VIII. Adjournment



Board of Zoning Adjustment Meeting Minutes

April 13, 2026
2483 Forest Hills Blvd

I. CALL TO ORDER

Chairman Ellis called the meeting to order at 4:30 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(s) Absent: None.

III. CONSIDERATION OF MINUTES

A. *Board of Zoning Adjustment Meeting Minutes – March 9, 2026*

On a motion by Mr. Farner and a second by Ms. Portillo, the March 9, 2026 minutes were approved by voice vote.

IV. UNFINISHED BUSINESS

None.

V. NEW BUSINESS

A. Public Hearing: ZVR-2026-63992: A variance request on retaining wall placement requirements for an unpermitted wall at 85 Rountree Drive; Parcel 16-26689-000; Applicant Laurah Funes; Presented by Planner LaRue.

1. Planner LaRue presented the staff report in the packet.
2. Applicant Laurah Funes, 85 Rountree Dr. presented a letter of hardship, 'Exhibit A' to commissioners.
3. A discussion was held regarding the wall placement and completion date.
4. Laurah Funes requested to withdraw the variance and agreed to remove the required amount of wall height to be compliant with the 4' tall regulation.
5. This variance was withdrawn, therefore no vote was held.

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

VI. OPEN DISCUSSION

A. None.

VII. ANNOUNCEMENTS

A summary of upcoming meetings was announced.

VIII. ADJOURNMENT

Chairman Ellis adjourned the meeting at 4:40 pm.

SUBMITTED BY:

Sarah Costa, Office Manager
City of Bella Vista

APPROVED AND ACCEPTED THIS 11TH DAY OF MAY, 2026:

Daniel Ellis, P.E., Chairman
Bella Vista Board of Zoning Adjustment

Gail Klesen, Secretary
Bella Vista Board of Zoning Adjustment

EXHIBIT A

April 13, 2026

Bella Vista Planning Department
616 W. Lancashire Blvd.
Bella Vista, Arkansas 72715

Terry W. Carpenter, P.E., P.S.
2333 N. Gooseberry Ln.
Fayetteville, AR 72704
479.530.0913 Telephone
twcarpenter3241@gmail.com

Re: Easement – Retaining Wall
85 Roundtree Drive
Bella Vista, Arkansas 72715

My client, Ms Laurah Funes, asked me to write this letter giving my professional opinion on the consequences of the above referenced retaining wall remaining within the northwesterly 7.5' U.E./D.U./B.S.L. I was provided with a Site Plan for this location (see attached Site Plan with my edits) that indicated the proposed improvements to the site. I noticed the revision block that chronicled the review of this project. However, there was not an approval stamp on this copy, so I do not know whether this is the final copy.

Most Cities enter agreements with utility suppliers that give them rights to construct, maintain, and replace their respective services. The easement in question also serves as a drainage easement and building setback line. In my opinion it can still serve all these functions with the retaining wall remaining in place. Depending on the type of utility needing to utilize the easement the installation procedures would change, i.e., from open trenching to micro-tunneling, or the removal of the wall. The shallower utilities like phone, gas and water could be installed underneath the wall and inside the easement without removing the wall. Gravity sewer or drainage lines that require maintaining a specified slope would be more expensive yet could be done using this same procedure.

The retaining wall as currently installed is regulating the drainage from this lot onto the adjacent lot to the north. Also, there are 7.5' U.E./D.E./B.S.L's on the front, rear and southerly boundaries that could be utilized to convey utilities if necessary. I have no knowledge of where any utilities are currently located on this site, if any, except where the visible above ground structures exist.

Based on my conversation with the builder, the footing at the northwest corner of the residence was placed approximately 6'-10" to 7'-6" below the finished floor of the residence shown on the Site Plan. If that is accurate, the foundation of the house is not placing any surcharge on the wall. So, if the decision is to have the wall removed from the easement and reconstructed outside of the easement. This would place the wall approximately 4.32' at the NW corner of the house to 3.24' at the SW corner of the house if the wall is constructed on the 7.5' U.E./D.E./B.S.L. line. These types of walls usually have a vertical batter of 1:8. So they get closer to the house as they get taller. Plus, the block depth limits how close the wall could be and still have room to install grid

EXHIBIT A

Bella Vista Planning Department
85 Roundtree Dr – Retaining Wall
April 13, 2026
Page 2 of 2

behind the wall. The front wall would be about 3.75' tall to protect the foundation of the porch, while the rear wall at the SW corner of the house would be 1.38' tall. These heights are based on extending a sloped grade of 4:1 (horizontal to vertical) slope from the 5' line (Bella Vista grading requirement) from the property line then setting the top of wall elevation at 1131.00'. The wall nearest the NW corner of the house would require two layers of grid to maintain stability and protect the porch. The wall at the SW corner of the house would not need any grid.

I am not making any recommendations as to what this body should do. I am only stating what consequences exist from any decisions made. I hope that I have explained this situation well enough to provide you with the information you need. Should you have any questions or need more information, please do not hesitate to contact me.

Sincerely,


Terry W. Carpenter, P.E., P.S.
Consulting Engineer

TWC:twc

Enclosures: Site Plan

Cc: Laurah Funes





Meeting Information:

2483 Forest Hills Blvd
 May 11th, 2026 at 4:30 pm

Reviewer:

Conner LaRue,
 Planner

Property Description

This property is located in west central Bella Vista, located on Parcel #16-79411-000; Lot 1 of the Bella Vista Lutheran Church Site Subdivision.

Regulation

Zoning Code Sec. 109-098 prohibits electronic messaging signage in the neighborhood commercial zone.

Request

The applicant is requesting a variance of the above code section to allow an electronic messaging sign to be installed on an existing sign.

Background

The applicant is requesting a variance to allow an electronic messaging sign to be installed on an existing monument sign. Current Code prohibits this sign type from being placed in the Neighborhood Commercial Zone. The applicant states the size and arrangement of the site is more consistent with zone C-2, Local Commercial, and an electronic messaging sign at this location would be similar to other signs in the immediate area. Forest Hills Boulevard is a major arterial per the Master Street Plan, and the site is surrounded by moderate-density residential, local and mixed commercial districts. Despite other church properties having been rezoned, the Lutheran Church was not included in the recent zoning update, and would be considered grounds for undue hardship. The intent of the new sign regulations was to allow more sign types for church properties, and granting of a variance would be keeping with the spirit and intent of the ordinance. It should also be noted the intent of the City to further amend the sign code to allow this sign type in the neighborhood commercial zone. If the Board is to approve this request, Staff notes the sign shall meet all electronic messaging sign standards including size and illuminance.

Public Comment

None at the time of this report.

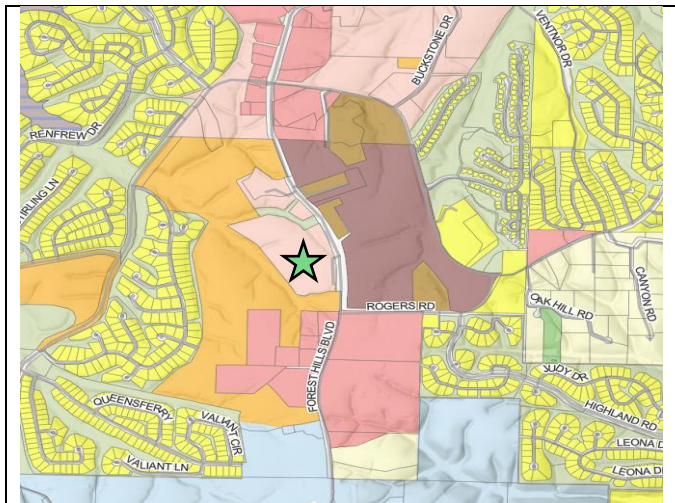
Legal Notifications

Staff published a legal ad notifying the public of this hearing in the *Weekly Vista* on Wed. April 22nd, 2026, and posted the public hearing sign on the subject property on Fri. May 1st, 2026.

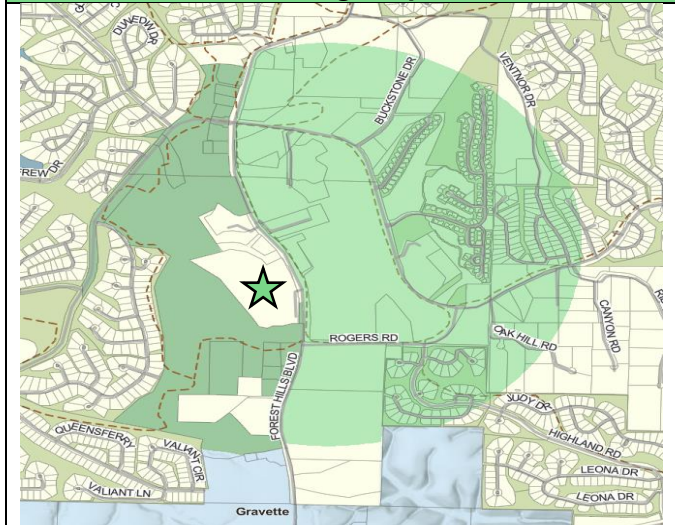
Recommendation

Staff recommends approval as all review criteria has been met.

Project Number	ZVR-2026-64566
Applicant	Josh "J.J." Jones
Address/Location	1990 Forest Hills Blvd.
Current Zoning	C-1 Neighborhood Commercial
Site Area	22.8 acres
Nature of Request	Seeking a variance on Sec. 109-098



Zoning Map



Future Land Use Plan

Sec. 109-144(f) Variances: Standards for Approval

1. **Findings.** A variance from the terms of this zoning ordinance shall not be granted by the Board of Zoning Adjustment unless and until the applicant demonstrates that:
 - a. Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration;
 - b. The unique circumstances of the subject property do not result from the applicant's actions; and
 - c. The applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance
2. **Grounds.** Non-conforming use of neighboring lands, structures, or buildings in the same district, nor permitted or non-conforming uses in other districts shall be considered grounds for the issuance of a variance.
3. **Conditions.** In granting any variance, the board of zoning adjustment may prescribe additional appropriate conditions and safeguards that it deems necessary or desirable.
4. **Violations.** Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this zoning ordinance.
5. **Uses.** Under no circumstances shall the board of zoning adjustment grant a variance to allow a use that is not permissible under the terms of this section in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.

5/11/2026

TO: Bella Vista Board of Zoning Adjustment

RE: Bella Vista Lutheran Church- Variance

Bella Vista Lutheran Church (BVLC) located at 1990 Forest Hills Blvd. Bella Vista, AR (zone C-1) is requesting a variance for Sec. 109-094(c) 1b as it relates to the table in Sec. 109-098.

Specifically, see Table 098.1. This table prohibits Electronic Message Centers (EMC) in all locations zoned C-1. Only businesses located in C-2 zones are permitted an EMC.

Table 098.1: Monument Sign Standards

Monument Sign Standards						
Definition	A permanent, detached sign mounted to a solid base support at ground level with no open space between the bottom of the sign and the ground.					
Key	✓ = yes, a permit is required or the feature is allowed ✗ = no/not allowed NR = the sign type or characteristic is allowed with a permit for nonresidential uses only sf = square feet ft = feet "-" = the standard does not apply					
Zoning District → Requirement ↓	NP AP	RE R-1 R-2	R-3	CR C-1	C-2 C-3	IA
General						
Allowed?	✗	NR	NR	✓	✓	✓
Permit Required?	-	NR	NR	✓	✓	✓
Number per Lot (max.)	-	1	1	1	1	1
Dimensions						
Sign Area (max.)	-	25 sf	50 sf	50 sf	100 sf	100 sf
Sign Height (max.)	-	8 ft	10 ft	10 ft	25 ft	18 ft
Setbacks						
From Front Property Line (min.)	-	5 ft	5 ft	5 ft	10 ft	10 ft
From Adjacent Property Lines (min.)	-	10 ft	10 ft	10 ft	10 ft	10 ft
From Adjacent Residential Use (min.)	-	25 ft	50 ft	50 ft	50 ft	50 ft
Sign Features						
Changeable Copy (max. %)	-	25%	25%	50%	50%	50%
Electronic Message Center (max. %)	-	✗	✗	✗	50%	✗
Illumination	-	NR	NR	✓	✓	✓

BVLC wants to update their existing freestanding sign by adding a 49sq ft sign, with half of it being static and the other half an Electronic Message Center. See supporting documentation.

HARDSHIP:

There are currently four churches on Forest Hills Blvd that have EMCs within 1.2 miles of BVLC (photos provided in the variance package). The closest one is 0.3 miles away. We believe that Bella Vista Lutheran Church's property size (approx. 25 acres), traffic access, and buffering make it more consistent with C-2 zoning than it does neighborhood commercial. They do not seek to expand commercial activity or to be rezoned at this time, but simply to be allowed a modest Electronic Message Center to serve the community. BVLC wishes to have equal access to spread their message similar to other neighboring churches on the same road. Some of these churches are zoned C-2. We are seeking equal rights to communicate to the public electronically, like these other churches have.

BVLC is a positive contributor to the community and has an active congregation. Events are a regular occurrence. Every month there is at least one bit of critical information to share publicly. They have previously experienced significant difficulty sharing information for the Community Senior Safety Academy (hosted by the Bella Vista Police Department) as well as their own Easter Egg Hunt, Car Show, Trunk or Treat, & Vacation Bible School.

Granting permission to install an EMC like the other churches have solves this problem, whereas the use of temporary event banners is costly, less effective, impractical, and an ongoing burden for both the church and City Planning & Development department. These banners have a maximum height of 36" and a maximum size of 32 sq ft and must be installed 10' from the main entrance. Only four banners are allowed per year, which falls short of the number of events needing promotion. Temporary banners are not a viable option.

UNIQUE CIRCUMSTANCES:

When Bella Vista Lutheran Church was rezoned in the city-wide changes in December of 2025, it was issued C-1 zoning instead of C-2, even though the city was aware BVLC was seeking to add an EMC. The church began conversations with the city in August of 2025 and was advised by city planners to wait for the rezoning to take place before pursuing a variance. This variance could have been avoided if the C-2 zoning was issued or if EMCs were to be allowed in C-1.

Further, BVLC was advised by the Planning and Development Director in a December 9, 2025 email that "Per the chart, 50% of the sign can be dedicated to electronic change". While this could have been an error or poor communication, it led BVLC to the belief that the December code change would allow them to have the EMC sign we are requesting. It is no surprise that they were confused and upset when they were informed that is not the case, as the city had known the intentions of BVLC for months. The church believed that they were following the

recommendation of the city and that the EMC would be acceptable. This is why we are applying for a variance.

MOVING FORWARD:

It has been brought to Best Sign Group's attention that Bella Vista Planning is considering an amendment of this regulation to allow C-1 EMCs due to the number of complaints received from local businesses and churches. We choose to pursue this variance now instead of waiting the months it will take for the amendment process to take its course. We hope our case is used as an example to help show the need for change.

Upon approval, Bella Vista Lutheran Church will follow the city regulations that affect Electronic Message Centers as seen in Sec. 109-094(c). In addition, this sign will be no larger than 50 sq ft and 10ft tall, as required of all C-1 monument signs.

In conclusion, we believe that Bella Vista Lutheran Church should have the same rights to the same type of electronic communication as other churches on the same road, whether zoned C-1 or C-2. The church has different messages to convey to the public each month, and temporary banners are not enough to communicate effectively due to their size requirements, location requirements, and a maximum of four per year. For these reasons we ask that you approve the variance for Bella Vista Lutheran Church to be allowed to have an EMC in a C-1 zone.

We look forward to working with the City of Bella Vista on this project and many more to come.

Thanks,



Joshua "JJ" Jones

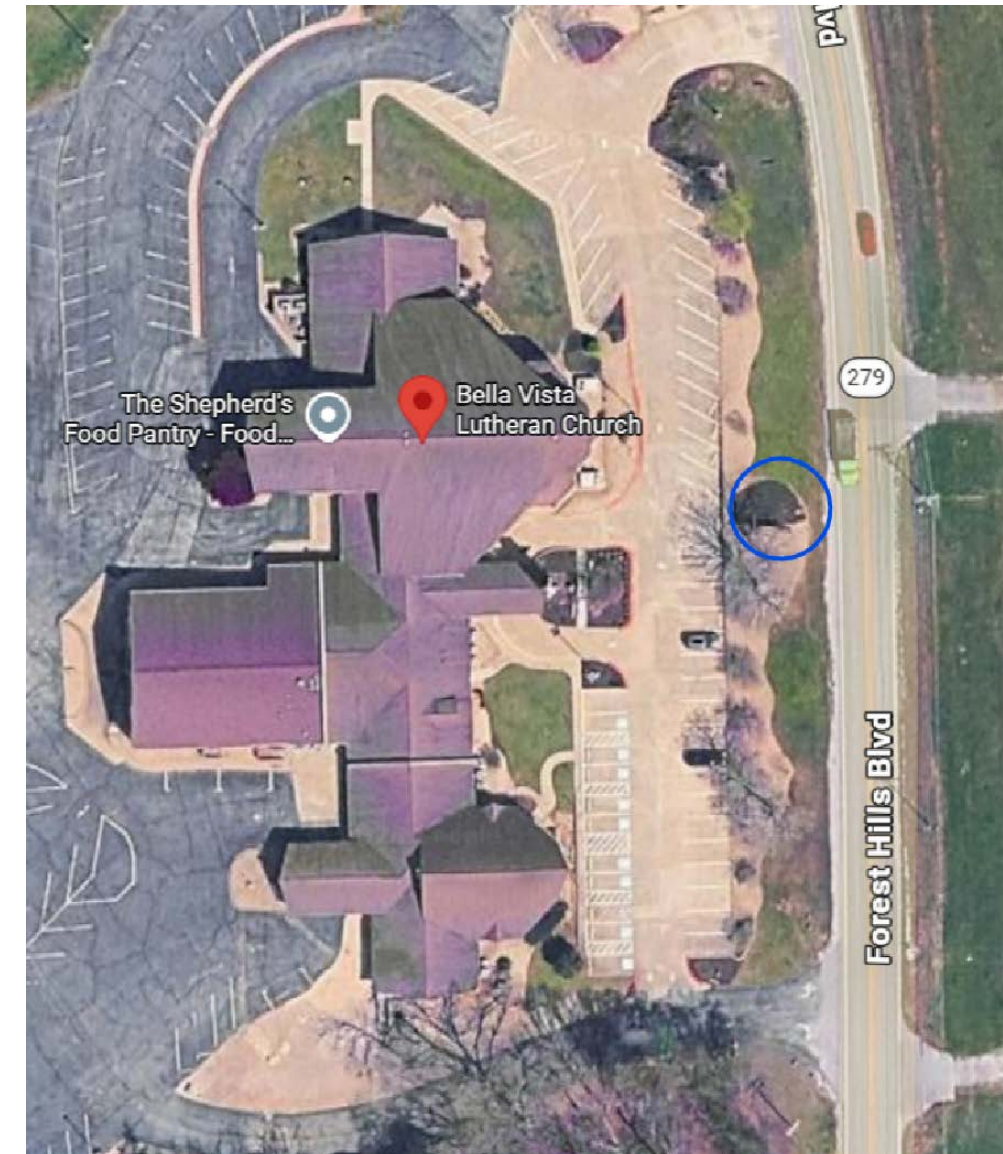
Custom Sign Designer/ Applicant

Best Sign Group

Rogers, Arkansas



Landscaped sign area



Sign location

PN2 | PROPOSED SIGN

Manufacture and install
Qty 2
40" x 96" x 2" thick single sided carved HDU sign panel with a routed down background in a pebble texture finished per art in customer required colors.
Quote includes side brackets and bottom support bracket for EMC.
Includes removal of existing sign between pillars.
Includes installation of EMC in line item below.

Electronic Message Center
Double sided (2 cabinets)
Cabinet Size: 3' 1 13/16" x 7' 4 3/16" x 5 3/8"
10mm LED Pixel Pitch
5-year parts warranty.

CLIENT
Bella Vista Lutheran Church
1900 Forest Hills Blvd
Bella Vista, AR 72715

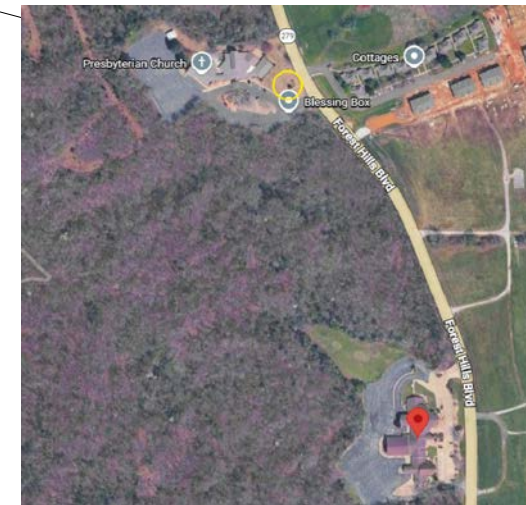
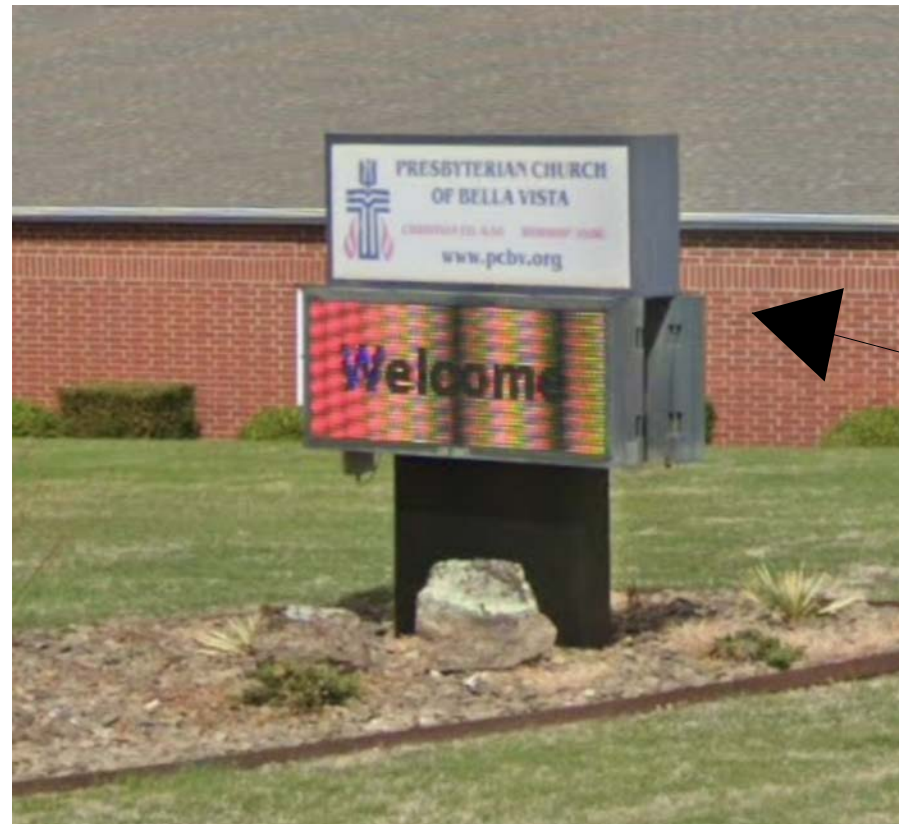
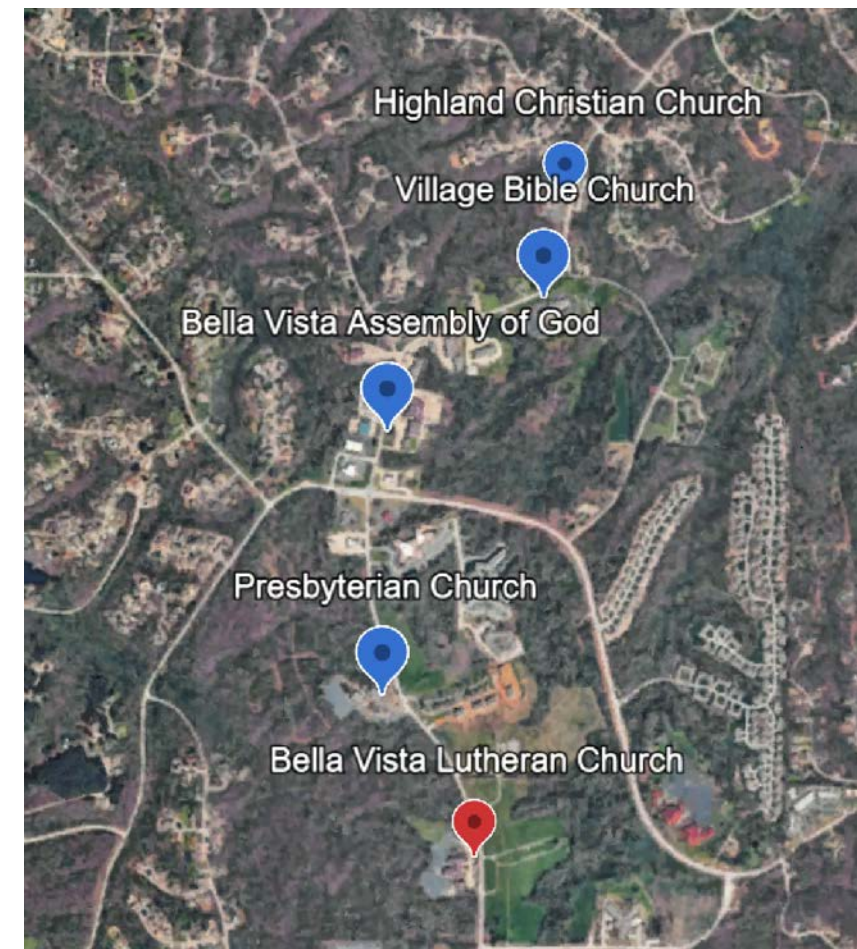
REVISIONS
04/09/2026

DATE
04/06/2026

PROJECT
BVLC sign location

DRAWN BY
JJ

Existing Church EMC signs on Forest Hills Blvd within 1.2 miles of Bella Vista Lutheran Church



Only existing sign where EMC is < 50% of overall size, as required by code.

Closest church with an EMC is 0.3 miles away

CLIENT
Bella Vista Lutheran Church
1990 Forest Hills Blvd,
Bella Vista, AR 72715

REVISIONS
04/09/2026

DATE
04/06/2026

DRAWN BY
JJ

PROJECT
Bella Vista Lutheran Monument Refurb

PAGE NOTES

Manufacture and install Double sided High Density Urethane (HDU) static sign and an Electronic Message Center (EMC)

HDU Specs:

40" x 96" x 3" thick double sided carved HDU sign panel with a routed down background in a pebble texture finished per art in customer required colors. Quote includes side brackets and bottom support bracket.

EMC Specs:

Display Specifications

Product Line: Infinity
LED Pixel Pitch: 10.0mm
Matrix Size: 96 x 224
Viewing Area: 3' 1 13/16" x 7' 4 3/16"
Cabinet Size: 3' 1 13/16" x 7' 4 3/16" x 5 3/8"
Color: RGB
Color Processing: RGB 281 Trillion Levels-LED's per pixel: Red: 1 Green: 1 Blue: 1
Total # of LED's: 129024
Character Size: 2.75 Inches
of Lines/Char. Line: 13 line(s), 37 characters
Brightness: 9,500 Nits Max., 8000 Nits Calibrated (±5%)
Viewing Angle: 160 Degrees Horizontal
Display Configuration: Double Face (2 Cabinets - Primary/Secondary)
Maintenance Door: Front
Cabinet Design: Module
Display Net Weight: Approx. 194.85 lbs. per face (+/- 10%)
Ventilation: Rear Vent

Standard Features

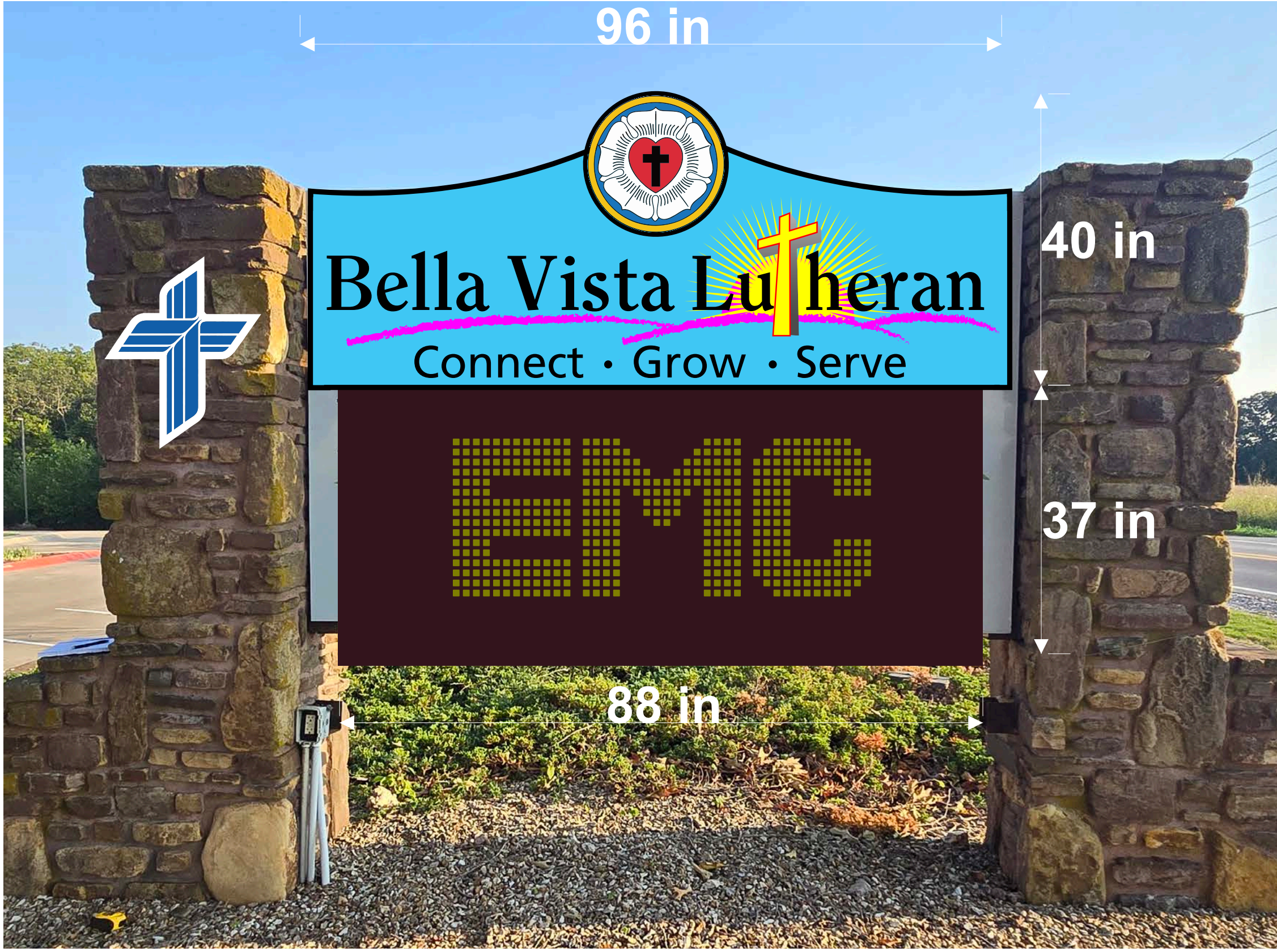
Dimming Levels: 100 - Auto & Manual
Dimming/Temp. Sensor: MeCloud Webservice
Crate: Included
Software: MeCloud Lifetime
Software Upgrade: Lifetime Software Upgrades
Software Training: Webinar

Electrical & Venting Requirements

AC Power Required: Single Phase 120V or 240V 50/60Hz
Total Boot Up Amps* (120V): 24.0
Regular Operating Amps* (120V): 6.96
Example Electrical Cost* (120V): US\$1.09/Day
Venting Requirement*: 459.6 CFM

Cell Modem - 5 year part warranty + Lifetime Data < 50,000 pixels Included

Aluminum Composite Cross Logo to be installed directly onto the stone.





Meeting Information:
 2483 Forest Hills Blvd
 May 11, 2026 at 4:30 pm
Reviewer:
 Jessica Grady,
 Planner

Project Number	ZVR-2026-64402
Applicant	Chad White
Address/Location	5 Powick Lane
Current Zoning	R-1 Low Density Residential
Site Area	.31 acres
Nature of Request	Seeking a variance on Sec. 109-114

Property Description

This property is located in the north east area of Bella Vista City Limits, near the Arkansas Missouri state line, located on Parcel #16-33383-000. Lot 37, Block 8 Worcester Subdivision.

Regulation

Zoning Code Sec. 109-114(E)(7), preservation requirements. R-1 lots must preserve 25% of the natural preservation.

Request

The applicant is requesting a variance to the tree preservation requirements for a single-family home.

Background

The applicant is requesting a variance to the tree preservation requirements for a single-family residential sewer lot due to unintentional over clearing during the initial phase of construction.



Zoning Map



Future Land Use Plan

Per code section 109-114(E)(7), for development sites served by sanitary water, existing natural vegetation and tree canopy must preserve a minimum of twenty five percent of the lot. The property is surrounded by single-family residential properties to the north, south, east, and west. The Future Land Use Plan designates this area for future neighborhoods, and the Master Street Plan classifies Powick Lane as a non-classified street.

Staff finds not all three review criteria to be met. The applicant has not adequately demonstrated the three approval requirements in their submitted letter and has not provided an as-built survey. Staff finds that no hardship has been demonstrated that was not self-imposed by the applicant. However, the applicant has demonstrated a willingness to accept responsibility for the over-clearing and to work with the City to take the necessary steps to address the issue.

Public Comment

None at the time of this report.

Legal Notifications

Staff published a legal ad notifying the public of this hearing in the Weekly Vista on Wednesday, April 22, 2026, and posted the public hearing sign on the subject property on Friday, May 1, 2026.

Recommendation

Staff recommends approval with the following condition: a stamped landscape architect plan is provided showing native tree species, of both shade and ornamental, being planted in the required areas to restore what was cleared with at least a 2.5" caliper. The plan and plantings must be done prior to Certificate of Occupancy.

Sec. 109-144(f) Variances: Standards for Approval

1. **Findings.** A variance from the terms of this zoning ordinance shall not be granted by the Board of Zoning Adjustment unless and until the applicant demonstrates that:
 - a. Strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration;
 - b. The unique circumstances of the subject property do not result from the applicant's actions; and
 - c. The applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance
2. **Grounds.** Non-conforming use of neighboring lands, structures, or buildings in the same district, nor permitted or non-conforming uses in other districts shall be considered grounds for the issuance of a variance.
3. **Conditions.** In granting any variance, the board of zoning adjustment may prescribe additional appropriate conditions and safeguards that it deems necessary or desirable.
4. **Violations.** Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this zoning ordinance.
5. **Uses.** Under no circumstances shall the board of zoning adjustment grant a variance to allow a use that is not permissible under the terms of this section in the district involved, or any use expressly or by implication prohibited by the terms of this zoning ordinance in said district.

109-114(e)(7) Preservation Requirements

Dear Members of the Board,

We are writing to formally request a variance regarding the tree preservation requirements for our property located at **Lot 37, 5 Powick Ln.**

During the initial phase of our construction, a mistake occurred in which trees were over-cleared within the designated **25% preservation area**. This was our **first offense**, and the over-clearing was **unintentional**. The error resulted from a misunderstanding by our contractor, who believed the lot was designated for septic installation and cleared the area accordingly. Unfortunately, this misunderstanding was not identified until after the clearing had taken place.

We take full responsibility as the property owners and sincerely regret this mistake. At no time was there an intention to disregard Bella Vista's preservation requirements or community standards. We value the natural environment of Bella Vista and understand the importance of protecting it.

Given the circumstances, we respectfully request the following:

1. **Approval to continue construction** on the property without further penalty related to this incident, and
2. **Consideration of an approved remedy**, such as replanting, mitigation, or any corrective action the Board deems appropriate to offset the impact of the over-clearing.

We are fully willing to cooperate with the Board and comply with any reasonable conditions or remediation measures required. Our goal is to resolve this matter responsibly and in a way that aligns with Bella Vista's environmental standards and community expectations.

Thank you for your time and consideration of this request. We appreciate the Board's service to the community and respectfully ask for your understanding given that this was an honest mistake and our first violation. Please let us know if any additional documentation or information is needed.

Sincerely,

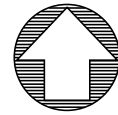
Chad White – White Mountain Construction



GRAPHIC SCALE



1 inch = 30 feet



DEED INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME PERTINENT PROPERTY AS DESCRIBED IN WARRANTY DEED BOOK 2003, PAGE 34009 WITH A RECORDING DATE OF 11/13/2003 AT 10:55 A.M.

DEED DESCRIPTION

LOT 37, BLOCK 8, WORCESTER SUB-DIVISION, BELLA VISTA, BENTON COUNTY, ARKANSAS, SUBJECT TO THE COVENANTS AND RESTRICTIONS, RESERVATIONS, EASEMENTS CHARGES AND LIENS REFLECTED UPON THE PLAT AFORESAID IN THE RECORDED PROTECTIVE COVENANTS AND DECLARATIONS IN CONNECTION THEREWITH.

SURVEYOR'S CERTIFICATION

1. IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO SHOW DATA CONCERNING SIZE, DEPTH, CONDITION, OR CAPACITY OF UNDERGROUND UTILITIES EXISTING ON SITE. ONLY VISIBLE UTILITIES AND LINES MARKED BY THE APPROPRIATE UTILITY PROVIDER HAVE BEEN LOCATED ON THIS SURVEY.
2. NO ABSTRACT OF TITLE NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED WERE PROVIDED BY BENTON COUNTY RECORDS. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
3. NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH BY SWOPE ENGINEERING HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BENTON COUNTY GIS.
8. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
9. FIELD WORK WAS COMPLETED 11/12/2025.
10. THE NEAREST INTERSECTING STREETS IS THE INTERSECTION OF POWICK LANE AND WORCESTER DRIVE WHICH IS APPROXIMATELY 252' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.

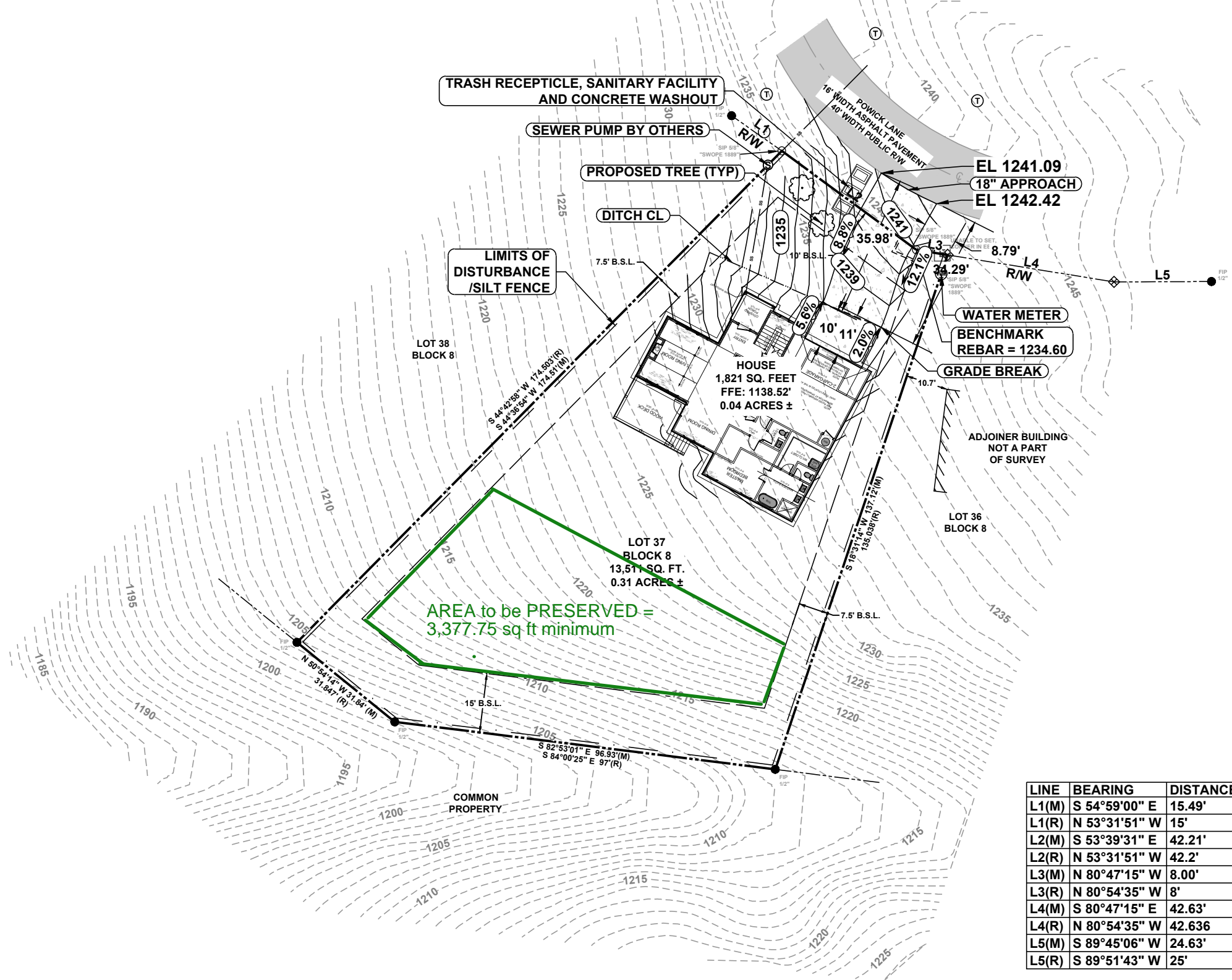
BASIS OF BEARING:

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.

LEGEND

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- ◆ CALCULATED CORNER
- ⊠ ELECTRIC BOX
- ⊞ WATER METER
- ⊕ TELEPHONE PEDESTAL
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT
- N/F NOW OR FORMERLY
- EB ELECTRIC BOX
- B.S.L. BUILDING SETBACK LINE
- P.S.L. PLATTED SETBACK LINE
- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY (R/W)
- BUILDING SETBACK LINE
- ASHPALT

LINE	BEARING	DISTANCE
L1(M)	S 54°59'00" E	15.49'
L1(R)	N 53°31'51" W	15'
L2(M)	S 53°39'31" E	42.21'
L2(R)	N 53°31'51" W	42.2'
L3(M)	N 80°47'15" W	8.00'
L3(R)	N 80°54'35" W	8'
L4(M)	S 80°47'15" E	42.63'
L4(R)	N 80°54'35" W	42.636'
L5(M)	S 89°45'06" W	24.63'
L5(R)	S 89°51'43" W	25'



FLOOD INFORMATION
This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0080J, effective 09/28/2025.

Zone R-1 Building Setbacks

Front	10'
Side	7.5'
Rear	15'

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION 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.
DATE OF EXECUTION: 11-14-2025

SIGNED: *Phillip R. Swope*

REGISTERED LAND SURVEYOR NO.1889, STATE OF ARKANSAS

SURVEY FOR
WHITE MOUNTAIN CONST.

TBD POWICK LANE
BELLA VISTA, AR 72715
N/F: HOLZ, CHAD DAVID
& ZOE ELIZABETH
APN: 16-33383-000



DRAWN BY:	DRAWING NAME:
S.F.	25-328
SUBMITTAL DATE:	City Number:
11/14/2025	
JOB NUMBER:	SHEET NUMBER:
25-328	1 of 1

