Bella Vista City Council
Regular Meeting Agenda

Date/Time: 6:00 pm
Tuesday, May 28, 2024

Location: **Bella Vista District Court**
2483 Forest Hills Blvd.

Council Members:
Jerry Snow — *Ward 1, Position 1*
Wendy Hughes — *Ward 1, Position 2*
Jim Wozniak — *Ward 2, Position 1*
Larry Wilms — *Ward 2, Position 2*
Doug Fowler — *Ward 3, Position 1*
Craig Honchell — *Ward 3, Position 2*

Mayor:
John D. Flynn

City Clerk:
Wanda Lepillez Krug

I. Call to Order:
This meeting has been given public notice in accordance with Section 25-19-106 of the Arkansas Freedom of Information Act in such form that will apprise the public and news media of subject matter presented for consideration and action.

II. Pledge of Allegiance

III. Roll Call

IV. Citizen Input
Per the rules, there is a three (3) minute per person time limit to address the Council on any topic of that person' choosing. The total time allotted for citizen input is thirty (30) minutes. Any time extension beyond the thirty (30) minute total will be at the discretion of the City Council.

V. Council Member Reply
Any Council Members' reply to comments made during Citizen Input Session is limited to comments only and will not be a discussion period.

VI. ACTION ON THE MINUTES

April 22, 2024 Regular Meeting

VII. Reports:
Financial Report – March 2024 (Reports are posted on the Bella Vista City website at bellavistaar.gov and provided to Council Members under separate cover.

(The Chair will entertain a motion to suspend the rules of order and procedure to allow all ordinances on the agenda to be read by title only.)

VIII. Unfinished Business:
(See meeting packet for complete ordinances and resolutions.)

A. ORDINANCE: REQUIRING CANDIDATES FOR ELECTION TO ANY MUNICIPAL OFFICE OF THE CITY OF BELLA VISTA, IN ADDITION TO ANY OTHER REQUIREMENT OF STATE LAW, TO FILE CAMPAIGN CONTRIBUTION AND EXPENDITURE REPORTS WITH THE BELLA VISTA CITY CLERK IN SUFFICIENT TIME FOR VOTERS TO MAKE USE OF SUCH INFORMATION PRIOR TO THE BEGINNING OF EARLY VOTING, AND FOR OTHER PURPOSES *3rd reading*

B. RESOLUTION: EXPRESSING THE OPINION OF THE CITY COUNCIL, A NON-PARTISAN BODY, THAT CITIZENS SHOULD BE HIGHLY VIGILANT REGARDING THE INFLUENCE OF PARTISAN AND SPECIAL INTEREST GROUP CAMPAIGN CONTRIBUTIONS DURING BELLA VISTA NON-PARTISAN MUNICIPAL ELECTIONS *Tabled*

IX. New Business:

A. ORDINANCE: WAIVING THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND AUTHORIZING A CONTRACT WITH HAMILTON MEDICAL, INC. IN AN AMOUNT NOT TO EXCEED $91,000.00 FOR THE PURCHASE OF FIVE (5) HAMILTON T-1 INTELLIGENT TRANSPORT VENTILATOR PACKAGES FOR USE BY THE FIRE DEPARTMENT *Staff recommends moving to 3rd and final reading.*

B. RESOLUTION: AWARDING BID AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH CENTRAL ALABAMA TRAINING SOLUTIONS IN THE AMOUNT OF $59,999.43 FOR THE PURCHASE OF AN AIR CASCADE SYSTEM FOR USE BY THE FIRE DEPARTMENT

C. RESOLUTION: APPROVING AN AUXILIARY AND PART-TIME OFFICER POLICY FOR THE POLICE DEPARTMENT

D. RESOLUTION: AMENDING THE 2024 CITY BUDGET AND APPROVING THE ADDITION OF TWO (2) COMMISSIONED POLICE OFFICERS FOR THE POLICE DEPARTMENT

E. RESOLUTION: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH SUPERIOR AUTOMOTIVE GROUP OF SILOAM SPRINGS, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR THE PURCHASE

OF ONE (1) 2024 DODGE DURANGO ALL-WHEEL DRIVE PURSUIT VEHICLES WITH EQUIPMENT, IN AN AMOUNT NOT TO EXCEED $65,000.00, FOR THE POLICE DEPARTMENT, AND AMENDING THE 2024 CITY BUDGET

F. **RESOLUTION:** SETTING A PUBLIC HEARING BEFORE THE CITY COUNCIL ON JUNE 24, 2024, AT 6:00 P.M. REGARDING VACATION OF A PUBLIC EASEMENT ON OR NEAR GORDON HOLLOW ROAD

G. **RESOLUTION:** APPROVING APPLICATION AND EXPRESSING SUPPORT FOR AN ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) TRANSPORTATION ALTERNATIVES PROGRAM (TAP) 80/20 REIMBURSEABLE GRANT AND ASSOCIATED WALTON FAMILY FOUNDATION (WFF) GRANT FOR A COMMUNICATIONS, EDUCATION AND OUTREACH PROJECT RELATED TO TRAFFIC AND TRAIL SAFETY

H. **RESOLUTION:** APPROVING APPLICATION AND EXPRESSING SUPPORT FOR AN ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) TRANSPORTATION ALTERNATIVES PROGRAM (TAP) 80/20 REIMBURSABLE GRANT FOR A BELLA VISTA WAY CORRIDOR PLANNING STUDY

I. **RESOLUTION:** AUTHORIZING SETTLEMENT OF ONGOING LITIGATION RELATED TO SHORT-TERM RENTALS IN AN AMOUNT NOT TO EXCEED $11,000.00, AND AMENDING THE 2024 CITY BUDGET

J. **RESOLUTION:** AMENDING THE 2024 CITY BUDGET TO APPROPRIATE AN ADDITIONAL $20,000.00 TO THE LEGAL DEPARTMENT FOR EXPENSES RELATED TO ONGOING SHORT-TERM RENTAL LITIGATION

X. Announcements:

- Next City Council Work Session: 5:30 pm Monday, June 17, 2024 at Bella Vista Police Training Room.
- Next City Council Regular Meeting: 6:00 pm Monday, June 24, at Bella Vista District Court.
- Planning Commission Work Session: 4:30 pm Thursday, May 30, 2024 at Bella Vista District Court.
- Planning Commission Regular Meeting: 4:30 pm Monday, June 10, 2024 at Bella Vista District Court.

- Board of Construction Appeals: 3:00 pm Tuesday, June 11, if necessary, at Fire Station #4 Conference Rm, 1639 Forest Hills Blvd.

XI. Adjournment

SPECIAL NOTICES TO THE PUBLIC: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request this service, contact City Clerk prior to each meeting at 479-876-1255.

BELLA VISTA CITY COUNCIL REGULAR MEETING

April 22, 2024 6:00 P.M.

Bella Vista District Court, 2483 Forest Hills Boulevard, Bella Vista, AR 72715

MINUTES

Call to Order by Mayor John Flynn **at 6:00 PM**

Roll of Council called by Clerk Lepillez Krug. Council Members Snow, Hughes, Wozniak, Wilms, Fowler, and Honchell present. Mayor Flynn present.

Pledge of Allegiance recited

Public Comment: No one signed up to speak.

Council Reply: N/A

Action on the Minutes:

March 25, 2024 – Regular Meeting, Motion made by Council Member Fowler to approve as prepared by Clerk Krug, second by Council Member Honchell. **Roll Call Vote unanimous to approve. (Ayes: 6/Nays: 0)**

Reports:

Mayor Flynn read the Building Safety Month Proclamation for May 2024

Mayor Flynn addressed the February 2024 Financial Report. He noted total Operating Revenue is up 10.5% compared with last year. County Sales Tax is up 7.4%, City Sales Tax is up 5.4%, and Total Operating Expenses YTD are $443,000 under budget. Financials show good consistency, similar to last year's reports.

(Reports are posted on the Bella Vista City website at bellavistaar.gov and provided to Council Members under separate cover.)

The Mayor asked for a motion to suspend the rules and read all ordinances and resolutions on the agenda by title only. Council Member Wilms made a motion to approve, second by Council Member Fowler. **Roll Call Vote unanimous to approve. (Ayes: 6/Nays: 0)**

Unfinished Business:

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ORDINANCE: REQUIRING CANDIDATES FOR ELECTION TO ANY MUNICIPAL OFFICE OF THE CITY OF BELLA VISTA, IN ADDITION TO ANY OTHER REQUIREMENT OF STATE LAW, TO FILE CAMPAIGN CONTRIBUTION AND EXPENDITURE REPORTS WITH THE BELLA VISTA CITY CLERK IN SUFFICIENT TIME FOR VOTERS TO MAKE USE OF SUCH INFORMATION PRIOR TO THE BEGINNING OF EARLY VOTING, AND FOR OTHER PURPOSES *Mayor Flynn completed the 3rd reading. Council Member Fowler stated he decided not to move forward with this ordinance tonight, but defer until next month. He believes the rationale behind this ordinance is very strong, and the voters of Bella Vista have a right to know of any campaign contributions made to candidates for public office in Bella Vista. Currently campaign contributions are required to be reported by October 27th, a full week after early voting begins.* ***Council Member Fowler made a motion to table until May, second by Council Member Wilms.*** *Council Member Wilms stated he continues to support this ordinance because he believes voters have the right to know the source of campaign funds before early voting begins. Council Member Hughes asked if the deferral is due to waiting for the State Attorney General's response, and Council Member Fowler replied affirmatively. Attorney Kelley stated there has been no response from the Attorney General to date. Council Member Fowler reiterated the last paragraph of the proposed ordinance stating we are not trying to step on the State's toes, but this has to do with our local elections and our own municipality. Mayor Flynn called for the vote.* ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)*** *Tabled until May.*

RESOLUTION: EXPRESSING THE OPINION OF THE CITY COUNCIL, A NON-PARTISAN BODY, THAT CITIZENS SHOULD BE HIGHLY VIGILANT REGARDING THE INFLUENCE OF PARTISAN AND SPECIAL INTEREST GROUP CAMPAIGN CONTRIBUTIONS DURING BELLA VISTA NON-PARTISAN MUNICIPAL ELECTIONS *Mayor Flynn read the resolution and said it was tabled in the past. Council Member Fowler made a motion to table until May, second by Council Member Wilms.* ***Roll Call Vote unanimous to approve. (Ayes: 6/Nays: 0)*** *Tabled until May.*

New Business: See meeting packet for complete ordinances and resolutions.

ORDINANCE 2024-11: AMENDING SECTION 109-40 *ZONING ORDINANCE AMENDMENTS* OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO MODIFY NOTICE REQUIREMENTS RELATED TO PLANNING COMMISSION INITIATED ZONING AMENDMENTS, AND FOR OTHER PURPOSES *Mayor Flynn read the ordinance and suggested moving to 3rd and final, since it has not been controversial. Council Member Wilms asked a clarifying question regarding the requirements for notifications. Planning Manager Robertson explained the need for this amendment originates in the high costs of legal notifications and the ability to simplify content to reduce costs. Council Member Fowler made a motion to suspend the rules and move to third and final reading, seconded by Council Member Wozniak.* ***Roll Call Vote***

unanimous to approve: (Ayes: 6/Nays: 0) *Mayor Flynn read the ordinance for the third reading. Council Member Fowler made a motion to approve, second by Council Member Wozniak.* ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)***

ORDINANCE 2024-12: WAIVING THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND AUTHORIZING A CONTRACT WITH SUPERIOR AUTOMOTIVE GROUP IN AN AMOUNT NOT TO EXCEED $120,000.00 FOR THE PURCHASE OF TWO (2) 2024 CHEVROLET TAHOE POLICE VEHICLES FOR USE BY THE POLICE DEPARTMENT *Mayor Flynn read the ordinance. Council Member Fowler made a motion to suspend the rules and move to third and final reading, second by Council Member Honchell.* ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)*** *Mayor Flynn read the ordinance for the final reading. Council Member Wilms made a motion to approve, second by Council Member Fowler.* ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)***

ORDINANCE 2024-13: AMENDING SECTION 26-36 *PROHIBITED PARKING OF VEHICLES ON CERTAIN AREAS OF PROPERTY IN RESIDENTIAL ZONES OF THE CITY* OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA TO PROVIDE FOR A PERMIT TO PARKING ON GRASS, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES *Mayor Flynn read the ordinance and explained it is an attempt to solve the overflow parking problem at Tanyard Creek parking lot, and it would apply to other places. Council Member Fowler and Council Member Wozniak brought this forward in response to concerned residents who live by the Tanyard Creek Trailhead. The popularity of this walking trail creates a parking problem on weekends. Trail users park on resident streets and cause congestion. A grassy area by the parking lot is currently being allowed as extra parking by the POA, but per our current ordinance is not allowed. Staff Attorney Kelley reiterated this is for residential zones only and fees collected would go to General Revenue. Council Member Fowler spoke with Tom Judson, from POA, and he is okay with the ordinance. It will likely be a temporary amendment, awaiting the building of additional parking by the POA. Further discussion by Council Members followed. Member Fowler made a motion to suspend the rules and move to third and final reading, second by Council Member Honchell.* ***Roll Call Vote: (Ayes: 4/Nays: 2, Snow and Hughes)*** *Mayor Flynn read the ordinance for the third time. Council Member Honchell raised concerns regarding potential abuse or overuse by residents, in particular short-term rentals. Debate ensued between Staff Attorney Kelley, Planning Manager Robertson, and Council Members to cover the ACC and POA involvement. Council Member Honchell made a motion to approve, second by Council Member Fowler.* ***Roll Call Vote: (Ayes: 4/Nays: 2, Snow and Hughes)*** *Council Member Wilms made a motion to adopt the Emergency Clause, second by Council Member Honchell.* ***Roll Call Vote: (Ayes: 5/Nays: 1, Snow)***

RESOLUTION 2024-28: ESTABLISHING A PERMIT FEE FOR PERMITS TO PARK MOTOR VEHICLES ON GRASS PURSUANT TO SECTION 26-36 OF THE CODE OF ORDINANCES OF THE CITY OF BELLA VISTA *Mayor Flynn read the resolution. Council Member Wilms made a motion to approve, second by Council Member Fowler. Questions about*

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potential abuses raised by Council Members Wilms and Snow, answered by Staff Attorney Kelley. ***Roll Call Vote: (Ayes: 5/Nays: 1, Snow)***

RESOLUTION 2024-29: APPROVING BODY-WORN CAMERA AND IN-CAR CAMERA POLICIES FOR THE POLICE DEPARTMENT *Mayor Flynn read the resolution. Council Member Honchell made a motion to approve, second by Council Member Wilms.* ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)***

RESOLUTION 2024-30: APPROVING AN ORGANIZATIONAL STRUCTURE CHAIN OF COMMAND POLICY FOR THE POLICE DEPARTMENT *Mayor Flynn read the resolution. Council Member Honchell made a motion to approve, second by Council Member Fowler.* ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)***

RESOLUTION 2024-31: APPROVING THE MAYOR'S RE-APPOINTMENTS OF LAURA HOFFERT TO POSITION 6 AND MARK PELTON TO POSITION 7 ON THE TREE ADVISORY BOARD FOR THREE (3) YEAR TERMS ENDING MAY 1, 2027 *Mayor Flynn read the resolution. Council Member Wozniak made a motion to approve, second by Council Member Honchell.* ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)***

RESOLUTION 2024-32: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH EMERY SAPP & SONS, INC. IN THE AMOUNT OF $111.92 PER TON FOR ASPHALT STREET RESURFACING (HOT MIX OVERLAY) AND FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH VANCE BROTHERS INC. IN THE AMOUNT OF $2.75 PER SQUARE YARD FOR SLURRY STREET RESURFACING *Mayor Flynn read the resolution. Council Member Wilms asked if there would be additional costs that would come out of the budget. Superintendent Hunt responded and listed the additional costs. Estimated totals are under the budgeted amounts. Council Member Fowler made a motion to approve, second by Council Member Wilms.* ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)***

RESOLUTION 2024-33: AMENDING THE 2024 CITY BUDGET REGARDING DEVELOPMENT IMPACT FEE AUTHORIZED EXPENSES FOR THE LIBRARY AND POLICE DEPARTMENT *Mayor Flynn read the resolution, and a period of short discussion followed. Council Member Fowler made a motion to approve, second by Council Member Honchell.* ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)***

RESOLUTION 2024-34: AMENDING RESOLUTION NO. R2024-21 AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH SUPERIOR AUTOMOTIVE GROUP OF SILOAM SPRINGS, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR THE PURCHASE OF FOUR (4) 2024 DODGE DURANGO ALL-WHEEL DRIVE PURSUIT VEHICLES, IN AN AMOUNT NOT TO EXCEED $170,760.00, FOR THE POLICE DEPARTMENT *Mayor Flynn read the*

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resolution. Council Member Wilms made a motion to approve, second by Council Member Wozniak. ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)***

RESOLUTION 2024-35: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT WITH CLINARD CONSTRUCTION MANAGEMENT, INC., IN THE TOTAL AMOUNT OF $6,374,873.18 FOR FURTHER CONSTRUCTION AND REMODELING OF THE FORMER POLICE STATION AND FIRE STATION NO. 1 FOR PURPOSES OF CONSTRUCTING CITY ADMINISTRATIVE OFFICES (PHASE 1 & PHASE 2 COMBINED WITH ASSOCIATED SITEWORK) *Mayor Flynn read the resolution. Chief Sims elaborated on what has already been spent on Phases 1A and 1B, which is included in this total. Council Member Wilms commented on the coordination of work with ARDOT on the street intersection in front of City Hall. Chief Sims explained there was past confusion, which has now been addressed by the City. Council Member Honchell made a motion to approve, second by Council Member Wozniak.* ***Roll Call Vote unanimous to approve: (Ayes: 6/Nays: 0)***

ANNOUNCEMENTS: *Mayor Flynn read through the upcoming meeting schedule.*

- Next City Council Work Session: 5:30 pm Monday, May 20, 2024 at Bella Vista Police Training Room, 2483 Forest Hills Blvd
- Next City Council Regular Meeting: 6:00 pm Tuesday, May 28, 2024 at Bella Vista District Court, 2483 Forest Hills Blvd
- Planning Commission Work Session: 4:30 pm Thursday, May 2, 2024 at Bella Vista District Court, 2483 Forest Hills Blvd
- Planning Commission Regular Meeting: 4:30 pm Monday, May 13, 2024 at Bella Vista District Court, 2483 Forest Hills Blvd,
- Board of Construction Appeals: 3:00 pm Tuesday, May 14, 2024 if necessary, at Fire Station #4 Conference Rm, 1639 Forest Hills Blvd

Council Member Wozniak encouraged those present to visit the newly restored area near Lake Bella Vista. Council Member Wilms mentioned some resident discontent with unqualified specialists doing home improvements. Kelley said residents need to talk to the right people—CDS, Code Enforcement and it will be taken very seriously.

Mayor Flynn adjourned the meeting at 7:15 p.m.

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City Clerk Wanda Krug Mayor John D. Flynn

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ORDINANCE NO. _____

CITY OF BELLA VISTA, ARKANSAS

REQUIRING CANDIDATES FOR ELECTION TO ANY MUNICIPAL OFFICE OF THE CITY OF BELLA VISTA, IN ADDITION TO ANY OTHER REQUIREMENT OF STATE LAW, TO FILE CAMPAIGN CONTRIBUTION AND EXPENDITURE REPORTS WITH THE BELLA VISTA CITY CLERK IN SUFFICIENT TIME FOR VOTERS TO MAKE USE OF SUCH INFORMATION PRIOR TO THE BEGINNING OF EARLY VOTING, AND FOR OTHER PURPOSES

WHEREAS, Ark. Code Ann. § 7-6-208 requires campaign contribution and expenditure reports be filed by candidates for municipal office in such form and at such times as designated therein, with the county clerk; and

WHEREAS, as part of these requirements, the Section provides that "[n]o later than seven (7) days prior to any . . . runoff election [or] general election . . . in which the candidate's name appears on the ballot", the candidate must "file a preelection report of all contributions received and expenditures made between the period covered by the previous report, if any, and the period ten (10) days before the election." Further, "[i]n the case of a runoff election, the report shall cover all contributions received and expenditures made during that period of time that begins after the date of the election from which the runoff arose and ends ten (10) days before the runoff election;" and

WHEREAS, early voting in municipal elections begins at such a time that most, if not all, reports are not available to the electorate of Bella Vista, as the deadline for filing the reports with the county clerk is after the start of early voting; and

WHEREAS, citizens of Bella Vista have expressed a desire to obtain and review municipal candidate campaign contribution and expenditure information, particularly related to out-of-city sources of contributions, prior to early voting; and

WHEREAS, cities have authority, pursuant to Ark. Code Ann. § 7-6-224, to establish reasonable limitations regarding the timing of contribution solicitation, to provide lower limits on contributions to local candidates than those otherwise provided in state law, and to provide voluntary campaign expenditure limits for local candidates seeking election to the respective governing body; and

WHEREAS, cities have authority to legislate on any matter concerning municipal affairs except for those matters specifically enumerated as affairs limited to the authority of the state; and

WHEREAS, matters concerning local elections do not fall under the category of state affairs such that cities are prohibited from legislating in the field; and

WHEREAS, a fully-informed electorate is essential to the conducting of free and fair elections, which is a compelling interest to the City of Bella Vista; and

WHEREAS, the least restrictive burden is placed on Bella Vista municipal candidates as the timing requirement varies from state law by only a few days, and the only way to obtain campaign contribution and expense report information prior to the commencement of early voting is for the City to adopt a narrowly tailored earlier filing period for such reports with the City Clerk;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: No later than seven (7) days prior to any early voting in a runoff or general election for a Bella Vista municipal office candidate, the candidate must cause to be filed a preelection report of all contributions received and expenditures made between the period covered by any previous report filed as required by state law with the county clerk and ten (10) days before commencement of early voting for the election. In the case of a runoff election, the report shall cover all contributions received and expenditures made between the period covered by the previous report filed with the City Clerk and ten (10) days before early voting in the runoff election.

SECTION 2: The filing required by Section 1 of this Ordinance shall be on a form similar to that provided by the State of Arkansas for filing of campaign contribution and expense reports with the county clerk as required by Ark. Code Ann. § 7-6-226, and shall be made to the Bella Vista City Clerk. The report shall contain the information referenced in Ark. Code Ann. § 7-6-208(b). Notwithstanding the requirements stated in this Ordinance, no report filing with the City Clerk shall be required if a candidate for Bella Vista municipal office meets the exception referenced in Ark. Code Ann. 7-6-208(d).

SECTION 3: Nothing in this Ordinance shall be deemed to supersede or abrogate any requirement of state law regarding the timing or filing of campaign contribution and expenditure reports by Bella Vista municipal office candidates with the county clerk.

ADOPTED THIS _____ DAY OF _____, 2024.

APPROVED:

_____
Mayor John D. Flynn

Attest:

_____
City Clerk Wanda Krug

Requested by Council Member Fowler
Prepared by Jason Kelley, Staff Attorney

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

EXPRESSING THE OPINION OF THE CITY COUNCIL, A NON-PARTISAN BODY, THAT CITIZENS SHOULD BE HIGHLY VIGILANT REGARDING THE INFLUENCE OF PARTISAN AND SPECIAL INTEREST GROUP CAMPAIGN CONTRIBUTIONS DURING BELLA VISTA NON-PARTISAN MUNICIPAL ELECTIONS

WHEREAS, during the 2022 municipal election cycle, various candidates for Bella Vista municipal office received significant and numerous campaign contributions from persons and entities not located in Bella Vista; and

WHEREAS, the existence of these campaign contributions was not known to many Bella Vista citizens until after the early voting period for the general election had begun; and

WHEREAS, partisan and special interest groups seeking to influence the policies of the government of the City for financial, business, or other purposes, should not override the needs and desires of the citizens of Bella Vista; and

WHEREAS, some non-residents have enlisted the assistance of state elected officials from districts not representing Bella Vista to politically intervene in the policy decisions of Bella Vista city government in a manner contrary to the desires of a large number of citizens;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista, Arkansas hereby expresses the opinion that citizens should be highly vigilant regarding the influence of partisan and special interest group campaign contributions during non-partisan Bella Vista municipal elections.

ADOPTED this _____ day of _____, 2024.

APPROVED:

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Mayor John D. Flynn

ATTEST:

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Wanda Krug, City Clerk

Requested by: Council Member Doug Fowler
Prepared by: Jason Kelley, Staff Attorney

ORDINANCE NO _____

CITY OF BELLA VISTA, ARKANSAS

WAIVING THE REQUIREMENTS OF FORMAL COMPETITIVE BIDDING AND AUTHORIZING A CONTRACT WITH HAMILTON MEDICAL, INC. IN AN AMOUNT NOT TO EXCEED $91,000.00 FOR THE PURCHASE OF FIVE (5) HAMILTON T-1 INTELLIGENT TRANSPORT VENTILATOR PACKAGES FOR USE BY THE FIRE DEPARTMENT

WHEREAS, the Fire Department is in need of Hamilton T-1 ventilators to equip City ambulances; and

WHEREAS, Hamilton T-1 ventilators are a sole source product manufactured, sold and distributed exclusively by Hamilton Medical, Inc.; and

WHEREAS, the City must replace five current ventilators that are over 10 years old;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista, Arkansas hereby determines that the above circumstances make formal competitive bidding not feasible or practical and therefore waives the requirement of formal competitive bidding and authorizes a contract with Hamilton Medical, Inc. in an amount not to exceed $91,000.00 for the purchase of five (5) Hamilton T-1 Intelligent Transport Ventilator packages.

ADOPTED THIS _____ DAY OF _____, 2024.

APPROVED:

_____
JOHN D. FLYNN
MAYOR

ATTEST:

_____
WANDA KRUG
CITY CLERK

BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR

MEETING DATE: 5/28/2024

AGENDA ITEM: Resolution

ITEM TITLE: Purchase of (5) Hamilton-T1 Intelligent transport ventilators.

SUBMITTED BY: Chief Stephen R. Sims

SUMMARY EXPLANATION: The fire department requests to enter into a contract with Hamilton Medical via sole source purchasing agreement in an amount not to exceed $91,000.00 this is to purchase (5) Hamilton-T1 Intelligent transport Ventilators for the ambulances. This would be replacing (5) current Allied Health ventilators that are over 10-years-old and no longer manufactured with the company being out of business. We currently have three ventilators that are broken because no parts are available. We use ventilators about 60+ times a year on emergency calls. The funding is currently in the 2024 capital projects.

ATTACHMENT: ORDINANCE ☐ RESOLUTION ☒ OTHER ☐

RECOMMENDATION: Staff at the fire department recommends passage of this resolution.

ACTION REQUESTED:
Motion to adopt ☒

The Hamilton T1 is a transport ventilator that combines the functionality of an ICU ventilator with the ruggedness needed for transport. It can deliver between 2ml and 2000ml of tidal volume and is suitable for all patients from neonates to adults and bariatric patients. The Hamilton T1 has several features that may make it a good choice, including:

- **High-flow oxygen therapy**
  The Hamilton T1 provides an optional high-flow oxygen therapy, which gives you a variety of therapy options in one device.
- **Independent from compressed air**
  The Hamilton T1's integrated high-performance turbine enables it to be completely independent of compressed air sources or a compressor.
- **Dynamic Lung**
  The Dynamic Lung panel displays tidal volume, lung compliance, interaction with the heart, patient triggering, and resistance in real time.
- **CPR ventilation**
  CPR ventilation adapts the ventilation settings if you have to perform CPR.
- **Approved for use in ambulances, helicopters, and airplanes**
  The Hamilton T1 is approved for use in ambulances, helicopters, and airplanes

The Hamilton T1 ventilator is the ventilator used by Mercy Life-Line, Mercy Rogers, and Mercy Bella Vista Emergency rooms as well as the ICU. Using the same ventilator allows a continuity of care by not having to reconfigure settings, supplies, etc. It also allows our staff to train hand in hand with Mercy staff on the continued use and continuing education of the ventilators.

The Hamilton offers adaptive support ventilation (ASV), which is proprietary to Hamilton. ASV is a type of mechanical ventilation that is unique offering a closed-loop mode that automatically adjusts respiratory rate and tidal volume to reduce the work of breathing. It also changes driving pressure without the need for a professional. ASV continuously adjusts breath-by-breath, 24 hours a day, based on the patient's lung mechanics and effort. Breath by breath, 24 hours a day, from intubation to extubation.

HAMILTON MEDICAL

HAMILTON-T1. Intelligent transport ventilator

Our transport specialist! From neonates to adults

Fully featured ICU ventilator for transport

Approved for transportation on the ground, in the air, and on the water

Inside and outside of the hospital

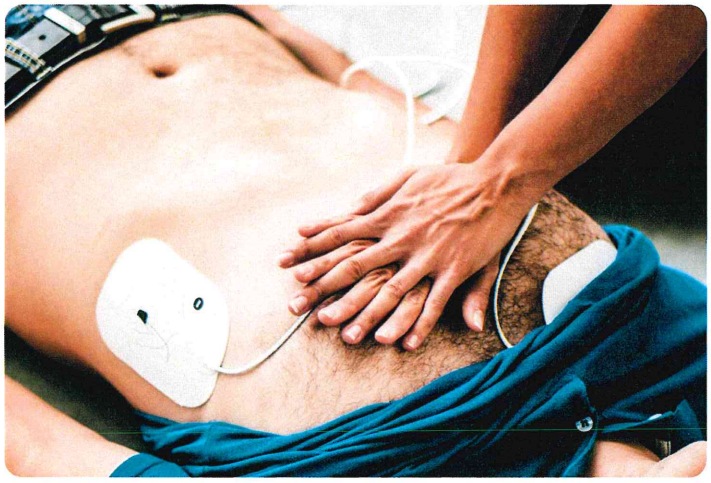
Buckle up. Mounting solutions for a smooth ride

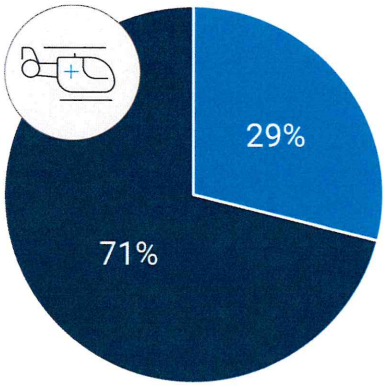
Various solutions are available for all the main types of helicopters and ambulances, as well as for hospital beds, stretchers, surfaces, shelves, poles, rails, and ceilings.

With four different types of handles and multiple mounts, the HAMILTON-T1 is a portable ventilator that adapts to your specific environment and situation.

Code blue! Support during CPR

CPR ventilation adapts the ventilation settings if you have to perform CPR. It shows the main monitoring parameters and curves relevant to the situation, and supports your workflow with quick access to preconfigurable settings, adequate alarm and trigger adjustment, and a CPR-timer display.





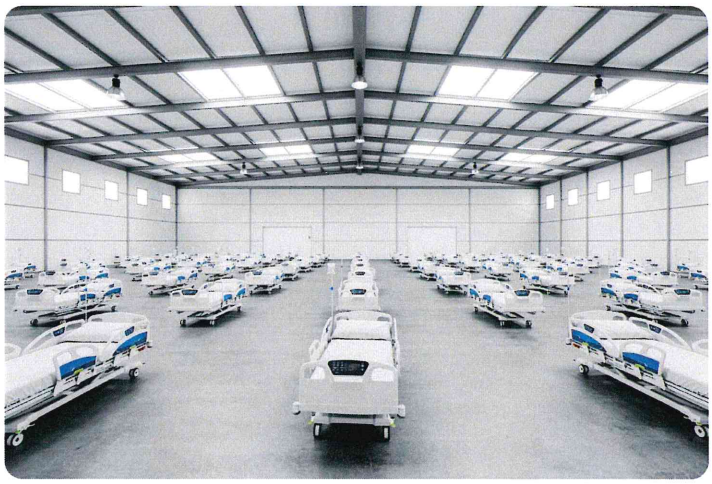
HAMILTON-T1 Other transport ventilators

The popular choice. For 71% of intensive care helicopters

As a transport ventilator for ambulances, helicopters, and more, the HAMILTON-T1 is a favorite for many rescue crews. According to the HOVER survey (A) conducted online amongst air rescue organizations in Germany, Austria, Switzerland, Italy, and Luxemburg in 2019, 71% of those organizations chose the HAMILTON-T1 for their intensive care helicopter (1).

Don't just meet standards. Exceed them

Ventilators suitable for pandemics and mass casualties must be versatile and meet various requirements. The HAMILTON-T1 meets or exceeds all requirements in the AARC Guidelines for Acquisition of Ventilators to Meet Demands for Pandemic Flu and Mass Casualty Incidents (B).



Want to see more?
Explore the 3D model

Discover the HAMILTON-T1 from every angle and click on the hotspots to learn more.

For quick details

- ✓ Standard
- ○ Option
- ✕ Not available

Technical data

Ventilation modes and therapies

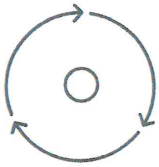
Advanced monitoring

Other ventilation features

Integrations and accessories

For your patients

Intelligent ventilation solutions at a glance

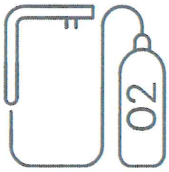


ASV® - Adaptive Support Ventilation®. For adaptation around the clock

The ventilation mode ASV continuously adjusts the respiratory rate, tidal volume, and inspiratory time breath by breath depending on the patient's lung mechanics and effort - 24 hours a day, from intubation to extubation.

Integrated nebulizer. For additional treatments

The integrated pneumatic nebulizer is fully synchronized with the timing of inspiration and expiration.
An integrated, synchronized Aerogen nebulizer is available as an option (a, b).
The delivery of a fine mist of drug aerosol particles helps you reverse bronchospasm, improve ventilation efficiency, and reduce hypercapnia (100, 101).

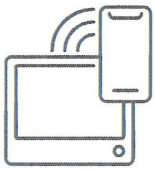


High flow nasal cannula therapy. For O2 fanatics

High flow nasal cannula therapy (f) is available as an option on all our ventilators. In just a few steps, you can change the interface and use the same device and breathing circuit to accommodate your patient's therapy needs.

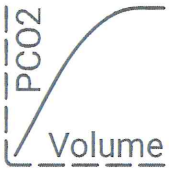
CPR ventilation. For lifesavers

CPR ventilation adapts the ventilator settings during rescucitation. It supports the CPR workflow with quick access to preconfigurable settings, adequate alarm and trigger adjustment, and CPR-timer display.
The main monitoring parameters and curves relevant to CPR ventilation are also displayed.



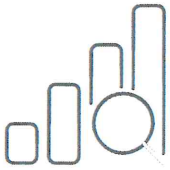
Hamilton Connect App. For smartphones

Built to meet the needs of modern healthcare providers, the Hamilton Connect App (d) gives you access to respiratory data on your mobile device. It also provides you with tools designed to facilitate and streamline your ventilation workflow.
All you need is a mobile device and a Hamilton Medical ventilator with the Hamilton Connect Module.



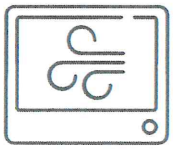
Volumetric capnography. For CO2ntrol freaks

Proximal flow and CO2 measurement enables our ventilators to perform up-to-date volumetric capnography, which provides an important basis for the assessment of ventilation quality and metabolic activity.



Vent Status panel. For those who are ready to wean

The Vent Status panel displays six parameters related to the patient's ventilator dependence, including oxygenation, CO2 elimination, and patient activity.
A floating indicator moving up and down within each column shows the current value for a given parameter.



Remote humidifier access. For your convenience

The unique ventilator connectivity option enables you to operate the HAMILTON-H900 humidifier (e) directly from the ventilator's display. You can access all the controls, monitoring parameters, and alarms, and adjust them as needed.
The humidifier can also select the humidification mode automatically (invasive, noninvasive, or high flow) based on the selected ventilation mode.

For you

Preassembled. And ready to use

Our preassembled breathing circuit sets include the essential consumables to operate the ventilator, conveniently packaged in one single bag.

All our essential consumables are specially developed for Hamilton Medical ventilators with guaranteed manufacturer quality.

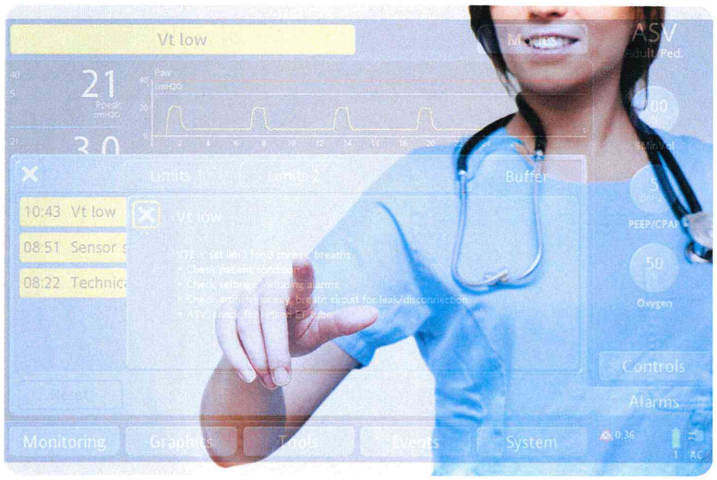
Less knob-turning. More adaptations to your patient

To manage ventilation you usually have to set multiple parameters, such as pressure, volume, inspiratory and expiratory triggers, cuff pressure, and more. And each time your patient's condition changes, you have to make one or even several readjustments.

To simplify this process and reduce the knob-turning, we have created a range of solutions:

ASV® - Adaptive Support Ventilation

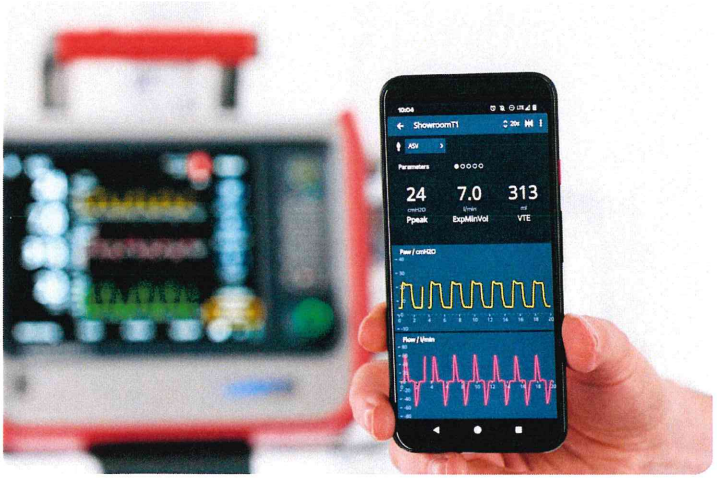
IntelliCuff®



Help is near! On-screen troubleshooting

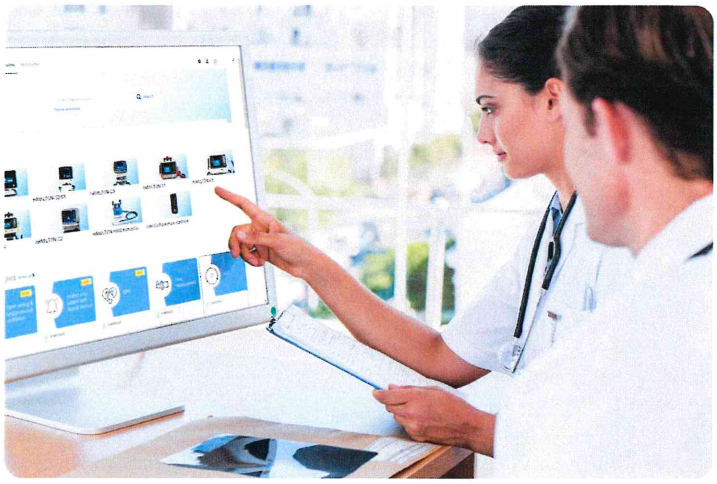
Whenever there is a problem, the ventilator alerts you using the alarm lamp, sound, and message bar.

The on-screen help offers you suggestions on how to resolve the alarm.



Connect with me. No strings attached

Built to meet the needs of modern healthcare providers, the Hamilton Connect App gives you access to respiratory data. It provides you with a solution designed to facilitate and streamline your ventilation workflow. All you need is a mobile device and a Hamilton Medical ventilator with the Hamilton Connect Module (C).

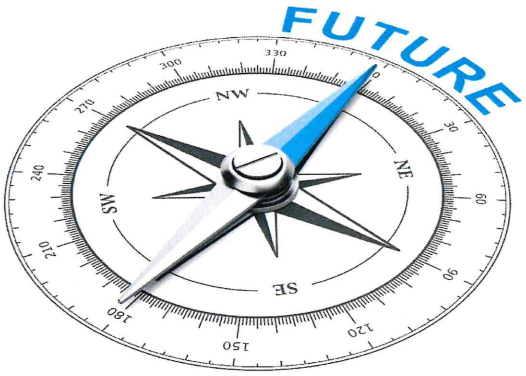


Get the hang of it! Learning paths and educational content

Our online Academy offers easy-to-follow learning paths to familiarize you with Hamilton Medical products and technologies as quickly as possible.

HAMILTON-T1 Academy

For the future



Constant evolution. Expanding your ventilator's capabilities

We are constantly working on further evolving our products. New features are added and existing features improved to ensure you always have access to the latest ventilation technology over your ventilator's lifetime.

Know one, know them all. A universal user interface

Whether it is in the ICU, in the MRI suite, or during transport, the user interface of all Hamilton Medical ventilators works in the same way. Our Ventilation Cockpit integrates complex data into intuitive visualizations.

For the complete solution

Fully integrated accessories

We develop our accessories for the highest possible patient safety and ease of use in mind. Whenever possible, we integrate them with our ventilators to simplify operation of the complete ventilator system.

HAMILTON-H900 humidifier

IntelliCuff cuff pressure controller

Pneumatic and Aerogen nebulizers

Hamilton Medical, Inc.
John Newton
4655 Aircenter Circle
Reno, Nevada 89502

5/20/2022

HAMILTON-T1 Sole Source Letter

To Whom It May Concern:

This letter is to confirm that the Hamilton Medical, HAMILTON-T1 model ventilator is a sole source product, manufactured, sold, and distributed exclusively by Hamilton Medical, Inc. No division of Hamilton Medical, nor any other company, makes a similar or competing product. These products must be purchased directly by institutions from Hamilton Medical, Inc. at the address listed above. There are no agents or dealers authorized to represent this product.

Additionally, competition is precluded by the existence of an agreement with the manufacturer, who has given us an exclusive right to market these products.

There is no other like item(s) or products(s) available for purchase that would service the same purpose or function and there is only one price for the above named item(s) or product(s) because of exclusive distribution and marketing rights.

If you desire additional information, don't hesitate to visit our website, www.hamilton-medical.com

Thank you for your interest in our products.

With kind regards,

Robert Hamilton
CEO
Hamilton Medical, Inc.

Hamilton Medical, Inc.
201 Edison Way, Unit A
Reno, NV 89502
Phone:(800)426-6331
Fax:(775)856-5621
www.hamilton-medical.com

Quote Date: 5/10/2024

Bella Vista Fire and EMS
103 Town Center
Bella Vista, Arkansas 72714

Attention: Leon Lieutard
(479) 530-5906
llieutard@bellavistaar.gov

Emergency Medical Services

BVFaE.5T1.051024.WR

Qty	PART #	DESCRIPTION	UNIT LIST PRICE	QUOTED PRICE	EXTENDED DISCOUNT	EXTENDED PRICE
5	**11001R**	**HAMILTON-T1 EMS Package**	$21,925.68	$16,500.00	$27,128.40	$82,500.00
1	59600	Clinical Training	$2,163.20			Included
5	161066	HAMILTON-T1 NIV, NIV S/T Application	$2,143.22			Included
5	10102137	HAMILTON-T1 Universal Mount Handle	$0.00			Included
5	355198	HAMILTON-C3/C2/C1/T1 POWER CORD	$26.65			Included
5	160470	DISS CONNECTOR O2 - PLATFORM C	$107.72			Included
5	10105900	HAMILTON-T1 O2 Cell- Initial Order	$141.94			Included
5	10102336	HAMILTON-T1 English (USA) Language Kit	$0.00			Included
5	10102150	HAMILTON-T1 Li-Ion Batteries (Qty 2)- Initial Order	$617.97			Included
5	10102127	HAMILTON-T1 USA Customization	$0.00			Included
5	10102122	HAMILTON-T1 Adult/Pediatric Configuration	$0.00			Included
1	3691040	HAMILTON-C3/C2/C1/T1/MR1 Battery Calibrator w/ Cord	$534.97	$437.24	$97.73	$437.24
Sub Total						$82,937.24
Trade-in						$0.00
Sub Total						$82,937.24
					Sales Tax 9.500%	$7,879.04
					Shipping Charges	$0.00
					Quantity Discount	$0.00
Quote Total						$90,816.28

Finance Option	**No. of Periods (Months)**	60	**Monthly Payment**	$1,863.24

Comments: tier 1.

Hamilton Medical Inc. Emergency Medical Services Terms and Conditions of Sale

1. Prices

Prices are in US Dollars.

2. Payment terms

NET 30 days after invoice date. Payment terms are not extended while waiting for the issuance of a credit.

3. Freight terms

FOB Origin Pre-paid and added

4. Warranty

Two year parts & One year labor on new equipment. Ninety (90) day warranty on any upgrade parts. Extended warranties are available. The CO2 Capnostat 5 sensor and Aerogen cable have a One year manufacturer's warranty. All turbines installed in Hamilton-C1/T1/MR1/C6/C3 ventilators shipped from Hamilton Medical AG on or after July 1st, 2014 are warrantied for five (5) years against defects in design, material and workmanship under normal use for which it is intended. During the warranty period, Hamilton Medical will repair or replace, at its discretion, defective components or assemblies.

5. Validity:

The prices quoted are valid through November 30th, 2024.

6. Technical Support

Twenty four-hour/seven days per week / three hundred sixty five days per year telephone technical support is provided at no charge for the life of the Hamilton Medical, Inc. equipment.

7. Special Conditions

Hamilton Medical, Inc. does not supply; the cables, hardware, software or middle ware needed to integrate Hamilton Medical equipment with any facilities current Hospital Information or Electronic Medical Record systems.

8. Trade-In Equipment

Quotations that include trade-in equipment; Hamilton Medical will offer a trade-in credit, per competitive ventilator, on a one-to-one basis. A mutual agreement for the arrangement of the disposal/transfer of the trade-in ventilators needs to be made within 30 days after the delivery of the new equipment. All trade-in equipment must either be destroyed or released to an authorized Hamilton Medical representative within 60 days after the delivery of the new equipment. Failure to meet the stated dates will result in forfeiture of the total trade-in credit. Trade-in values may fluctuate based on market demand.

9. Delivery

Expected delivery within 60 days of receipt & acceptance of purchase order.

10. Advertising & Promotion

Hamilton Medical may include information about the use of Hamilton Medical products at through Hamilton Medical's distribution channels; including but not limited to, web sites, press releases and reference lists, in the form of text and/or photographic images. Prior to use and publication, all copy shall be forwarded for its approval, which approval shall not be unreasonably withheld or delayed.

11. Purchase Orders

Purchase orders can be placed via an e-mail to customer.service@hamiltonmedical.com.

12. Service Training Tuition

If applicable, service training tuition credits are valid for three years from the date of invoice. If the tuition is not used within three years, it will be forfeited and cancelled.

13. Financing

Monthly payment is based on credit approval. All submitted documentation must be satisfactory to Hamilton Medical Financial. Should you have any questions, please contact Ben Hardy at (952)516-7192 or BHardy@vendorservicesgroup.com

14. Sales Tax

Sales tax will be included on quotations for facilities that do not have a tax exemption certificate on file with Hamilton Medical, Inc. If applicable, provide Hamilton Medical, Inc. with a current tax exemption certificate to receive a quotation without sales tax. Once a current tax exemption certificate is provided, Hamilton Medical, Inc. will update your account to reflect the tax exempt status.

All information and pricing contained in this agreement is legally privileged and/or CONFIDENTIAL information to be shared only between Hamilton Medical Inc. and the direct recipient of this quote. You are hereby notified that any dissemination, distribution or copying of this agreement and/or Exhibits outside of Hamilton Medical Inc. and employees is strictly prohibited.

Quote Date	Friday, May 10, 2024
Account Manager	Whitney Ruff
Account Manager Phone:	(479) 595-2321
Account Manager Email	whitney.ruff@hamiltonmedical.com

Phone:(775)858-3200
Fax:(775)856-5621
www.hamilton-medical.com

Version 17.4

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AWARDING BID AND AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH CENTRAL ALABAMA TRAINING SOLUTIONS IN THE AMOUNT OF $59,999.43 FOR THE PURCHASE OF AN AIR CASCADE SYSTEM FOR USE BY THE FIRE DEPARTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: Bid is awarded, and the Mayor and City Clerk are hereby authorized to enter into a contract with Central Alabama Training Solutions in the amount of $59,999.43 for the purchase of an air cascade system for use by the Fire Department.

ADOPTED this _____ day of _____, 2024.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
Wanda Krug, City Clerk

Requested by: Mayor
Drafted by: Jason B. Kelley, Staff Attorney

BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR

MEETING DATE: 05/28/2024

AGENDA ITEM: Fire Training Center Air cascade system

ITEM TITLE: Air Cascade system for use by the fire department.

SUBMITTED BY: Chief Stephen R Sims

SUMMARY EXPLANATION: The resolution is for an Air Cascade system to be used at the FTC for the use of inhouse and regionally live fire training sessions and for other purposes. This system will be used to fill the breathing units fire personnel use during live fire training scenarios at the FTC.

ATTACHMENT: ORDINANCE ☐ RESOLUTION ☒ OTHER ☐

RECOMMENDATION: The staff at the fire department recommend approval of this resolution.

FUNDING SOURCE: the funding source is currently in the 2024 capital projects account.

ACTION REQUESTED:
Motion to adopt ☒

Any motion to amend should occur after the motion to adopt.

Bid Notice
Bella Vista Fire Department
Bella Vista, Arkansas

The City of Bella Vista Fire and EMS Department is seeking bids for an air cascade system.

System requirements include a 6,000 psi, 14.0 CFM, 208/230 volt, single phase electric drive four-stage breathing air module, complete with automatic drain valve, built in muffler reservoir, operations panel with illuminated on/off push buttons, emergency stop button, hour meter, shutdown light package (low oil, high temperature and high pressure), gauge panel (all stages pressure and oil pressure), electronic CO monitor, 10 HP motor, MK2C Grade E purifier (24,000 CF), and vertically mounted cabinet with insulated and removable door panels.

The unit should also include a two SCBA/SCUBA with two SCUBA yokes fill, 6,000 psi rated, four bank cascade control, containment style fill station (complete with inlet and outlet gauges, 0-6000 psi inlet and outlet regulator, To and From bank control valves and gauges, regulated auxiliary outlet with QD, master fill valve and gauge, two fill whips with bleeder valve and control valve, bypass valve, and all interconnecting fittings for cascade operation.

Included also should be a new 6000 psi, four DOT/ISO ten-year hydro bottles, 2036 CF, wall mounted breathing air storage system (complete with 4 cylinders with CGA-702 nuts and nipples and all interconnecting hoses for cascade operation).

Cost for this bid should include delivery and installation, start up, initial air sample, and training at start up by appropriate personnel. Unit should come with a two-year warranty, with other optional warranties available.

Bids must be submitted in a sealed envelope marked “Air Cascade System” by **9 a.m. Friday, May 10, 2024** to Fire Chief Steve Sims, 101 Town Center PO Box 5655, Bella Vista, AR 72714. Bids will be opened at that time. Direct questions to Sims at ssims@bellavistaar.gov.

FOR NEWSPAPER:

The City of Bella Vista Fire and EMS Department is seeking bids for an air cascade system. System requirements can be found online at the city’s website at https://bellavistaar.gov/bids.

Bids must be submitted in a sealed envelope marked “Air Cascade System” by **9 a.m. Friday, May 10, 2024** to Fire Chief Steve Sims, 101 Town Center PO Box 5655, Bella Vista, AR 72714. Bids will be opened at that time. Direct questions to Sims at ssims@bellavistaar.gov.

CENTRAL ALABAMA TRAINING SOLUTIONS

"Supporting Your Commitment to Safety"

April 1, 2024

Brian Lasiter
Bella Vista Fire Dept.

Brian,

Per your request for budgetary quotation, please see the following information related to the Mako Compressors line of breathing air compressor systems that we here at CATS offer.

(1) MAKO Model # BAM06H, 6000 PSI, 14.0 CFM, 208/230 Volt, Single Phase Electric Driven, 4 Stage Breathing Air Module [complete with automatic drain valve, built in muffler reservoir, operations panel with illuminated on/off push buttons, emergency stop button, hour meter, shutdown light package (low oil, high temperature, & high air pressure), Gauge Panel (All Stages Pressure and Oil Pressure), Electronic CO Monitor, 10 HP motor, MK2C Grade E purifier (24,000 CF), and vertically mounted cabinet with insulated and removable door panels].

(2) MAKO Model # SSCFS2-4HP, Two SCBA/SCUBA Fill, 6000 PSI Rated, Four Bank Cascade Control, Containment Style Fill Station (complete with inlet & outlet gauges, 0-6000 PSI inlet & outlet regulator, "To & From" bank control valves & gauges, regulated auxiliary outlet with QD, master fill valve & gauge, two fill whips with bleeder valve & control valve, bypass valve, & all interconnecting fittings for cascade operation, two SCUBA Yokes with 347 adaptors).

(3) NEW 6000 PSI, Four DOT/ISO Ten Year Hydro Bottles, 2036 CF, Wall Mounted, Breathing Air Storage System (complete with 4 cylinders with CGA-702 nuts and nipples and all interconnecting hoses for cascade operation).

System Price $ 54,794.00 plus 9.5% tax ($5205.43) = $59,999.43

Pricing includes delivery/installation, start up, initial air sample, and training at start up by CAT'S personnel. Unit comes with a standard two year warranty.

OPTIONAL: 5 Year/1000 Hour Warranty, $ 500.00

The above outlined extended warranty increases the standard two year parts and labor warranty on the compressor block and purifier by an additional 3 years or 1000 hours.

The unit must be serviced by factory authorized personnel on a semi-annual basis, OEM components must be used, and the compressor must be run at least one hour per week. If any one of these terms are not met then the warranty coverage reverts back to the standard two year parts and labor warranty coverage.

The 208/230 volt single phase power supply the electrical compressor pigtail will need to be supplied by Bella Vista Fire Dept.

Please note that we here at CATS Corp. are very much interested in continuing a business relationship with the Bella Vista Fire Department and trust that should you have any questions or need any additional information about any of the services or products we offer, that you will contact us for assistance.

Brian, I will close by saying thank you for your time.

May we be of service?

Terms: Net 30 Days
F.O.B. Delivered
Lead Time: 24-26 Weeks ARO
Quote Valid: 60 Days

Sincerely,

Mike Macko
Sales/Service Manager
Cell-601-940-8059
mmacko64@gmail.com

Steve Sims

From: Cassi Lapp
Sent: Thursday, April 4, 2024 1:36 PM
To: Steve Sims
Subject: FW: FD bid

From: Anna Hernandez <ahernandez@rivervalleydemocratgazette.com>
Date: Thursday, April 4, 2024 at 1:27 PM
To: Cassi Lapp <clapp@bellavistaar.gov>, 'Legal Ads NWADG' <legalads@nwaonline.com>
Subject: RE: FD bid

[WARNING: External Email] Do not click links or open attachments unless you trust the sender.

Scheduled April 21 in NWA Dem Gazette, cost is $31.92.

The City of Bella Vista Fire and EMS Department is seeking bids for an air cascade system. System requirements can be found online at the city's website at https://bellavistaar.gov/bids.

Bids must be submitted in a sealed envelope marked "Air Cascade System" by 9 a.m. Friday, May 10, 2024 to Fire Chief Steve Sims, 101 Town Center PO Box 5655, Bella Vista, AR 72714. Bids will be opened at that time. Direct questions to Sims at ssims@bellavistaar.gov.

Paid for by the BV Fire Department $36.48

April 21, 2024 391719

Anna Hernandez
Classified Specialist
ahernandez@rivervalleydemocratgazette.com | Direct: 479-571-6421 or 479-571-6400

River Valley Democrat-Gazette www.rivervalleydemocratgazette.com
Our community. Our paper.

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524 Garrison Ave. (2nd Floor) | Fort Smith, AR 72901

From: Cassi Lapp <clapp@bellavistaar.gov>
Sent: Thursday, April 4, 2024 11:41 AM
To: Legal Ads NWADG <legalads@nwaonline.com>
Subject: FD bid

Good morning,

Can we get this in the paper on Sunday, April 21? It will be paid for by the BV Fire Department. Thank you.

The City of Bella Vista Fire and EMS Department is seeking bids for an air cascade system. System requirements can be found online at the city's website at https://bellavistaar.gov/bids.

Bids must be submitted in a sealed envelope marked "Air Cascade System" by 9 a.m. Friday, May 10, 2024 to Fire Chief Steve Sims, 101 Town Center PO Box 5655, Bella Vista, AR 72714. Bids will be opened at that time. Direct questions to Sims at ssims@bellavistaar.gov.

Cassi Lapp
Communications Director

City of Bella Vista
101 Town Center
Bella Vista, AR 72714
Office (479) 876-1255 | Cell (479) 321-8592
clapp@bellavistaar.gov

BELLA VISTA

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

APPROVING AN AUXILIARY AND PART-TIME OFFICER POLICY FOR THE POLICE DEPARTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista hereby approves the auxiliary and part-time officer policy for the Police Department which is attached and incorporated into this Resolution as if set out word-for-word herein.

ADOPTED THIS _____ DAY OF _____, 2024.

APPROVED:

_____
Mayor John D. Flynn

Attest:

_____
City Clerk Wanda Krug

Requested by Mayor Flynn
Prepared by Jason Kelley, Staff Attorney

BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR

MEETING DATE: May 28, 2024

AGENDA ITEM: Resolution

ITEM TITLE: BVPD Policy Update

SUBMITTED BY: Chief James Graves

SUMMARY EXPLANATION: To manage and facilitate the employment of Auxiliary and Part-time Officers a new operation policy is being implemented. The Auxiliary and Part-time Officer policy will provide needed procedures and guidelines for pre-employment and employment requirements.

It is being requested that the Bella Vista Police Departments new Auxiliary and Part-time Officer policy be accepted as part of the previously approved and adopted Bella Vista Police Department's operating policy manual.

ATTACHMENT: ORDINANCE ☐ RESOLUTION ☒ OTHER ☐

RECOMMENDATION: Chief of Police recommends City Council accept new department Auxiliary and Part-time officer policy into the police departments operating manual.

ACTION REQUESTED:
Motion to adopt ☒

Auxiliary and Part-time Officers	Related Policies:
This policy is for internal use only and does not enlarge an employee's civil liability in any way. The policy should not be construed as creating a higher duty of care, in an evidentiary sense, with respect to third party civil claims against employees. A violation of this policy, if proven, can only form the basis of a complaint by this department for non-judicial administrative action in accordance with the laws governing employee discipline.	
Applicable Arkansas Statutes	
CALEA Standard:	
Date Implemented: 05/28/2024	Review Date:

I. Purpose: Bella Vista Police Department Auxiliary and Part-time officers may be used to supplement and assist full-time sworn police officers in their duties. These officers provide professional, sworn service that can augment regular staffing levels at certain approved events, special deployments, special assignments, and emergency public safety needs.

II. Policy: It is the policy of the Bella Vista Police Department to provide its Auxiliary and Part-time Officers with procedures and guidelines for pre-employment requirements, duties, assignments and training requirements.

III. Procedures:

A. Selection and appointment of Police Auxiliary and Part-time Officers

1. All applicants shall be required to meet and pass the same pre-employment procedures as regular police officers before appointment.

2. Qualified employees of this department, when authorized, may also serve as auxiliary officers. However, the department must not utilize these services in such a way that it would violate employment laws or labor agreements.

3. Successful applicants will receive written confirmation before the start of service.

B. Duties of Auxiliary and Part-time Officers

1. Every Auxiliary and Part-time law enforcement officer shall satisfactorily complete a probationary period of not less than twelve (12) months.

2. Auxiliary and Part-time Officers may assist regular full-time officers in the department in maintaining peace and order within the community. Assignments of Part-time and Auxiliary Officers will be managed by the Special Operations Division. Officers may be assigned to other divisions as needed. Auxiliary Officers are required to work, at a minimum, an average of 10 hours per month, and attend the scheduled auxiliary officer meetings.

C. Policy Compliance

1. Police auxiliary and part-time officers shall be required to adhere to all departmental policies and procedures. A copy of the policies and procedures will be made available to each officer upon appointment and he/she shall become thoroughly familiar with these policies. Officers will be expected to review policies whenever a rule, command directive, or guideline in this manual is added or updated.

D. Training

1. Part-time and Auxiliary Law Enforcement Officers will be required to satisfactorily complete not less than 110 hours of Commission approved Law Enforcement Training including a Firearms Qualification Course equivalent to the Firearms Qualification requirements for a full-time Law Enforcement Officer. Separation from law enforcement for three (3) years will result in the Auxiliary and Part-time Law Enforcement Officer being required to attend a new 110-hour training course.

2. An Auxiliary or Part-time police officer who was previously a full-time law enforcement officer may return to full-time status if he/she meets the yearly training requirements each year as an Auxiliary or Part-time police officer. If such officer(s) fails to meet the yearly training requirements, he/she is subject to the requirements of either 1(b) or 2(b), whichever is applicable, of this Rule if he/she wants to return to Full-time status.

3. Auxiliary law enforcement officers who have been separated from law enforcement for three (3) years must satisfactorily complete the approved training course of not less than 110 hours before becoming eligible for re-certification.

4. All active law enforcement officers, including, part-time and auxiliary officers, shall, annually, complete successfully a CLEST-approved firearms qualification course for handguns and any type of firearm available to them in the course of their duties.

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AMENDING THE 2024 CITY BUDGET AND APPROVING THE ADDITION OF TWO (2) COMMISSIONED POLICE OFFICERS FOR THE POLICE DEPARTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista hereby amends the 2024 City budget in the amount of $76,000 and approves the addition of two (2) commissioned police officers for the Police Department.

ADOPTED THIS _____ DAY OF _____, 2024.

APPROVED:

_____
Mayor John D. Flynn

Attest:

_____
City Clerk Wanda Krug

Requested by Mayor Flynn
Prepared by Jason Kelley, Staff Attorney

BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR

MEETING DATE: May 28, 2024

AGENDA ITEM: Resolution

ITEM TITLE: 2024 Budget Amendment

SUBMITTED BY: Chief James Graves

SUMMARY EXPLANATION:

To keep pace with city growth, department needs and capabilities, as well as industry best standards, it is being requested to add two commissioned police officer positions to the overall police officer staffing of the police Department.

The past year has necessitated the creation of a Code Enforcement supervisory position and an Axon BWC/ICC system administration position. This requested staffing will back fill these previously created positions.

The funding of these new officer positions for the second half of 2024:
Salary and Benefits - $69,000
Uniform and Equipment - $7,000
Total 2024 Budget Adjustment - $76,000

It is being requested that City council approve the funding of two new Police Officer positions and equipment. To fund these new positions and equipment a Police Department 2024 budget adjustment/amendment of $76,000 is being requested.

Funding Source: City General Fund

ATTACHMENT: ORDINANCE ☐ RESOLUTION ☒ OTHER ☐

RECOMMENDATION: Chief of Police recommends City Council approve the funding of two new officers and equipment through the use of the City General Fund. Additionally, requested is a Police Department 2024 budget adjustment in the amount of $76,000.

ACTION REQUESTED:
Motion to adopt ☒

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH SUPERIOR AUTOMOTIVE GROUP OF SILOAM SPRINGS, PURSUANT TO A STATE PROCUREMENT CONTRACT, FOR THE PURCHASE OF ONE (1) 2024 DODGE DURANGO ALL-WHEEL DRIVE PURSUIT VEHICLES WITH EQUIPMENT, IN AN AMOUNT NOT TO EXCEED $65,000.00, FOR THE POLICE DEPARTMENT, AND AMENDING THE 2024 CITY BUDGET

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The Mayor and City Clerk are hereby authorized to enter into a contract with Superior Automotive Group of Siloam Springs, pursuant to a state procurement contract, for the purchase of one (1) 2024 Dodge Durango all-wheel drive pursuit vehicles with equipment, in an amount not to exceed $65,000.00, for the Police Department.

SECTION 2: The 2024 City Budget is hereby amended by appropriating an additional $65,000.00 from otherwise unappropriated or undesignated funds to fund the purchase by the Police Department.

ADOPTED THIS _____ DAY OF _____, 2024.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
City Clerk Wanda Krug

Requested by Mayor
Prepared by Jason Kelley, Staff Attorney

BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR

MEETING DATE: May 28, 2024

AGENDA ITEM: Resolution

ITEM TITLE: 2024 Budget Amendment

SUBMITTED BY: Chief James Graves

SUMMARY EXPLANATION: In support of the hiring of two new police officers the purchase of a new vehicle is being requested. Approval is being requested for the purchase of one fully outfitted police pursuit AWD Dodge Durango from Superior Automotive. Superior Automotive, Siloam Springs, has the requested vehicle in stock at the current State bid price.

Approval is being requested to make the listed purchase and a 2024 budget amendment, not to exceed $65,000.

Funding Source: Restricted Impact Fees – 33420 20-PD Impact Fees Restricted

ATTACHMENT: ORDINANCE ☐ RESOLUTION ☒ OTHER ☐

RECOMMENDATION: Chief of Police recommends City Council approve the purchase of the the listed vehicle and equipment through the use of Impact Fees and a 2024 budget amendment.

ACTION REQUESTED:
Motion to adopt ☒

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

SETTING A PUBLIC HEARING BEFORE THE CITY COUNCIL ON JUNE 24, 2024, AT 6:00 P.M. REGARDING VACATION OF A PUBLIC EASEMENT ON OR NEAR GORDON HOLLOW ROAD

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista, Arkansas shall conduct a public hearing during its regular session on June 24, 2024, 6:00 p.m. regarding the petition to vacate a public easement on or near Gordon Hollow Road.

SECTION 2: The City Clerk shall cause notice of this public hearing to be published as required by state law.

ADOPTED this _____ day of _____, 2024.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
Wanda Krug, City Clerk

Requested by: Mayor
Drafted by: Jason B. Kelley, Staff Attorney

BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR

MEETING DATE: May 28, 2024

AGENDA ITEM: Resolution

ITEM TITLE: REQUESTING THE CITY COUNCIL TO DIRECT THE CITY CLERK VIA RESOLUTION TO SET A PUBLIC HEARING FOR THE JUNE REGULAR MEETING FOR A EASEMENT VACATION REQUEST ORDINANCE

SUBMITTED BY: Taylor Robertson, MPA, Planning Manager

SUMMARY: A.C.A 14-301-110 states that the city council shall by resolution direct the city clerk to give notice by a publication one (1) time a week for two (2) weeks in some newspaper published in the county in which the city may lie once a petition to vacate public easements is received. The City of Bella Vista has received a petition to vacate recently accepted public easements in the Gordon Hollow subdivision so that they may relocate them via a property line adjustment. As of May 13th, all applicable utilities have agreed to the vacation request.

PLA-2024-53608 was conditionally approved at the May 13th, 2024 Regular Meeting by the Planning Commission with the condition that they achieve approval from the City Council for the proposed vacations. With the Property Line Adjustment, Planning Commission accepted the new public easements for utilities, drainage, and plant screening. Although we will be removing some easement, we have accepted more than what was there prior to the vacation petition.

Due to the above, Staff is recommending approval of this resolution so that we may hold a public hearing in June for the ordinance to vacate the proposed easements and finalize this property line adjustment.

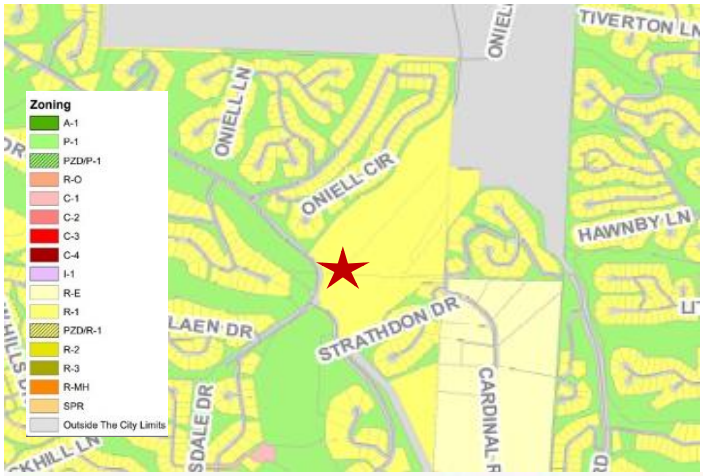
ATTACHMENT: Ordinance ☐ Resolution ☒ Other ☐

RECOMMENDATION: Staff recommends approval of this resolution.

ACTION REQUESTED: Motion to adopt ☒

Meeting Information:
2483 Forest Hills Blvd.
May 13, 2024
Reviewer:
Christopher Hyatt
Planner

Project Number	PLA-53608 & WVR-53972
Applicant	Jody Latham, CCI
Address	Parcel 16-23479-000; 16-29447-000; 16-29446-000
Current Zoning	R-1, Residential Single-Family
Site Area	+/-12.93 Acres
Nature of Request	Sec. 107-128; Sec. 107-249(F)(3)



Property Description
The subject parcels are situated in West Bella Vista; located between Gordon Hollow Drive, a Collector as designated by the Master Street Plan and Strathdon Drive, a Non-Classified road per the Master Street Plan.

Regulation
- Sec. 107-128: Incidental Subdivision Review and Approval
- Sec. 107-249(F)(3): No lot shall be more than four times as deep as it is wide

Request
Proposed property line adjustment of the previous Gordon Hollow Subdivision plat creating new (Lot 1A +/- 1.84 acres, Lot 2A +/- 1.39 acres, and Tract A1 +/- 9.17 acres; with a waiver of Sec. 107-249(F)(3) due to tract A1 being more than four times as deep as it is wide.

Background
Adjacent land use includes developed single-family residential and golf course. Comp-Plan 2040 recommends Neighborhood and Trail Side Stop uses in this area. The site is impacted by the floodplain and falls into Zone A and Zone X.

Various drainage and utility easements have been dedicated to the public per City requirements. Right-of-way width requirements have been previously met for all adjacent streets. Easements have been dedicated to the public on the front, sides, and rear as required. Lot area requirements of the R-1 District have been met; as the lots exceed .32 acres and are more than fifty feet wide and one hundred feet deep. The applicant requests a waiver of Sec. 107-249(F)(3) for Tract A1 as the length measures more than four times the width of the eastern property line.

Public Comment
None at the time of this report.

Utility Comment
None at the time of this report.

Staff Recommendation
There is an outstanding comment from Engineering attached below regarding drainage on the South side of the stream channel that will need to be met. Due to the above analysis, if Planning Commission approves the waiver, staff recommends approval of this request with the condition that the applicant receive City Council approval for the easement vacation request from Lots 1 and 2 of the previous Gordon Hollow Subdivision plat.

Sec. 107-35 Waiver Review Requirements

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:

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

<planning@bellavistaar.gov>; Wanda Krug <wkrug@bellavistaar.gov>
Subject: Public Easement Vacation Petition | Tech Review VAC 54096

Good morning,

We received a public easement vacation petition for the newly platted Gordon Hollow Subdivision. This is currently projected to be discussed at the City Council meetings in May and June. In summary, the property owner is proposing to **vacate the public utility and drainage easements** between lot 1 and 2 and **rededicate them** along the adjusted property lines of the new lot 1 and 2—essentially relocating them.

Please review the attached and let me know if you have any comments, concerns, or objections **by end of day Friday 5/3/24.** Please let me know if you have **no comments in writing** since this is a public easement—I would like a response from everyone (one for each department/utility) for City Council.

Thank you,

Taylor Robertson, MPA
Planning Manager | Planning Division
City of Bella Vista
616 W. Lancashire Blvd
Bella Vista, AR 72715
479-268-4980 ext. 611
trobertson@bellavistaar.gov

BELLA VISTA
A place to call home

COOPER COMMUNITIES™
INCORPORATED

City of Bella Vista, Arkansas 616 W. Lancashire Blvd.
Bella Vista, Arkansas 72715
Attn: Christopher Hyatt, Planner
Email: chyatt@bellavistaar.gov
Re: LSP-2024-53608

Ladies and Gentlemen:

Section 107-249(f)(3) of the Ordinances of the City of Bella Vista, Arkansas states that "No lot shall be more than four times deep as it is wide."

Based upon the following reasoning, facts and circumstances, we request a waiver regarding the above cited ordinance.

As you will note, despite the fact that it does not appear to be in technical compliance with the ordinance, there is adequate width to develop this property which is located in Gordon Hollow. To apply strict application of the provision of this ordinance would limit and deprive the applicant of the reasonable use of this land.

We find no evidence that the grant of the waiver would be detrimental to the public health, safety and welfare or injurious to other property in the area.

The grant of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of these regulations and ordinances governing Bella Vista.

If you have additional questions or concerns, please do not hesitate to contact me.

Respectfully Submitted,

Cooper Communities, Inc.

By: _____
General Counsel and Sr. Vice President

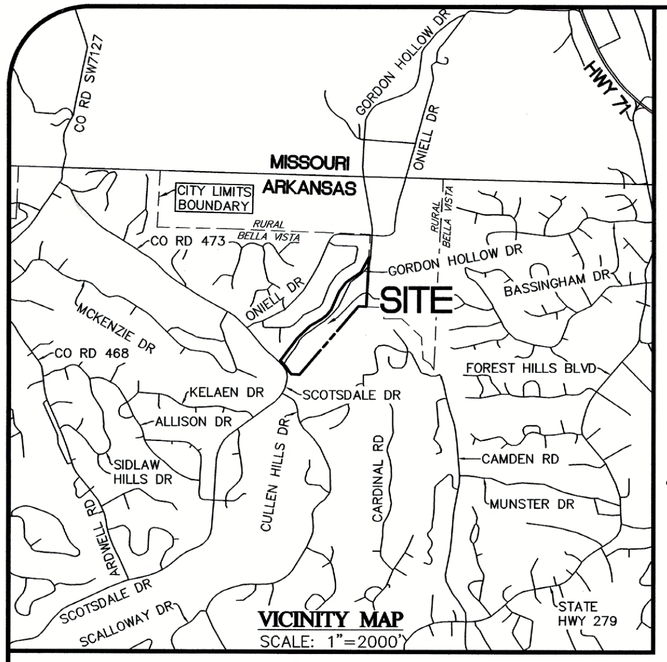
L202403317 1/23/2024 2:29:52 PM
Brenda DeShields,Circuit Clerk
BENTON CO Circuit Clerk & Recorder

FINAL PLAT OF GORDON HOLLOW SUBDIVISION CREATING LOTS 1 – 13 OF BLOCK 1 AND COMMON PROPERTY

PARTS OF THE SW1/4 SE1/4, THE NW1/4 SE1/4, AND THE SE1/4 SW1/4, SECTION 17, TOWNSHIP 21 NORTH, RANGE 31 WEST BELLA VISTA, BENTON COUNTY, ARKANSAS

OWNER:
COOPER COMMUNITIES, INC.
903 N 47TH STREET
ROGERS, AR 72756
P: (479) 246-6500

SURVEYOR:
ANDERSON ENGINEERING, INC.
5311 W VILLAGE PKWY
ROGERS, AR 72758
P: (479) 286-8181



VICINITY MAP
SCALE: 1"=2000'

NOTES

1. THIS PLAT REPRESENTS A FINAL PLAT OF GORDON HOLLOW SUBDIVISION TO THE CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS. THE TOTAL NUMBER OF LOTS IS 13, NOT INCLUDING COMMON PROPERTY.
2. THE PARENT TRACT IS LOCATED WITHIN THE CITY LIMITS OF BELLA VISTA. THE PARENT TRACT IS SHOWN AS RESERVED PROPERTIES ON THE RECORD PLAT OF ONIELL SUBDIVISION – BLOCKS 1 THRU 4, RECORDED AT PLAT BOOK S7, PAGE 223 (ONIELL_SUB_B) IN THE LAND RECORDS OF BENTON COUNTY; HOWEVER, SAID RESERVED PROPERTIES ARE NOT A PART OF SAID PLAT PER NOTE 4 OF SAID PLAT.
3. SOURCE OF TITLE: DEED BOOK 623, PAGE 146
4. THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
5. BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000).
6. BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH: 2010.0000). SITE BENCHMARK IS A 5/8–INCH REBAR WITH A CONTROL CAP LOCATED SOUTHWEST OF THE PARENT TRACT, ON THE SOUTHWEST SIDE OF SCOTSDALE DR; MORE SPECIFICALLY AT: N: 792630.91', E: 636575.93', EL: 1003.47'.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. A TITLE COMMITMENT OR TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR. ALL KNOWN EXISTING EASEMENTS AFFECTING THE PARENT TRACT ARE SHOWN HEREON. AN EXISTING 30–FOOT ELECTRIC EASEMENT IN FAVOR OF CARROLL ELECTRIC, BEING 15 FEET ON EITHER SIDE OF AN OVERHEAD ELECTRIC LINE BETWEEN LOTS 2 AND 3, WAS RELEASED PER INSTRUMENT NUMBER L202360644, AND SAID OVERHEAD ELECTRIC LINE WAS PHYSICALLY REMOVED.
9. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
10. WETLANDS MAY EXIST UPON THE PARENT TRACT. SURVEYOR IS UNAWARE OF ANY PROGRESS TOWARDS OR COMPLETION OF A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION. A WETLANDS ASSESSMENT MAY BE REQUIRED PRIOR TO CONSTRUCTION.
11. PER THE CITY OF BELLA VISTA'S MASTER STREET PLAN, GORDON HOLLOW DR IS A COLLECTOR WITH A MINIMUM RIGHT OF WAY OF 60 FEET, AND THE ADJACENT SECTION OF SCOTSDALE DR IS A SUB–COLLECTOR WITH A MINIMUM RIGHT OF WAY OF 50 FEET.
12. AT THE TIME OF SURVEY, SURVEYOR FOUND NO EXISTING STRUCTURES, WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES UPON THE PARENT TRACT. EXISTING UTILITIES ARE SHOWN HEREON.
13. SURVEYOR IS UNAWARE OF ANY PREVIOUS OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS ON–SITE OR IN THE PROXIMITY OF THE SITE.
14. RIGHTS OF WAY AND EASEMENTS ARE AS SHOWN ON THIS PLAT AND ARE DEDICATED BY THE CERTIFICATE OF OWNERSHIP.
15. ACCESS FOR ALL LOTS IS RESTRICTED TO GORDON HOLLOW DR.
16. THE ZONING CLASSIFICATION FOR ALL LOTS SHOWN HEREON IS R–1 (RESIDENTIAL, SINGLE–FAMILY DISTRICT).
17. ALL LOTS SHOWN HEREON TO BE SERVED BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS. HOME BUILDER SHALL BE RESPONSIBLE FOR SEPTIC SYSTEM DESIGN AND PERMITTING.
18. EACH DEVELOPED LOT SHALL CONNECT TO AN APPROVED CENTRAL SEWER SYSTEM WHEN SANITARY SEWER SERVICE BECOMES AVAILABLE ON THE STREET IN FRONT OF THE HOUSE, OR ON THE SIDE OR REAR OF THE HOUSE, AND ARE HEREBY REQUIRED TO CONNECT TO SAID SANITARY SEWER SYSTEM FOR THE PROVISION OF SEWER SERVICE ON SAID PROPERTY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONNECTING THEIR SEWAGE LINE TO THE SERVICE LINE PROVIDED AT THE TAP–IN POINT ON THEIR LOT OR ON THE ADJOINING LOT.
19. ON–SITE SEPTIC SYSTEMS SHALL BE INSTALLED BY THE BUILDERS OF THE IMPROVEMENTS IN ACCORDANCE WITH REGULATIONS AND IN COMPLIANCE WITH THE STANDARDS OF THE ARKANSAS STATE DEPARTMENT OF HEALTH.
20. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
21. ALL OF THE COMMON PROPERTY SHOWN HEREON IS A PUBLIC ACCESS EASEMENT PER THIS PLAT.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PARENT TRACT IS IN ZONE A, A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (BFE), ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 05007C0060J, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28TH, 2007. THE PORTION WITHIN ZONE A IS SHOWN HEREON. THE REMAINDER OF THE PARENT TRACT IS IN ZONE X (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

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.

Joey Latham, SR VP — 1/23/24
SIGNED — DATE OF EXECUTION

JODY LATHAM
NAME

903 N 47TH ST STE 200 ROGERS AR 72756
ADDRESS

SOURCE OF TITLE: DEED BOOK 623, PAGE 146

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)
COUNTY OF Benton)

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

Jody Latham,

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 23rd

DAY OF January, 20 24,

NOTARY PUBLIC — MY COMMISSION EXPIRES: 1-14-2031

CHRISTINE E. VOGT
BENTON COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires January 14, 2031
Commission No. 12380182

CARROLL ELECTRIC CERTIFICATE

WE, COOPER COMMUNITIES, INC., OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HERE, ON THIS DATE, JANUARY 23, 2024, DO HEREBY DEDICATE THE PUBLIC STREETS AND EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF CARROLL ELECTRIC COOPERATIVE CORPORATION, A PERPETUAL EASEMENT RIGHT, PRIVILEGE, AND AUTHORITY TO ENTER UPON THE LANDS OF THE UNDERSIGNED GRANTOR, AND TO PLACE, CONSTRUCT, RECONSTRUCT, ERECT, EXCAVATE, ADD TO, RELOCATE, REBUILD, MODIFY, CHANGE OPERATIVE VOLTAGE LEVEL, REPAIR, REPLACE, PATROL, OPERATE AND MAINTAIN ON, OVER, AND UNDER THE DESCRIBED LANDS, AND IN AND UPON ALL STREETS, ROADS, HIGHWAYS, AND OTHER RIGHTS OF WAY ABUTTING SAID PREMISES, UNDERGROUND CABLES OF ONE OR MORE CIRCUITS TO SERVE AS SERVICE, DISTRIBUTION, OR TRANSMISSION LINES, OR COMBINATIONS OF ALL, TO TRANSMIT ELECTRICAL ENERGY AND COMMUNICATIONS, INCLUDING BUT NOT LIMITED TO BURIED OR ABOVE GROUND CABLE, TRANSFORMERS, JUNCTION CABINETS, VAULTS, AND OTHER APPURTENANCES NECESSARY THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE LINES OF THE COOPERATIVE OVER THE LANDS OF THE GRANTORS FOR THE PURPOSE OF INSTALLING, REPAIRING, REPLACING, UPGRADING OR OTHERWISE ACCESSING THE ELECTRIC SYSTEM TO BE INSTALLED IN THE EASEMENT, WHICH SAID LANDS ARE DESCRIBED UNDER THE LEGAL DESCRIPTION ON THIS PLAT.
GRANTORS DO ALSO HEREBY GRANT AND CONVEY TO COOPERATIVE THE PERPETUAL RIGHT TO CLEAR AND KEEP CLEAR BY CUTTING, TRIMMING, SPRAYING, OR REMOVING BY ANY OTHER MANNER ALL BRUSH, TREES, TIMBER, AND VEGETATION WITHIN THE DEFINED EASEMENT. AND AGREE THAT NO SHRUBS, TREES, STRUCTURES, OR FENCES SHALL BE PLANTED OR CONSTRUCTED WITHIN THE SAID EASEMENT.
GRANTORS AGREE TO MAKE NO USE OF, NOR PERMIT OTHERS TO MAKE ANY USE OF SAID EASEMENT THAT WOULD REDUCE IN CLEARANCE OR IN ANY OTHER WAY INTERFERE WITH THE PROPER AND SAFE OPERATION AND OR MAINTENANCE OF THE ELECTRICAL FACILITIES

Joey Latham, SR VP — 1/23/24
SIGNED — DATE OF EXECUTION

PHASE TABLE

PHASE 1:	LOTS 1 - 13 (13 LOTS) COMMON PROPERTY

BUILDING SETBACK TABLE

FRONT	20-FT OR AS NOTED ON PLAT
REAR	15-FT OR AS NOTED ON PLAT
SIDE (INTERIOR)	7.5-FT OR AS NOTED ON PLAT
SIDE (STREET)	15-FT OR AS NOTED ON PLAT

CERTIFICATE OF ACC ACCEPTANCE

THIS DOCUMENT IS HEREBY ACCEPTED BY BELLA VISTA VILLAGE ARCHITECTURAL CONTROL COMMITTEE, INC. (BVACC, INC.).

Selina Leigh — Selina Leigh — 1/23/24
NAME — SIGNATURE — DATE

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.

John D Flynn — Jan. 22, 2024
MAYOR — DATE OF EXECUTION

CERTIFICATE OF SURVEYING ACCURACY

I, JAMES E. COLLINS, 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.

01/17/2024
JAMES E. COLLINS — DATE OF EXECUTION
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1337

CERTIFICATE OF AUTHORIZATION — Anderson Engineering Inc. No. 335 — ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1337 — JAMES E. COLLINS — SIGNATURE — 01/17/2024

STATE PLAT CODE: 500–21N–31W–0–17–203–04–1337

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
5311 W VILLAGE PKWY • ROGERS ARKANSAS 72758 • PHONE (479) 286-8181

DRAWING INFO.	
FIELD BY:	CTH
DRAWN BY:	KLM
CHECK BY:	JEC
DATE:	10/30/23
FIELD BOOK:	
JOB NUMBER:	21R020032

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	1ST ROUND COMMENTS	KLM	11/21/23
2	2ND ROUND COMMENTS	KLM	12/04/23

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COOPER COMMUNITIES, INC.
FINAL PLAT
GORDON HOLLOW SUBDIVISION
CITY OF BELLA VISTA
BENTON COUNTY, ARKANSAS

DRAWING NO. NWA-100-0361
SHEET NUMBER 1 OF 3

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC. HEREINAFTER REFERRED TO AS DEVELOPER (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 10:00 O'CLOCK A.M. ON THE 18TH DAY OF MAY, 1965, THE DEVELOPER, JOINED BY BELLA VISTA COUNTRY CLUB (NOW BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION) A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION WHICH DECLARATION IS THERE RECORDED IN BOOK 373, PAGE 08, ET. SEQ.

2. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON MAY 18, 1965 AFORESAID, IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT; THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

3. ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO THE OWNERS, PRESENT AND FUTURE, OF LANDS REFLECTED UPON SAID PLAT.

4. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A NON-EXCLUSIVE AND SUBORDINATE SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT (RESERVED BY THE DEVELOPER) ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

5. ALL LANDS REFLECTED UPON THE PLAT ARE ZONED AS A RESIDENTIAL LOT AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS AN 2,000 SQUARE FEET.

6. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS SPECIFICALLY DESIGNATED ON THE PLAT.

7. SETBACK LINES AS PRESCRIBED BY THE ARCHITECTURAL CONTROL COMMITTEE AND THE CITY OF BELLA VISTA SHALL CONTROL AS TO CONSTRUCTION OF ANY STRUCTURES UPON THE PROPERTIES REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

8. THE COMMON PROPERTIES REFLECTED HEREON ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED HEREON AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE AFORESAID SUPPLEMENTAL DECLARATION AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR THE USE OF ANY OTHER PERSONS.

9. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY OR ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATIONS OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 23RD DAY OF JANUARY 2024

COOPER COMMUNITIES, INC.

BY: Joey Laitan
(VICE) PRESIDENT

SURVEY DESCRIPTION OF COMMON PROPERTY & PUBLIC ACCESS EASEMENT

PART OF THE SW1/4 OF THE SE1/4, PART OF THE NW1/4 OF THE SE1/4, AND PART OF THE SE1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SECTION 17, S87°48'34"E 2636.07 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, N42°24'12"W 81.87 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE NORTHEAST RIGHT OF WAY OF SCOTSDALE DR; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, 107.94 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°28'54", A RADIUS OF 287.91 FEET, AND A LONG CHORD THAT BEARS N31°35'34"W 107.31 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N42°20'20"W 125.91 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE WEST RIGHT OF WAY OF A 60-FOOT RIGHT OF WAY EASEMENT FOR GORDON HOLLOW DR, RECORDED IN BOOK 2008 AT PAGE 22163 IN THE LAND RECORDS OF BENTON COUNTY, FOR THE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY, THE FOLLOWING TEN (10) COURSES:
1) N48°32'21"E 164.57 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
2) 188.85 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°08'09", A RADIUS OF 537.37 FEET, AND A LONG CHORD THAT BEARS N38°28'17"E 187.88 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
3) N28°24'12"E 166.94 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
4) 138.00 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°48'10", A RADIUS OF 295.01 FEET, AND A LONG CHORD THAT BEARS N41°48'17"E 136.75 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
5) N55°12'21"E 434.60 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
6) 510.95 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°36'13", A RADIUS OF 988.92 FEET, AND A LONG CHORD THAT BEARS N40°24'14"E 505.29 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
7) N25°36'08"E 295.30 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
8) 171.89 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°33'32", A RADIUS OF 370.83 FEET, AND A LONG CHORD THAT BEARS N38°52'53"E 170.36 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
9) N52°09'38"E 156.04 FEE TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"T;
10) 371.20 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°48'03", A RADIUS OF 485.57 FEET, AND A LONG CHORD THAT BEARS N30°15'36"E 362.23 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE EAST LINE OF AFORESAID NW1/4 OF THE SE1/4;

THENCE S34°21'31"W 20.34 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S28°01'04"W 291.96 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S54°46'00"W 337.94 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S35°56'35"W 219.83 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S23°24'58"W 365.03 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S40°47'50"W 134.71 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S52°26'34"W 114.81 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S59°21'13"W 256.91 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S45°53'34"W 321.77 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S36°29'20"W 529.48 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE NORTHEAST RIGHT OF WAY OF SCOTSDALE DR; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, S42°20'20"E 13.70 FEET TO THE POINT OF BEGINNING, CONTAINING 106,632.3 SQUARE FEET OR 2.45 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF RIGHT OF WAY DEDICATION FOR GORDON HOLLOW DR

PART OF THE SE1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SECTION 17, S87°48'34"E 2636.07 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, N42°24'12"W 81.87 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE NORTHEAST RIGHT OF WAY OF SCOTSDALE DR; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, 107.94 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°28'54", A RADIUS OF 287.91 FEET, AND A LONG CHORD THAT BEARS N31°35'34"W 107.31 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N42°20'20"W 11.74 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337", FOR THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTHEAST RIGHT OF WAY, N32°43'16"E 153.92 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE N32°43'16"E 47.78 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE EAST RIGHT OF WAY OF A 60-FOOT RIGHT OF WAY EASEMENT FOR GORDON HOLLOW DR, RECORDED IN BOOK 2008 AT PAGE 22163 IN THE LAND RECORDS OF BENTON COUNTY; THENCE ALONG SAID EAST RIGHT OF WAY, 31.26 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°59'52", A RADIUS OF 597.37 FEET, AND A LONG CHORD THAT BEARS S47°02'26"W 31.25 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY, S48°32'21"W 163.66 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE AFORESAID NORTHEAST RIGHT OF WAY OF SCOTSDALE DR; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, S42°20'20"E 54.17 FEET TO THE POINT OF BEGINNING, CONTAINING 5,207.5 SQUARE FEET OR 0.12 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF PARENT TRACT

PART OF THE SW1/4 OF THE SE1/4, PART OF THE NW1/4 OF THE SE1/4, AND PART OF THE SE1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SECTION 17, S87°48'34"E 2636.07 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE SOUTH 1/4 CORNER OF SAID SECTION 17, FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S87°36'51"E 148.50 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE DEPARTING SAID SOUTH LINE, N40°34'32"E 1682.05 FEET TO A FOUND 1/2-INCH REBAR ON THE NORTH LINE OF AFORESAID SW1/4 OF THE SE1/4; THENCE ALONG SAID NORTH LINE, S86°44'44"E 147.80 FEET TO A FOUND 1/2-INCH REBAR AT THE NORTHEAST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE ALONG THE EAST LINE OF AFORESAID NW1/4 OF THE SE1/4, N03°02'27"E 928.35 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE DEPARTING SAID EAST LINE, S34°21'31"W 20.34 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S28°01'04"W 291.96 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S54°46'00"W 337.94 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S35°56'35"W 219.83 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S23°24'58"W 365.03 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S40°47'50"W 134.71 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S52°26'34"W 114.81 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S59°21'13"W 256.91 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S45°53'34"W 321.77 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S36°29'20"W 529.48 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE NORTHEAST RIGHT OF WAY OF SCOTSDALE DR; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, S42°20'20"E 139.62 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, 107.94 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°28'54", A RADIUS OF 287.91 FEET, AND A LONG CHORD THAT BEARS S31°35'34"E 107.31 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE DEPARTING SAID NORTHEAST RIGHT OF WAY, S42°24'12"E 81.87 FEET TO THE POINT OF BEGINNING, CONTAINING 970,622 SQUARE FEET OR 22.28 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF GORDON HOLLOW DRIVE, AND SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

ADDRESSING PLAN

LOT NUMBER	ADDRESS
1	2 GORDON HOLLOW DR
2	4 GORDON HOLLOW DR
3	6 GORDON HOLLOW DR
4	8 GORDON HOLLOW DR
5	10 GORDON HOLLOW DR
6	12 GORDON HOLLOW DR
7	14 GORDON HOLLOW DR
8	16 GORDON HOLLOW DR
9	18 GORDON HOLLOW DR
10	20 GORDON HOLLOW DR
11	22 GORDON HOLLOW DR
12	24 GORDON HOLLOW DR
13	26 GORDON HOLLOW DR

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No. 335
ARKANSAS

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NO 1337
SIGNATURE
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PROFESSIONAL LAND SURVEYOR
1/23/2024

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COOPER COMMUNITIES, INC.

FINAL PLAT
GORDON HOLLOW SUBDIVISION

CITY OF BELLA VISTA
BENTON COUNTY, ARKANSAS

DRAWING NO. NWA-100-0361

SHEET NUMBER 2 OF 3

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S34°21'31"W	20.34'
L2	S52°26'34"W	114.81'
L3	S42°20'20"E	139.62'
L4	S42°24'12"E	81.87'
L5	N32°43'16"E	153.92'
L6	N32°43'16"E	47.78'
L7	N28°24'13"E	125.44'
L8	N28°24'13"E	41.50'
L9	N55°12'21"E	155.76'
L10	N55°12'21"E	163.26'
L11	N55°12'21"E	115.59'
L12	N25°36'08"E	139.78'
L13	N25°36'08"E	155.52'
L14	N52°09'38"E	156.04'
L15	S52°09'38"W	156.04'
L16	S25°36'08"W	295.30'
L17	S55°12'21"W	434.60'
L18	S28°24'12"W	166.94'
L19	S48°32'21"W	164.57'
L20	S48°32'21"W	163.66'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.94'	287.91'	21°28'54"	S31°35'34"E	107.31'
C2	126.93'	597.37'	12°10'27"	N39°27'16"E	126.69'
C3	51.75'	597.37'	4°57'50"	N30°53'07"E	51.74'
C4	109.94'	235.01'	26°48'12"	N41°48'17"E	108.94'
C5	49.35'	1048.92'	2°41'44"	N53°51'28"E	49.35'
C6	156.90'	1048.92'	8°34'14"	N48°13'29"E	156.75'
C7	157.15'	1048.92'	8°35'02"	N39°38'51"E	157.00'
C8	157.10'	1048.92'	8°34'52"	N31°03'54"E	156.95'
C9	21.46'	1048.92'	1°10'21"	N26°11'18"E	21.46'
C10	144.08'	310.83'	26°33'28"	N38°52'53"E	142.79'
C11	204.89'	545.57'	21°31'04"	N41°24'05"E	203.69'
C12	371.20'	485.57'	43°48'03"	S30°15'36"W	362.23'
C13	171.89'	370.83'	26°33'32"	S38°52'53"W	170.36'
C14	510.95'	988.92'	29°36'13"	S40°24'14"W	505.29'
C15	138.00'	295.01'	26°48'10"	S41°48'17"W	136.75'
C16	188.85'	537.37'	20°08'09"	S38°28'17"W	187.88'
C17	31.26'	597.37'	2°59'52"	N47°02'26"E	31.25'

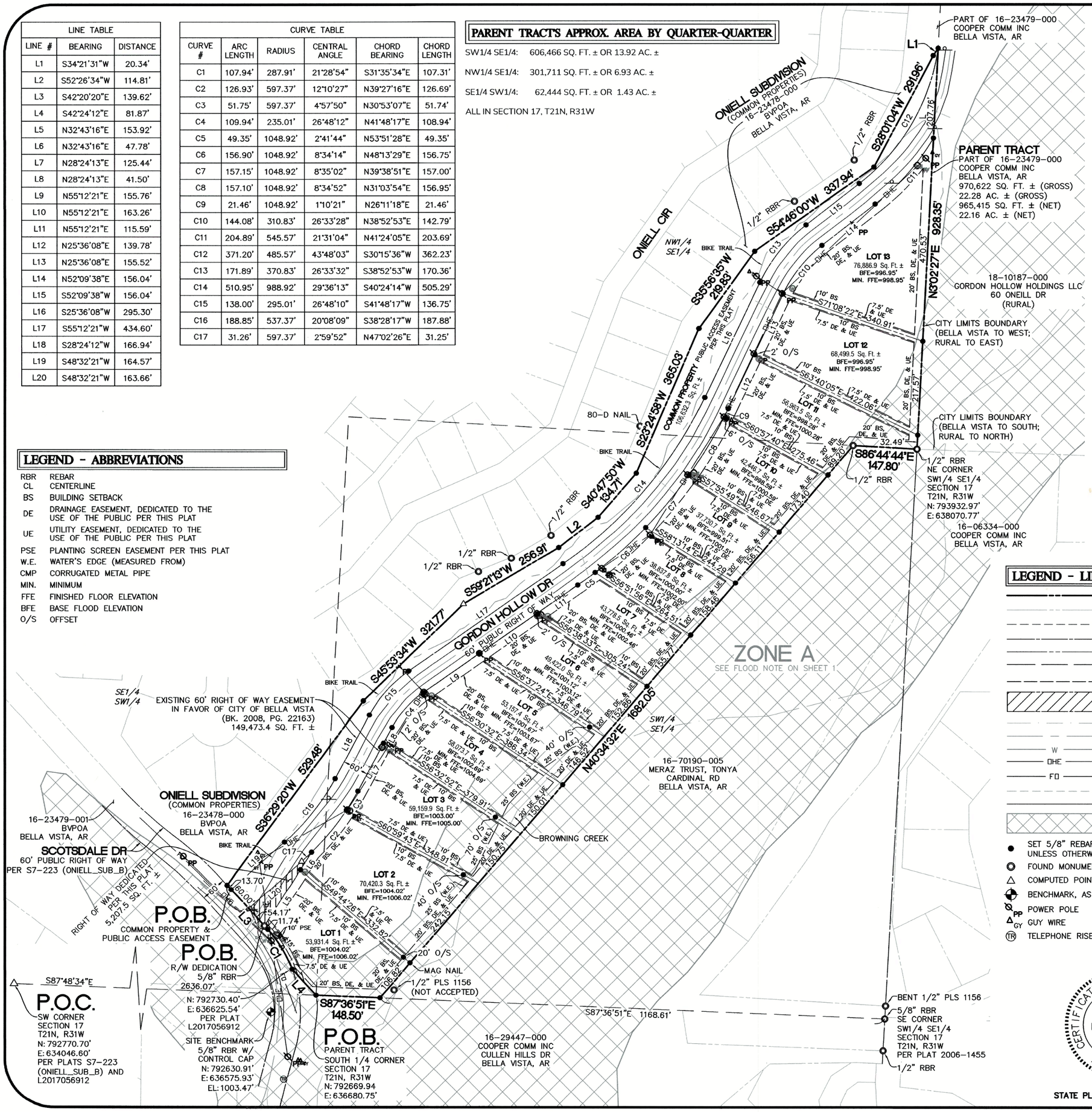
PARENT TRACT'S APPROX. AREA BY QUARTER-QUARTER

SW1/4 SE1/4: 606,466 SQ. FT. ± OR 13.92 AC. ±

NW1/4 SE1/4: 301,711 SQ. FT. ± OR 6.93 AC. ±

SE1/4 SW1/4: 62,444 SQ. FT. ± OR 1.43 AC. ±

ALL IN SECTION 17, T21N, R31W



LEGEND - ABBREVIATIONS

RBR	REBAR
CL	CENTERLINE
BS	BUILDING SETBACK
DE	DRAINAGE EASEMENT, DEDICATED TO THE USE OF THE PUBLIC PER THIS PLAT
UE	UTILITY EASEMENT, DEDICATED TO THE USE OF THE PUBLIC PER THIS PLAT
PSE	PLANTING SCREEN EASEMENT PER THIS PLAT
W.E.	WATER'S EDGE (MEASURED FROM)
CMP	CORRUGATED METAL PIPE
MIN.	MINIMUM
FFE	FINISHED FLOOR ELEVATION
BFE	BASE FLOOD ELEVATION
O/S	OFFSET

LEGEND - LINES AND SYMBOLS

- PROPERTY LINE OF PARENT TRACT
- ADJOINING PROPERTY LINE
- SECTION LINE
- PUBLIC RIGHT OF WAY LINE
- LOT LINE
- BUILDING SETBACK LINE
- BUILDING SETBACK AND/OR PUBLIC EASEMENT LINE PER THIS PLAT, AS NOTED
- RIGHT OF WAY DEDICATED PER THIS PLAT
- BROWNING CREEK
- CENTERLINE
- W — WATER LINE
- OHE — OVERHEAD ELECTRIC LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- CULVERT / DRAINAGE PIPE
- EDGE OF ASPHALT
- ZONE A (FEMA SPECIAL FLOOD HAZARD AREA)
- SET 5/8" REBAR WITH CAP MARKED "PLS 1337", UNLESS OTHERWISE NOTED; OFFSET (O/S) AS NOTED
- FOUND MONUMENT, AS NOTED
- COMPUTED POINT
- BENCHMARK, AS NOTED
- PP POWER POLE
- GY GUY WIRE
- TR TELEPHONE RISER
- WV WATER VALVE
- W WATER METER
- FH FIRE HYDRANT
- E ELECTRIC METER
- SIGN
- FO FIBER OPTIC MARKER

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SIGNATURE
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FINAL PLAT
GORDON HOLLOW SUBDIVISION

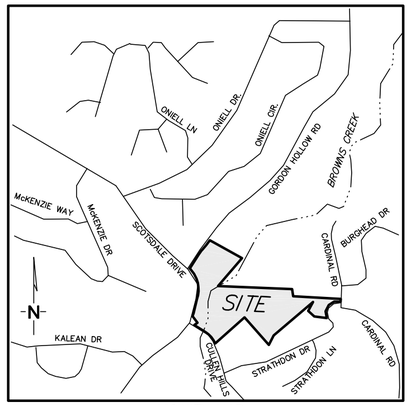
CITY OF BELLA VISTA
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0361

SHEET NUMBER
3
OF 3

PROPERTY LINE ADJUSTMENT PLAT

ADJUSTING THE PROPERTY LINES BETWEEN LOTS 1 & 2, BLOCK 1, GORDON HOLLOW SUBDIVISION AND TRACT 'A' OF TRACT SPLIT PLAT L2017–056912, AND COMBINING LOT 4, BLOCK 4, STRATHDON SUBDIVISION TO TRACT 'A' OF TRACT SPLIT PLAT L2017–056912. BELLA VISTA, BENTON COUNTY, ARKANSAS



VICINITY MAP
N.T.S.

0 50 100 200

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

N

BUILDING SETBACKS PER R–1 ZONING

SETBACK REQUIREMENTS.
(A.) MINIMUM FRONT SETBACK FROM ALL PROPERTY LINES SHALL BE TWENTY FEET (20'), UNLESS OTHERWISE STATED ON THE SUBDIVISION PLAT.
(B.) A MINIMUM SIDE SETBACK OF FIFTEEN FEET (15') SHALL BE ESTABLISHED PARALLEL TO ALL STREET RIGHT–OF–WAY LINES.
(C.) A MINIMUM SIDE SETBACK OF TEN FEET (10') SHALL BE ESTABLISHED PARALLEL TO SIDE PROPERTY LINES, UNLESS OTHERWISE STATED ON THE SUBDIVISION PLAT.
(D.) A MINIMUM REAR SETBACK OF FIFTEEN FEET (15') SHALL BE ESTABLISHED PARALLEL TO REAR PROPERTY LINES, UNLESS OTHERWISE STATED ON THE SUBDIVISION PLAT.
(E.) ALONG BODIES OF WATER. LOTS OR PARCELS WITH ACCESS TO BODIES OF WATER SHALL HAVE AT LEAST TWENTYFIVE FOOT (25') SETBACK FROM THE WATER'S EDGE IN WHICH NO PRIMARY OR ACCESSORY STRUCTURES MAY BE BUILT, EXCEPT AS PROVIDED IN SECTION 109–185.

FLOOD NOTE

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND
ZONE 'A' (SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS
DETERMINED). FLOOD ZONE LINES SHOWN ARE FROM COUNTY GIS AND ARE APPROXIMATE.
FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
MAP NUMBER: 05007C0055 J.
MAP EFFECTIVE DATE: SEPTEMBER 28, 2007.

SURVEY NOTES:

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

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS–OF–WAY OR COVENANTS NOT SHOWN OR NOTED HEREON.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NAD–83, NORTH ZONE.

COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

ONLY ABOVE GROUND OBSERVED UTILITIES WERE LOCATED. OTHER UTILITIES MAY EXIST NOT NOTED OR SHOWN HEREON. UNDERGROUND UTILITIES SHOWN ARE PER PAINT MARKINGS, DESIGN DRAWINGS, OR OTHER DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS MAY VARY FROM THOSE SHOWN HEREON.

PERTAINING TO #24,42,43,44,45 OF CITY PLAN REQUIREMENTS. SURVEYOR DOES NOT KNOW THE HISTORY OF THE PROPERTY AND IS UNAWARE OF ANY OF THE ITEMS LISTED AND HAS NOT BEEN FURNISHED A SITE ENVIRONMENTAL EVALUATION REPORT.

NO WETLAND MARKERS WERE OBSERVED BY THIS SURVEYOR UPON THE HEREON DESCRIBED SITE DURING THE COURSE OF THIS SURVEY.

EXISTING EASEMENTS SHOWN ARE PER PLAT L2024–3317 & L2017–56912. EASEMENTS THAT USED TO BE ALONG THE PROPERTY LINES BEING REMOVED BY THIS PLAT ARE ADJUSTED TO THE NEW PROPERTY LINES AS SHOWN HEREON BY THIS PLAT.

ELEVATIONS SHOWN OR NOTED HEREON WERE TAKEN FROM PLAT L2024–3317

DEED SOURCE: BOOK 623 AT PAGE 146 AND BOOK 588 AT PAGE 343.

PARENT PARCEL DESCRIPTION:

ALL OF LOTS 1 AND 2 IN BLOCK 1 OF THE GORDON HOLLOW SUBDIVISION AS RECORDED IN PLAT DOCUMENT L2024–3317, ALL OF TRACT 'A' OF TRACT SPLIT RECORDED IN PLAT DOCUMENT L2017–56912, AND ALL OF LOT 4 OF BLOCK 4 OF STRATHDON SUBDIVISION AS RECORDED IN PLAT BOOK 5 AT PAGE 151. ALL BEING LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 17, AND THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 20. TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. CONTAINING 12.93 ACRES, MORE OR LESS.

TRACT A1 DESCRIPTION

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 20; THENCE S03°17'06"W 73.76 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE WEST RIGHT–OF–WAY LINE OF CARDINAL ROAD; THENCE S03°17'06"W ALONG SAID WEST RIGHT–OF–WAY LINE OF CARDINAL ROAD 27.29 FEET TO THE NORTHWESTERLY RIGHT–OF–WAY LINE OF STRATHDON DRIVE; THENCE ALONG SAID NORTHWESTERLY RIGHT–OF–WAY LINE OF STRATHDON DRIVE THE FOLLOWING FOUR COURSES: N87°45'02"W 61.05 FEET; THENCE S56°59'29"W 61.09 FEET; THENCE S26°33'53"W 66.23 FEET; THENCE S09°27'57"E 64.33 FEET; THENCE LEAVING SAID NORTHWESTERY RIGHT–OF–WAY LINE OF STRATHDON DRIVE N82°50'16"W 118.99 FEET; THENCE N47°34'06"W 77.16 FEET; THENCE N27°40'59"E 97.06 FEET; THENCE S49°39'12"W 490.46 FEET; THENCE S26°43'32"W 100.86 FEET; THENCE N41°37'13"W 348.44 FEET; THENCE S48°23'59"W 371.36 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF CULLEN HILLS DRIVE; THENCE ALONG SAID NORTHERLY RIGHT–OF–WAY LINE OF CULLEN HILLS DRIVE THE FOLLOWING TWO COURSES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 225.23 FEET, AN ARC LENGTH OF 142.12 FEET AND A CHORD BEARING AND DISTANCE OF N40°13'52"W 139.77 FEET; THENCE N58°07'25"W 126.71 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF SCOTSDALE DRIVE; THENCE ALONG SAID EASTERLY RIGHT–OF–WAY LINE OF SCOTSDALE DRIVE THE FOLLOWING FIVE COURSES: N53°10'20"E 37.73 FEET; THENCE N36°49'40"W 78.42 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 513.12 FEET, AN ARC LENGTH OF 27.65 FEET AND A CHORD BEARING AND DISTANCE OF N19°31'46"E 27.64 FEET; THENCE N13°52'18"E 139.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 287.91 FEET, AN ARC LENGTH OF 36.62 FEET AND A CHORD BEARING AND DISTANCE OF N14°30'44"E 36.60 FEET; THENCE LEAVING SAID EASTERLY RIGHT–OF–WAY LINE OF SCOTSDALE DRIVE S78°01'03"E 99.43 FEET; THENCE N40°34'32"E 143.46 FEET TO THE NORTH LINE OF SAID SECTION 20; THENCE S87°36'47"E ALONG SAID NORTH LINE OF SECTION 20 FOR 703.12 FEET; THENCE S07°38'02"E 67.39 FEET; THENCE S86°40'38"E 452.65 FEET TO THE POINT OF BEGINNING. CONTAINING 9.17 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHT–OF–WAY OR COVENANTS OR RECORD OR FACT.

LOT 1A, BLOCK 1, GORDON HOLLOW SUBDIVISION DESCRIPTION

PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, AND PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, ALL IN TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SECTION 17; THENCE N87°36'47"W ALONG THE SOUTH LINE OF SAID SECTION 17 FOR 1168.60 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE OF SECTION 17 S40°34'32"W 143.46 FEET; THENCE N78°01'03"W 99.43 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF SCOTSDALE DRIVE; THENCE ALONG SAID EASTERLY RIGHT–OF–WAY LINE OF SCOTSDALE DRIVE THE FOLLOWING THREE COURSES: ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 287.91 FEET, AN ARC LENGTH OF 158.93 FEET AND A CHORD BEARING AND DISTANCE OF N04°56'43"W 156.92 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 287.91 FEET, AN ARC LENGTH OF 106.47 FEET AND A CHORD BEARING AND DISTANCE OF N31°44'22"W 105.86 FEET; THENCE N42°20'20"W 11.74 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF GORDON HOLLOW DRIVE; THENCE ALONG SAID EASTERLY RIGHT–OF–WAY LINE OF GORDON HOLLOW DRIVE THE FOLLOWING TWO COURSES: N32°43'16"E 201.70 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 597.34 FEET, AN ARC LENGTH OF 12.44 FEET AND A CHORD BEARING AND DISTANCE OF N44°56'47"E 12.44 FEET; THENCE LEAVING SAID EASTERLY RIGHT–OF–WAY LINE OF GORDON HOLLOW DRIVE S39°42'52"E 343.31 FEET; THENCE S40°34'32"W 106.82 FEET TO THE POINT OF BEGINNING. CONTAINING 1.84, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHT–OF–WAY OR COVENANTS OR RECORD OR FACT.

LOT 2A, BLOCK 1, GORDON HOLLOW SUBDIVISION DESCRIPTION

PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SECTION 17; THENCE N87°36'47"W ALONG THE SOUTH LINE OF SAID SECTION 17 FOR 1168.60 FEET; THENCE N40°34'32"E 106.82 FEET TO THE POINT OF BEGINNING; THENCE N39°42'52"W 343.31 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF GORDON HOLLOW DRIVE; THENCE ALONG SAID EASTERLY RIGHT–OF–WAY LINE OF GORDON HOLLOW DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 597.34 FEET, AN ARC LENGTH OF 114.49 FEET AND A CHORD BEARING AND DISTANCE OF N38°51'32"E 114.31 FEET; THENCE LEAVING SAID EASTERLY RIGHT–OF–WAY LINE OF GORDON HOLLOW DRIVE S60°59'43"E 348.91 FEET; THENCE S40°34'32"W 242.15 FEET TO THE POINT OF BEGINNING. CONTAINING 1.39 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, RIGHTS–OF–WAY OR COVENANTS OF RECORD OR FACT.

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC. HEREINAFTER REFERRED TO AS DEVELOPER (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 10:00 O'CLOCK A.M. ON THE 18TH DAY OF MAY, 1965, THE DEVELOPER, JOINED BY BELLA VISTA COUNTRY CLUB (NOW BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION) A NON–PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX–OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION WHICH DECLARATION IS THERE RECORDED IN BOOK 373, PAGE 08, ET. SEQ.

2. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON MAY 18, 1965 AFORESAID, IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT; THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

3. ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO THE OWNERS, PRESENT AND FUTURE, OF LANDS REFLECTED UPON SAID PLAT.

4. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A NON–EXCLUSIVE AND SUBORDINATE SEVEN AND ONE–HALF FOOT UTILITY AND DRAINAGE EASEMENT (RESERVED BY THE DEVELOPER) ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

5. SETBACK LINES AS PRESCRIBED BY THE ARCHITECTURAL CONTROL COMMITTEE AND THE CITY OF BELLA VISTA SHALL CONTROL AS TO CONSTRUCTION OF ANY STRUCTURES UPON THE PROPERTIES REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

6. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY OR ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATIONS OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS _____ DAY OF _____ 2024.

COOPER COMMUNITIES, INC., DEVELOPER

BY: _____
Sr. VICE PRESIDENT

WE THE UNDERSIGNED, OWNER 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.

DATE OF EXECUTION: _____

COOPER COMMUNITIES, INC., OWNER

BY: _____
Sr. VICE PRESIDENT

COOPER COMMUNITIES, INC.
903 No. 47th Street
Rogers, AR 72756

CITY OF BELLA VISTA

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: _____
BELLA VISTA PLANNING CHAIRPERSON

REGISTERED
STATE OF ARKANSAS
NO.1286
SIGNATURE
THOMAS W. COSTELLO
PROFESSIONAL LAND SURVEYOR

I, Thomas Costello, 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.

Date: 05/02/2024
Registered Land Surveyor No. 1286

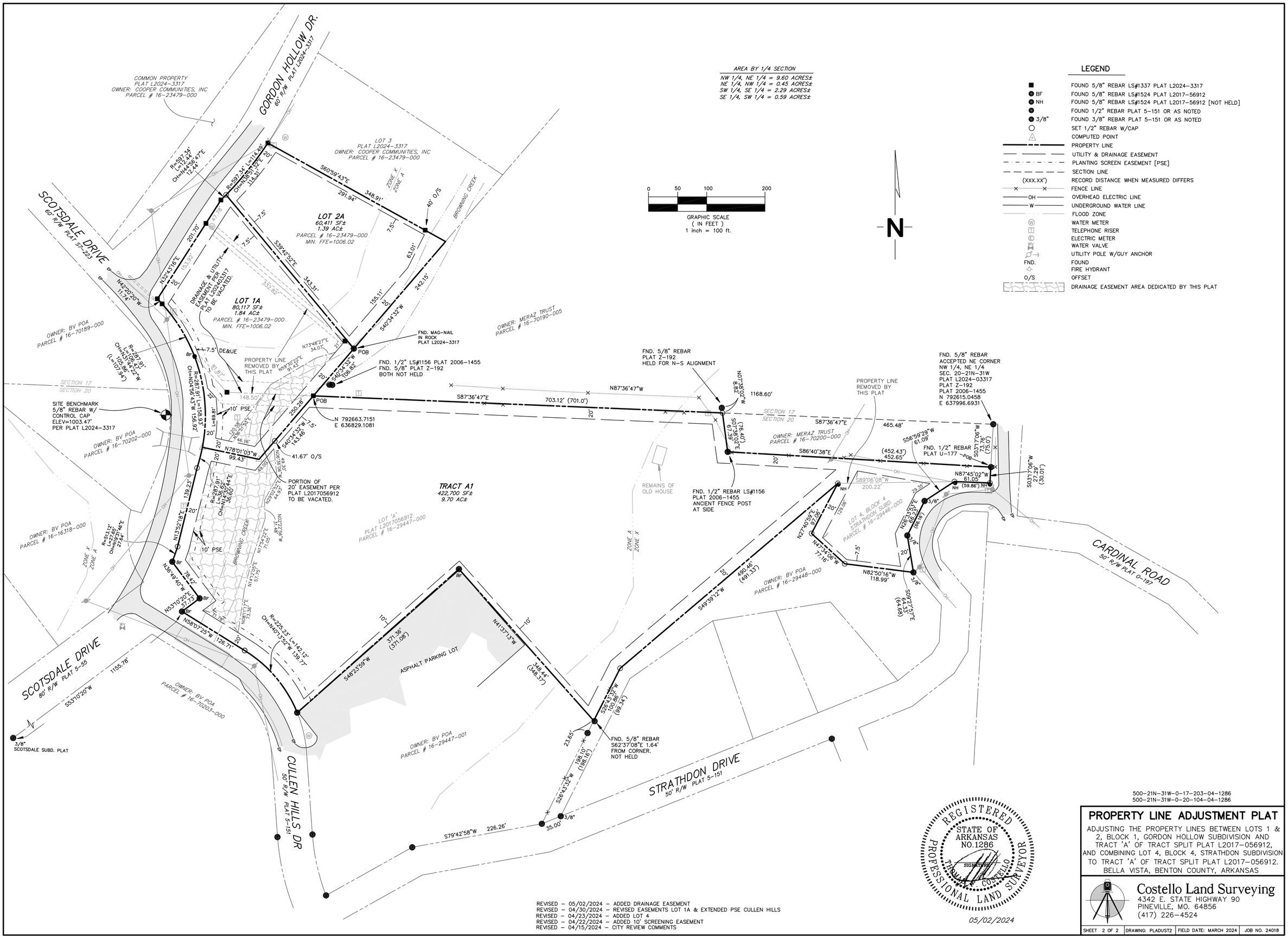
500–21N–31W–0–17–203–04–1286
500–21N–31W–0–20–104–04–1286

PROPERTY LINE ADJUSTMENT PLAT

ADJUSTING THE PROPERTY LINES BETWEEN LOTS 1 & 2, BLOCK 1, GORDON HOLLOW SUBDIVISION AND TRACT 'A' OF TRACT SPLIT PLAT L2017–056912, AND COMBINING LOT 4, BLOCK 4, STRATHDON SUBDIVISION TO TRACT 'A' OF TRACT SPLIT PLAT L2017–056912. BELLA VISTA, BENTON COUNTY, ARKANSAS

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226–4524

SHEET 1 OF 2	DRAWING: PLADUST2	FIELD DATE: MARCH 2024	JOB NO. 24018



AREA BY 1/4 SECTION

NW 1/4, NE 1/4 =	9.60 ACRES±
NE 1/4, NW 1/4 =	0.45 ACRES±
SW 1/4, SE 1/4 =	2.29 ACRES±
SE 1/4, SW 1/4 =	0.59 ACRES±

LEGEND

■	FOUND 5/8" REBAR LS#1337 PLAT L2024-3317
● BF	FOUND 5/8" REBAR LS#1524 PLAT L2017-56912
● NH	FOUND 5/8" REBAR LS#1524 PLAT L2017-56912 [NOT HELD]
●	FOUND 1/2" REBAR PLAT 5-151 OR AS NOTED
● 3/8"	FOUND 3/8" REBAR PLAT 5-151 OR AS NOTED
○	SET 1/2" REBAR W/CAP
△	COMPUTED POINT
	PROPERTY LINE
	UTILITY & DRAINAGE EASEMENT
	PLANTING SCREEN EASEMENT [PSE]
	SECTION LINE
(XXX.XX')	RECORD DISTANCE WHEN MEASURED DIFFERS
	FENCE LINE
OH	OVERHEAD ELECTRIC LINE
W	UNDERGROUND WATER LINE
	FLOOD ZONE
W	WATER METER
T	TELEPHONE RISER
E	ELECTRIC METER
WV	WATER VALVE
	UTILITY POLE W/GUY ANCHOR
FND.	FOUND
	FIRE HYDRANT
O/S	OFFSET
	DRAINAGE EASEMENT AREA DEDICATED BY THIS PLAT

REVISED – 05/02/2024 – ADDED DRAINAGE EASEMENT
REVISED – 04/30/2024 – REVISED EASEMENTS LOT 1A & EXTENDED PSE CULLEN HILLS
REVISED – 04/23/2024 – ADDED LOT 4
REVISED – 04/22/2024 – ADDED 10' SCREENING EASEMENT
REVISED – 04/15/2024 – CITY REVIEW COMMENTS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1286
SIGNATURE
THOMAS W. COSTELLO

05/02/2024

500-21N-31W-0-17-203-04-1286
500-21N-31W-0-20-104-04-1286

PROPERTY LINE ADJUSTMENT PLAT

ADJUSTING THE PROPERTY LINES BETWEEN LOTS 1 & 2, BLOCK 1, GORDON HOLLOW SUBDIVISION AND TRACT 'A' OF TRACT SPLIT PLAT L2017-056912, AND COMBINING LOT 4, BLOCK 4, STRATHDON SUBDIVISION TO TRACT 'A' OF TRACT SPLIT PLAT L2017-056912.
BELLA VISTA, BENTON COUNTY, ARKANSAS

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

SHEET 2 OF 2	DRAWING: PLADUST2	FIELD DATE: MARCH 2024	JOB NO. 24018

PETITION TO VACATE

Petition to vacate an:

- ☑ Easement
- ☐ Right-of-Way
- ☐ Alley

Located at: Lot 1 A, Block 1, Gordon Hollow Subdivision, Bella Vista, Arkansas

To: The Bella Vista City Council

We, the undersigned, being al the owners of the real estate of or adjacent to the easements to be vacated hereinafter sough to be abandoned an vacated, lying in Bella Vista, Arkansas, a municipal corporation, petition to vacate an easement which is described as follows:

See attached Exhibit A showing easements to be vacted.

That the real estate affected by said abandonment of the easements located at Lot 1 A, Block 1, Gordon Hollow Subdivision, to the City of Bella Vista, Arkansas, a certified copy of the original plat located in the Circuit Clerk's Office for the County of Benton, State of Arkansas, is attached hereto, and made a part hereof as though set out herein word for word.

Petitioners state that the above described real estate will not adversely affect the public interest and welfare and would also not be adversely affected by the abandonment of the above described easements.

The petitioners recommend to the City of Bella Vista abandon and vacate the above described real estate, subject, however, to the existing utility easements as required, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

WHEREFORE, the undersigned petitioners respectfully recommend that the governing body of the City of Bella Vista, Arkansas, abandon and vacate the desrribed real estate, subject to said utility easements ad as to that particular land the owner be free from the easements of the public for the use of said real property.

Dated this 17 day of April, 2024

Gene Groseclos, Sr. Vice President	
Printed Name	Signature
Cooper Communities, Inc.	
Printed Name	Signature

GORDON HOLLOW SUBDIVISION LOT 1 AND 2 BLOCK 1 EASEMENTS TO VACATE

PART OF LOT 1 AND LOT 2, BLOCK 1, GORDON HOLLOW SUBDIVISION AS RECORD I PLAT DOCUMENT L202403317, BELLA VISTA, BENTON COUNTY, ARKANSAS.

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET TO THE POINT OF BEGINNING; THENCE N87°36'47"W 123.05 FEET; THENCE S42°01'58"E 64.07 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 295.41 FEET, AN ARC LENGTH OF 19.30 FEET AND A CHORD BEARING AND DISTANCE OF N19°09'44"W 19.30 FEET; THENCE S42°01'58"E 61.22 FEET; THENCE S87°36'47"E 147.88 FEET; THENCE S40°34'32"W 25.45 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES, MORE OR LESS.

ALSO

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET; THENCE N40°34'32"E 114.95 FEET TO THE POINT OF BEGINNING; THENCE N49°44'26"W 291.61 FEET; THENCE N32°43'16"E 15.13 FEET; THENCE S49°44'26"E 228.14 FEET; THENCE S39°42'52"E 66.49 FEET; THENCE S40°34'32"W 3.42 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES, MORE OR LESS.

TRACT 'A' OF TRACT SPLIT PLAT L2017056912 EASEMENT TO VACATE

PART OF TRACT 'A' OF TRACT SPLIT PLAT L2017056912

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET TO THE POINT OF BEGINNING; THENCE S40°34'32"W 25.45 FEET; THENCE N87°36'47"W 115.72 FEET; THENCE N42°01'58"W 36.05 FEET; THENCE ALONG A RADIUS TO THE LEFT HAVING A RADIUS OF 295.41 FEET, AN ARC LENGTH OF 41.58 FEET AND A CHORD BEARING AND DISTANCE OF N13°15'29"W 41.55 FEET; THENCE S42°01'58"E 64.07 FEET; THENCE S87°36'47"E 123.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.08 ACRES, MORE OR LESS.

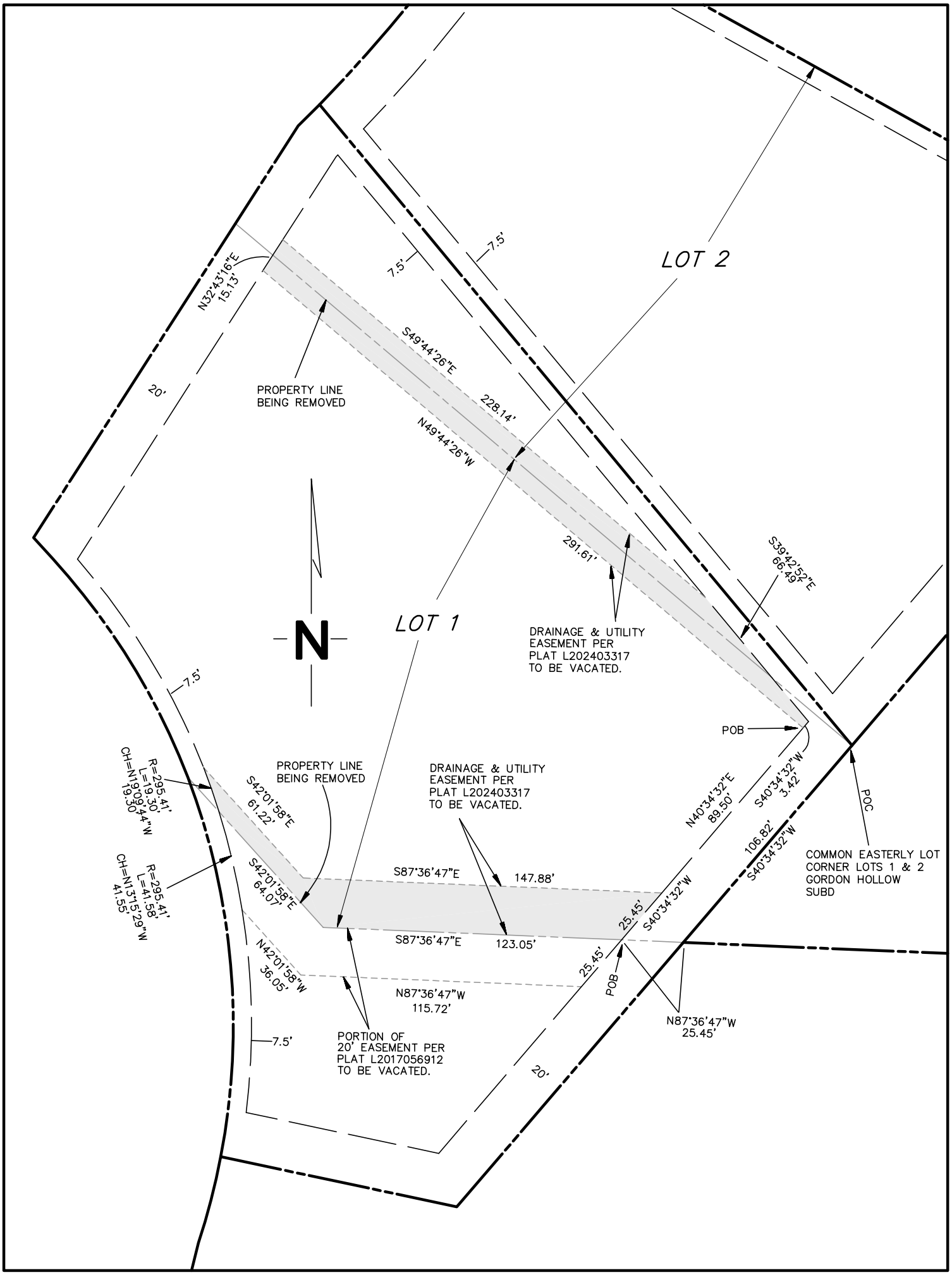
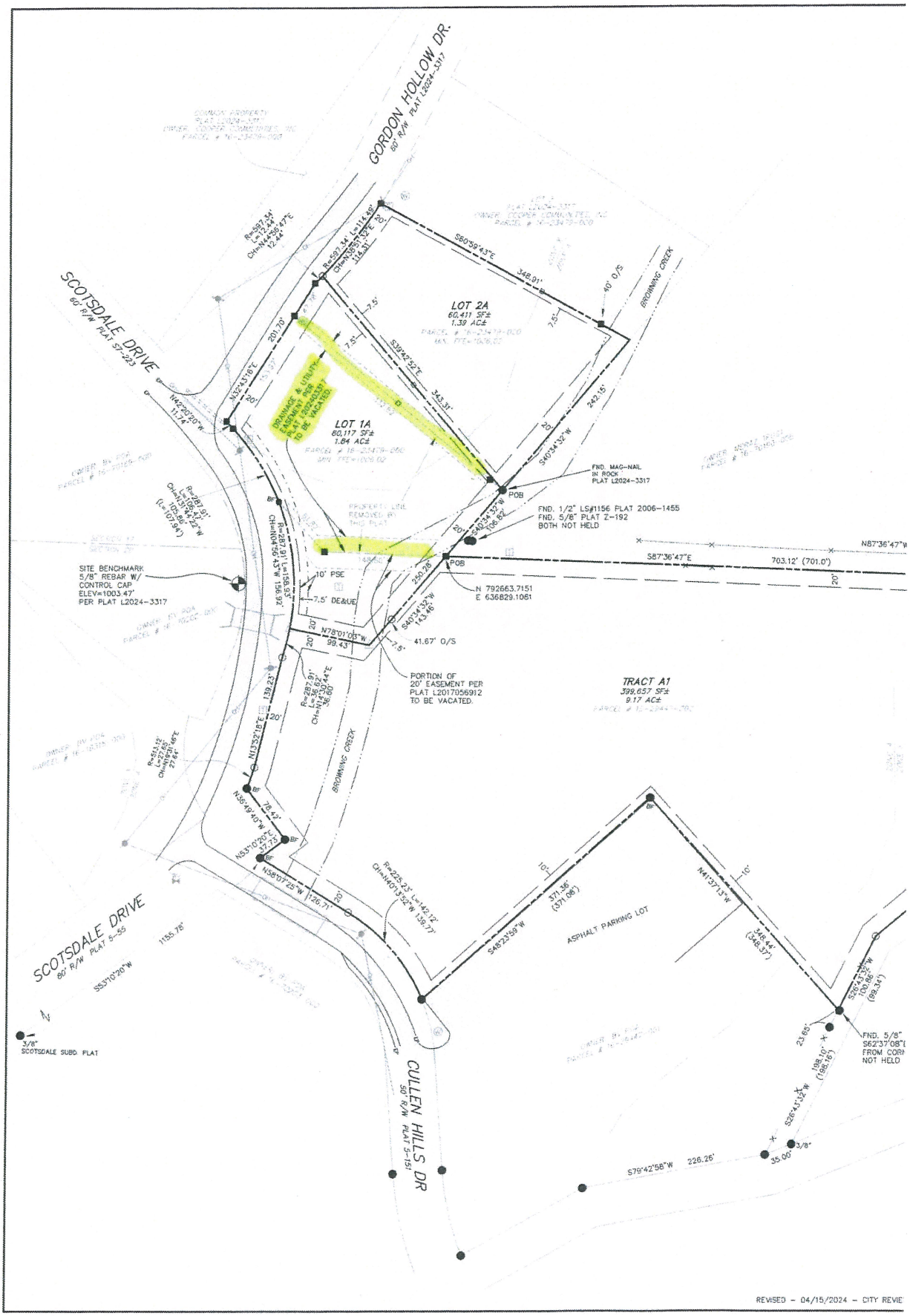

LOT 2
LOT 1
N
7.5'
7.5'
7.5'
7.5'
20'
20'
N32°43'16"E
15.13'
S49°44'26"E
228.14'
N49°44'26"W
291.61'
S39°42'52"E
66.49'
PROPERTY LINE
BEING REMOVED
DRAINAGE & UTILITY
EASEMENT PER
PLAT L202403317
TO BE VACATED.
POB
POC
COMMON EASTERLY LOT
CORNER LOTS 1 & 2
GORDON HOLLOW
SUBD
S40°34'32"W
3.42'
N40°34'32"E
89.50'
106.82'
S40°34'32"W
25.45'
S40°34'32"W
25.45'
POB
N87°36'47"W
25.45'
S87°36'47"E
147.88'
S87°36'47"E
123.05'
N87°36'47"W
115.72'
PROPERTY LINE
BEING REMOVED
DRAINAGE & UTILITY
EASEMENT PER
PLAT L202403317
TO BE VACATED.
S42°01'58"E
61.22'
S42°01'58"E
64.07'
N42°01'58"W
36.05'
R=295.41'
L=19.30'
CH=N19°09'44"W
19.30
R=295.41'
L=41.58'
CH=N13°15'29"W
41.55
PORTION OF
20' EASEMENT PER
PLAT L2017056912
TO BE VACATED.

EXHIBIT A


GORDON HOLLOW DR.
60' R/W PLAT L2024-3317
SCOTSDALE DRIVE
60' R/W PLAT 57-223
LOT 2A
60,411 SF±
1.39 AC±
LOT 1A
60,117 SF±
1.84 AC±
DRAINAGE & UTILITY EASEMENT PER PLAT L2024-3317 TO BE VACATED
BROWNING CREEK
FND. MAG-NAIL IN ROCK PLAT L2024-3317
FND. 1/2" LS#1156 PLAT 2006-1455
FND. 5/8" PLAT Z-192
BOTH NOT HELD
POB
SITE BENCHMARK
5/8" REBAR W/ CONTROL CAP
ELEV=1003.47'
PER PLAT L2024-3317
10' PSE
7.5' DE&UE
N 792663.7151
E 636829.1061
PORTION OF 20' EASEMENT PER PLAT L2017056912 TO BE VACATED.
TRACT A1
399,657 SF±
9.17 AC±
ASPHALT PARKING LOT
CULLEN HILLS DR
50' R/W PLAT 5-151
SCOTSDALE DRIVE
60' R/W PLAT 5-55
3/8" SCOTSDALE SUBD PLAT
REVISED - 04/15/2024 - CITY REVIE

UTILITY CONSENT FORM

This form is required for any utility associated with the requested easement/right-of-way/alley to be vacated.

Utility Company: BVPOA Date: April 24, 2024

Requested Vacation: Original easement between lots 1 and 2 of Gordon Hollow

I have been notified of the petition to vacate the subject easement/vacation/right-of-way legally described below:

GORDON HOLLOW SUBDIVISION LOT 1 AND 2 BLOCK 1 EASEMENTS TO VACATE

PART OF LOT 1 AND LOT 2, BLOCK 1, GORDON HOLLOW SUBDIVISION AS RECORD I PLAT DOCUMENT L202403317, BELLA VISTA, BENTON COUNTY, ARKANSAS

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET TO THE POINT OF BEGINNING; THENCE N87°36'47"W 123.05 FEET; THENCE S42°01'58"E 64.07 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 295.41 FEET, AN ARC LENGTH OF 19.30 FEET AND A CHORD BEARING AND DISTANCE OF N19°09'44"W 19.30 FEET; THENCE S42°01'58"E 61.22 FEET; THENCE S87°36'47"E 147.88 FEET; THENCE S40°34'32"W 25.45 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES, MORE OR LESS.

ALSO

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET; THENCE N40°34'32"E 114.95 FEET TO THE POINT OF BEGINNING; THENCE N49°44'26"W 291.61 FEET; THENCE N32°43'16"E 15.13 FEET; THENCE S49°44'26"E 228.14 FEET; THENCE S39°42'52"E 66.49 FEET, THENCE S40°34'32"W 3.42 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES, MORE OR LESS

TRACT 'A' OF TRACT SPLIT PLAT L2017056912 EASEMENT TO VACATE

PART OF TRACT 'A' OF TRACT SPLIT PLAT L2017056912

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET TO THE POINT OF BEGINNING; THENCE S40°34'32"W 25.45 FEET; THENCE N87°36'47"W 115.72 FEET; THENCE N42°01'58"W 36.05 FEET; THENCE ALONG A RADIUS TO THE LEFT HAVING A RADIUS OF 295.41 FEET, AN ARC LENGTH OF 41.58 FEET AND A CHORD BEARING AND DISTANCE OF N13°15'29"W 41.55 FEET, THENCE S42°01'58"E 64.07 FEET; THENCE S87°36'47"E 123.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.08 ACRES, MORE OR LESS.

UTILITY COMPANY COMMENTS:

- [x] No objections to the requested vacation.
- [ ] No objections to the requested vacation provided the following comments:

- [ ] Objects to the requested vacation for the following reasons:

Authorizing Signature _____ Title Director of Water Bella Vista POA

UTILITY CONSENT FORM

This form is required for any utility associated with the requested easement/right-of-way/alley to be vacated.

Utility Company: Carroll Electric Date: April 24, 2024

Requested Vacation: Original easement between lots 1 and 2 of Gordon Hollow

I have been notified of the petition to vacate the subject easement/vacation/right-of-way legally described below:

GORDON HOLLOW SUBDIVISION LOT 1 AND 2 BLOCK 1 EASEMENTS TO VACATE

PART OF LOT 1 AND LOT 2, BLOCK 1, GORDON HOLLOW SUBDIVISION AS RECORD PLAT DOCUMENT L202403317, BELLA VISTA, BENTON COUNTY ARKANSAS

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET TO THE POINT OF BEGINNING; THENCE N87°36'47"W 123.05 FEET; THENCE S42°01'58"E 64.07 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 295.41 FEET, AN ARC LENGTH OF 19.30 FEET AND A CHORD BEARING AND DISTANCE OF N19°09'44"W 19.30 FEET; THENCE S42°01'58"E 61.22 FEET; THENCE S87°36'47"E 147.86 FEET; THENCE S40°34'32"W 25.45 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES, MORE OR LESS.

ALSO

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET; THENCE N40°34'32"E 114.95 FEET TO THE POINT OF BEGINNING; THENCE N49°44'26"W 291.61 FEET; THENCE N32°43'16"E 15.13 FEET; THENCE S49°44'26"E 228.14 FEET; THENCE S39°42'52"E 66.49 FEET; THENCE S40°34'32"W 3.42 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES, MORE OR LESS

TRACT 'A' OF TRACT SPLIT PLAT L2017056912 EASEMENT TO VACATE

PART OF TRACT 'A' OF TRACT SPLIT PLAT L2017056912

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET TO THE POINT OF BEGINNING; THENCE S40°34'32"W 25.45 FEET; THENCE N87°36'47"W 115.72 FEET; THENCE N42°01'58"W 36.05 FEET; THENCE ALONG A RADIUS TO THE LEFT HAVING A RADIUS OF 295.41 FEET, AN ARC LENGTH OF 41.58 FEET AND A CHORD BEARING AND DISTANCE OF N13°15'29"W 41.55 FEET, THENCE S42°01'58"E 64.07 FEET; THENCE S87°36'47"E 123.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.08 ACRES, MORE OR LESS.

UTILITY COMPANY COMMENTS:

- [x] No objections to the requested vacation.
- [ ] No objections to the requested vacation provided the following comments:

- [ ] Objects to the requested vacation for the following reasons:

Authorizing Signature Derek Thurman Title Manager, Engineering Support

UTILITY CONSENT FORM

This form is required for any utility associated with the requested easement/right-of-way/alley to be vacated.

Utility Company: ~~AT&T~~ Southwestern Bell Telephone Company d/b/a AT&T Arkansas Date: ~~4/30/24~~ 5/13/2024

Requested Vacation: Original Easements between Lots 1 & 2 of Gordon Hollow Plat

I have been notified of the petition to vacate the subject easement/vacation/right-of-way legally described below:

GORDON HOLLOW SUBDIVISION LOT 1 AND 2 BLOCK 1 EASEMENTS TO VACATE

PART OF LOT 1 AND LOT 2, BLOCK 1, GORDON HOLLOW SUBDIVISION AS RECORD I PLAT DOCUMENT L202403317, BELLA VISTA, BENTON COUNTY, ARKANSAS.

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET TO THE POINT OF BEGINNING; THENCE N87°36'47"W 123.05 FEET; THENCE S42°01'58"E 64.07 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 295.41 FEET, AN ARC LENGTH OF 19.30 FEET AND A CHORD BEARING AND DISTANCE OF N19°09'44"W 19.30 FEET; THENCE S42°01'58"E 61.22 FEET; THENCE S87°36'47"E 147.88 FEET; THENCE S40°34'32"W 25.45 FEET TO THE POINT OF BEGINNING. CONTAINING 0.07 ACRES, MORE OR LESS.

ALSO

COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET; THENCE N40°34'32"E 114.95 FEET TO THE POINT OF BEGINNING; THENCE N49°44'26"W 291.61 FEET; THENCE N32°43'16"E 15.13 FEET; THENCE S49°44'26"E 228.14 FEET; THENCE S39°42'52"E 66.49 FEET; THENCE S40°34'32"W 3.42 FEET TO THE POINT OF BEGINNING. CONTAINING 0.09 ACRES, MORE OR LESS.

TRACT 'A' OF TRACT SPLIT PLAT L2017056912 EASEMENT TO VACATE

PART OF TRACT 'A' OF TRACT SPLIT PLAT L2017056912

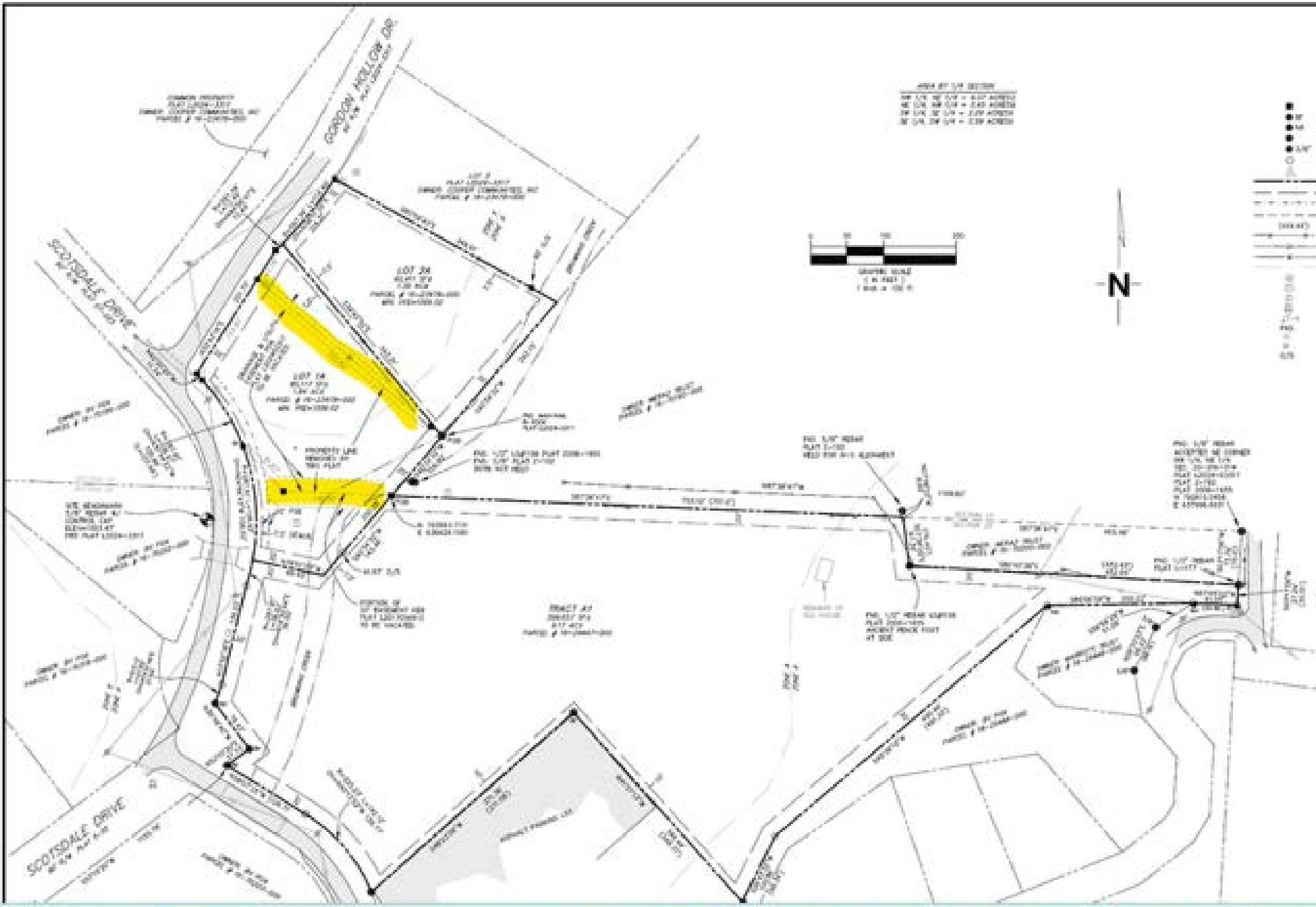
COMMENCING AT THE EASTERLY COMMON CORNER TO SAID LOTS 1 AND 2 GORDON HOLLOW SUBDIVISION; THENCE S40°34'32"W 106.82 FEET; THENCE N87°36'47"W 25.45 FEET TO THE POINT OF BEGINNING; THENCE S40°34'32"W 25.45 FEET; THENCE N87°36'47"W 115.72 FEET; THENCE N42°01'58"W 36.05 FEET; THENCE ALONG A RADIUS TO THE LEFT HAVING A RADIUS OF 295.41 FEET, AN ARC LENGTH OF 41.58 FEET AND A CHORD BEARING AND DISTANCE OF N13°15'29"W 41.55 FEET; THENCE S42°01'58"E 64.07 FEET; THENCE S87°36'47"E 123.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.08 ACRES, MORE OR LESS.

UTILITY COMPANY COMMENTS:

- ☒ No objections to the requested vacation.
- ☐ No objections to the requested vacation provided the following comments:

- ☐ Objects to the requested vacation for the following reasons:

Authorizing Signature *Todd R. Gregory* Title Right-of-Way Mgr. AT&T Arkansas


GORDON HOLLOW DR
SCOTSDALE DRIVE
SCOTSDALE DRIVE
LOT 3A
LOT 3B
TRACT A1
N

ADJACENT PROPERTY OWNER CONSENT FORM

This form is required for any adjacent property owner associated with the requested easement/right-of-way/alley to be vacated.

Name: COOPER COMMUNITIES, INC Date: 4/18/24

Address: #4 GORDON HOLLOW DR Lot/Block: 2 Subdivision GORDON HOLLOW

I have been notified of the petition to vacate the subject easement/vacation/right-of-way legally described below:

ADJACENT PROPERTY OWNERS COMMENTS:

- ☒ I do not object to the requested vacation.
- ☐ I do object to the requested vacation for the following reasons:

Property Owner Signature Joey Latham, SR VP Date 4/18/24

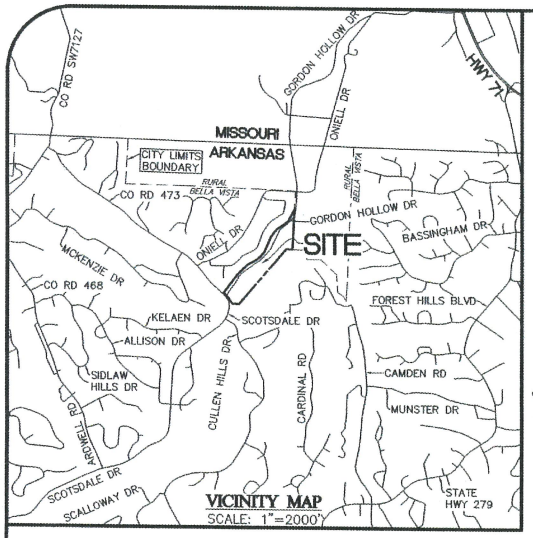
L202403317 1/23/2024 2:29:52 PM
Brenda DeShields,Circuit Clerk
BENTON Co Circuit Clerk & Recorder

FINAL PLAT OF GORDON HOLLOW SUBDIVISION CREATING LOTS 1 - 13 OF BLOCK 1 AND COMMON PROPERTY

PARTS OF THE SW1/4 SE1/4, THE NW1/4 SE1/4, AND THE SE1/4 SW1/4, SECTION 17, TOWNSHIP 21 NORTH, RANGE 31 WEST BELLA VISTA, BENTON COUNTY, ARKANSAS

OWNER:
COOPER COMMUNITIES, INC.
903 N 47TH STREET
ROGERS, AR 72756
P: (479) 246-6500

SURVEYOR:
ANDERSON ENGINEERING, INC.
5311 W VILLAGE PKWY
ROGERS, AR 72758
P: (479) 286-8181



VICINITY MAP
SCALE: 1"=2000'

NOTES

1. THIS PLAT REPRESENTS A FINAL PLAT OF GORDON HOLLOW SUBDIVISION TO THE CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS. THE TOTAL NUMBER OF LOTS IS 13, NOT INCLUDING COMMON PROPERTY.
2. THE PARENT TRACT IS LOCATED WITHIN THE CITY LIMITS OF BELLA VISTA. THE PARENT TRACT IS SHOWN AS RESERVED PROPERTIES ON THE RECORD PLAT OF ONIELL SUBDIVISION – BLOCKS 1 THRU 4, RECORDED AT PLAT BOOK S7, PAGE 223 (ONIELL_SUB_B) IN THE LAND RECORDS OF BENTON COUNTY; HOWEVER, SAID RESERVED PROPERTIES ARE NOT A PART OF SAID PLAT PER NOTE 4 OF SAID PLAT.
3. SOURCE OF TITLE: DEED BOOK 623, PAGE 146
4. THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
5. BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000).
6. BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000). SITE BENCHMARK IS A 5/8-INCH REBAR WITH A CONTROL CAP LOCATED SOUTHWEST OF THE PARENT TRACT, ON THE SOUTHWEST SIDE OF SCOTSDALE DR; MORE SPECIFICALLY AT: N:792630.91', E:636575.93', EL:1003.47'.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. A TITLE COMMITMENT OR TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR. ALL KNOWN EXISTING EASEMENTS AFFECTING THE PARENT TRACT ARE SHOWN HEREON. AN EXISTING 30-FOOT ELECTRIC EASEMENT IN FAVOR OF CARROLL ELECTRIC, BEING 15 FEET ON EITHER SIDE OF AN OVERHEAD ELECTRIC LINE BETWEEN LOTS 2 AND 3, WAS RELEASED PER INSTRUMENT NUMBER L202360644, AND SAID OVERHEAD ELECTRIC LINE WAS PHYSICALLY REMOVED.
9. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
10. WETLANDS MAY EXIST UPON THE PARENT TRACT. SURVEYOR IS UNAWARE OF ANY PROGRESS TOWARDS OR COMPLETION OF A U.S. ARMY CORPS OF ENGINEERS WETLANDS DETERMINATION. A WETLANDS ASSESSMENT MAY BE REQUIRED PRIOR TO CONSTRUCTION.
11. PER THE CITY OF BELLA VISTA'S MASTER STREET PLAN, GORDON HOLLOW DR IS A COLLECTOR WITH A MINIMUM RIGHT OF WAY OF 60 FEET, AND THE ADJACENT SECTION OF SCOTSDALE DR IS A SUB-COLLECTOR WITH A MINIMUM RIGHT OF WAY OF 50 FEET.
12. AT THE TIME OF SURVEY, SURVEYOR FOUND NO EXISTING STRUCTURES, WATER WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES UPON THE PARENT TRACT. EXISTING UTILITIES ARE SHOWN HEREON.
13. SURVEYOR IS UNAWARE OF ANY PREVIOUS OVERFLOW PROBLEMS OF SEWER OR SEPTIC SYSTEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
14. RIGHTS OF WAY AND EASEMENTS ARE AS SHOWN ON THIS PLAT AND ARE DEDICATED BY THE CERTIFICATE OF OWNERSHIP.
15. ACCESS FOR ALL LOTS IS RESTRICTED TO GORDON HOLLOW DR.
16. THE ZONING CLASSIFICATION FOR ALL LOTS SHOWN HEREON IS R-1 (RESIDENTIAL, SINGLE-FAMILY DISTRICT).
17. ALL LOTS SHOWN HEREON TO BE SERVED BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS. HOME BUILDER SHALL BE RESPONSIBLE FOR SEPTIC SYSTEM DESIGN AND PERMITTING.
18. EACH DEVELOPED LOT SHALL CONNECT TO AN APPROVED CENTRAL SEWER SYSTEM WHEN SANITARY SEWER SERVICE BECOMES AVAILABLE ON THE STREET IN FRONT OF THE HOUSE, OR ON THE SIDE OR REAR OF THE HOUSE, AND ARE HEREBY REQUIRED TO CONNECT TO SAID SANITARY SEWER SYSTEM FOR THE PROVISION OF SEWER SERVICE ON SAID PROPERTY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONNECTING THEIR SEWAGE LINE TO THE SERVICE LINE PROVIDED AT THE TAP-IN POINT ON THEIR LOT OR ON THE ADJOINING LOT.
19. ON-SITE SEPTIC SYSTEMS SHALL BE INSTALLED BY THE BUILDERS OF THE IMPROVEMENTS IN ACCORDANCE WITH REGULATIONS AND IN COMPLIANCE WITH THE STANDARDS OF THE ARKANSAS STATE DEPARTMENT OF HEALTH.
20. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
21. ALL OF THE COMMON PROPERTY SHOWN HEREON IS A PUBLIC ACCESS EASEMENT PER THIS PLAT.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PARENT TRACT IS IN ZONE A, A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (BFE), ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 05007C0060J, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28TH, 2007. THE PORTION WITHIN ZONE A IS SHOWN HEREON. THE REMAINDER OF THE PARENT TRACT IS IN ZONE X (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES.

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.

Jody Latham, SR VP — 1/23/24
SIGNED — DATE OF EXECUTION

JODY LATHAM
NAME

903 N 47TH St STE200 ROGERS AR 72756
ADDRESS

SOURCE OF TITLE: DEED BOOK 623, PAGE 146

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
COUNTY OF Benton)

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

Jody Latham

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 23rd DAY OF January, 2024.

NOTARY PUBLIC — MY COMMISSION EXPIRES: 1-14-2031

CHRISTINE E. VOGT
BENTON COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires January 14, 2031
Commission No. 12380182

CARROLL ELECTRIC CERTIFICATE

WE, COOPER COMMUNITIES, INC., OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HERE, ON THIS DATE, JANUARY 23, 2024, DO HEREBY DEDICATE THE PUBLIC STREETS AND EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF CARROLL ELECTRIC COOPERATIVE CORPORATION, A PERPETUAL EASEMENT RIGHT, PRIVILEGE, AND AUTHORITY TO ENTER UPON THE LANDS OF THE UNDERSIGNED GRANTOR, AND TO PLACE, CONSTRUCT, RECONSTRUCT, ERECT, EXCAVATE, ADD TO, RELOCATE, REBUILD, MODIFY, CHANGE OPERATIVE VOLTAGE LEVEL, REPAIR, REPLACE, PATROL, OPERATE AND MAINTAIN ON, OVER, AND UNDER THE DESCRIBED LANDS, AND IN AND UPON ALL STREETS, ROADS, HIGHWAYS, AND OTHER RIGHTS OF WAY ABUTTING SAID PREMISES, UNDERGROUND CABLES OF ONE OR MORE CIRCUITS TO SERVE AS SERVICE, DISTRIBUTION, OR TRANSMISSION LINES, OR COMBINATIONS OF ALL, TO TRANSMIT ELECTRICAL ENERGY AND COMMUNICATIONS, INCLUDING BUT NOT LIMITED TO BURIED OR ABOVE GROUND CABLE, TRANSFORMERS, JUNCTION CABINETS, VAULTS, AND OTHER APPURTENANCES NECESSARY THERETO, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE LINES OF THE COOPERATIVE OVER THE LANDS OF THE GRANTORS FOR THE PURPOSE OF INSTALLING, REPAIRING, REPLACING, UPGRADING OR OTHERWISE ACCESSING THE ELECTRIC SYSTEM TO BE INSTALLED IN THE EASEMENT, WHICH SAID LANDS ARE DESCRIBED UNDER THE LEGAL DESCRIPTION ON THIS PLAT.
GRANTORS DO ALSO HEREBY GRANT AND CONVEY TO COOPERATIVE THE PERPETUAL RIGHT TO CLEAR AND KEEP CLEAR BY CUTTING, TRIMMING, SPRAYING, OR REMOVING BY ANY OTHER MANNER ALL BRUSH, TREES, TIMBER, AND VEGETATION WITHIN THE DEFINED EASEMENT. AND AGREE THAT NO SHRUBS, TREES, STRUCTURES, OR FENCES SHALL BE PLANTED OR CONSTRUCTED WITHIN THE SAID EASEMENT.
GRANTORS AGREE TO MAKE NO USE OF, NOR PERMIT OTHERS TO MAKE ANY USE OF SAID EASEMENT THAT WOULD REDUCE IN CLEARANCE OR IN ANY OTHER WAY INTERFERE WITH THE PROPER AND SAFE OPERATION AND OR MAINTENANCE OF THE ELECTRICAL FACILITIES

Jody Latham, SR VP — 1/23/24
SIGNED — DATE OF EXECUTION

PHASE TABLE

PHASE 1:	LOTS 1 - 13 (13 LOTS) COMMON PROPERTY

BUILDING SETBACK TABLE

FRONT	20-FT OR AS NOTED ON PLAT
REAR	15-FT OR AS NOTED ON PLAT
SIDE (INTERIOR)	7.5-FT OR AS NOTED ON PLAT
SIDE (STREET)	15-FT OR AS NOTED ON PLAT

CERTIFICATE OF ACC ACCEPTANCE

THIS DOCUMENT IS HEREBY ACCEPTED BY BELLA VISTA VILLAGE ARCHITECTURAL CONTROL COMMITTEE, INC. (BVACC, INC.).

Selina Leigh — Selina Leigh — 1/23/24
NAME — SIGNATURE — DATE

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.

John D Flynn — Jan. 22, 2024
MAYOR — DATE OF EXECUTION

CERTIFICATE OF SURVEYING ACCURACY

I, JAMES E. COLLINS, 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.

01/17/2024
JAMES E. COLLINS
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1337
DATE OF EXECUTION

CERTIFICATE OF AUTHORIZATION — Anderson Engineering Inc. No. 335 — ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1337 — JAMES E. COLLINS — SIGNATURE — 01-17-2024

STATE PLAT CODE: 500-21N-31W-0-17-203-04-1337

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
5311 W VILLAGE PKWY • ROGERS ARKANSAS 72758 • PHONE (479) 286-8181

DRAWING INFO.	
FIELD BY:	CTH
DRAWN BY:	KLM
CHECK BY:	JEC
DATE:	10/30/23
FIELD BOOK:	
JOB NUMBER:	21R020032

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	1ST ROUND COMMENTS	KLM	11/21/23
2	2ND ROUND COMMENTS	KLM	12/04/23

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COOPER COMMUNITIES, INC.
FINAL PLAT
GORDON HOLLOW SUBDIVISION
CITY OF BELLA VISTA
BENTON COUNTY, ARKANSAS

DRAWING NO. NWA-100-0361
SHEET NUMBER 1 OF 3

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER COMMUNITIES, INC. HEREINAFTER REFERRED TO AS DEVELOPER (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHEROKEE VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THE PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 10.00 O'CLOCK A.M. ON THE 18TH DAY OF MAY, 1965, THE DEVELOPER, JOINED BY BELLA VISTA COUNTRY CLUB (NOW BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION) A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION WHICH DECLARATION IS THERE RECORDED IN BOOK 373, PAGE 08, ET. SEQ.

2. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF THE SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED UPON THE PLAT WITHIN THE PROVISIONS OF THE DECLARATION AFORESAID FILED FOR RECORD ON MAY 18, 1965, AFORESAID, AND LIKEWISE THE DECLARATION FILED FOR RECORD ON MAY 18, 1965 AFORESAID, IN ITS ENTIRETY IS BY REFERENCE MADE A PART OF THIS PLAT; THE PROVISIONS OF THE DECLARATION AFORESAID SHALL CONTROL AS TO THE PLAT EXCEPT ONLY AS TO THE PROVISIONS HEREIN CONTAINED.

3. ALL ROADS AND STREETS REFLECTED UPON THE PLAT ARE DEDICATED TO THE GENERAL PUBLIC, AS WELL AS TO THE OWNERS, PRESENT AND FUTURE, OF LANDS REFLECTED UPON SAID PLAT.

4. UNLESS SHOWN OTHERWISE ON THE PLAT, ALL LOTS HAVE A NON-EXCLUSIVE AND SUBORDINATE SEVEN AND ONE-HALF FOOT UTILITY AND DRAINAGE EASEMENT (RESERVED BY THE DEVELOPER) ON THE INTERIOR OF ALL LOT LINES, SUCH EASEMENTS TO BE PARALLEL WITH THE CORRESPONDING LOT LINE.

5. ALL LANDS REFLECTED UPON THE PLAT ARE ZONED AS A RESIDENTIAL LOT AND ONLY SINGLE FAMILY DETACHED STRUCTURES MAY BE BUILT AND CONSTRUCTED THEREON PURSUANT TO THE PROVISIONS, RESTRICTIONS AND PROTECTIVE COVENANTS AS CONTAINED IN THE DECLARATION AFORESAID NO SINGLE FAMILY DETACHED STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS AN 2,000 SQUARE FEET.

6. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THE PLAT PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID AND AS SPECIFICALLY DESIGNATED ON THE PLAT.

7. SETBACK LINES AS PRESCRIBED BY THE ARCHITECTURAL CONTROL COMMITTEE AND THE CITY OF BELLA VISTA SHALL CONTROL AS TO CONSTRUCTION OF ANY STRUCTURES UPON THE PROPERTIES REFLECTED THEREON, SUBJECT, HOWEVER, TO THE PROVISIONS OF THE DECLARATION AFORESAID.

8. THE COMMON PROPERTIES REFLECTED HEREON ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED HEREON AS WELL AS OWNERS OF ALL THE PROPERTIES AS SO DEFINED IN THE AFORESAID SUPPLEMENTAL DECLARATION AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR THE USE OF ANY OTHER PERSONS.

9. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVE A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY OR ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATIONS OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

DATED THIS 23RD DAY OF JANUARY 2024

COOPER COMMUNITIES, INC.

BY: Jacy Laikam (VICE) PRESIDENT

SURVEY DESCRIPTION OF COMMON PROPERTY & PUBLIC ACCESS EASEMENT

PART OF THE SW1/4 OF THE SE1/4, PART OF THE NW1/4 OF THE SE1/4, AND PART OF THE SE1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SECTION 17, S87°48'34"E 2636.07 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, N42°24'12"W 81.87 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE NORTHEAST RIGHT OF WAY OF SCOTSDALE DR; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, 107.94 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°28'54", A RADIUS OF 287.91 FEET, AND A LONG CHORD THAT BEARS N31°35'34"W 107.31 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N42°20'20"W 125.91 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE WEST RIGHT OF WAY OF A 60-FOOT RIGHT OF WAY EASEMENT FOR GORDON HOLLOW DR, RECORDED IN BOOK 2008 AT PAGE 22163 IN THE LAND RECORDS OF BENTON COUNTY, FOR THE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY, THE FOLLOWING TEN (10) COURSES:
1) N48°32'21"E 164.57 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
2) 188.85 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°08'09", A RADIUS OF 537.37 FEET, AND A LONG CHORD THAT BEARS N38°28'17"E 187.88 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
3) N28°24'12"E 166.94 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
4) 138.00 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°48'10", A RADIUS OF 295.01 FEET, AND A LONG CHORD THAT BEARS N41°48'17"E 136.75 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
5) N55°12'21"E 434.60 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
6) 510.95 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°36'13", A RADIUS OF 988.92 FEET, AND A LONG CHORD THAT BEARS N40°24'14"E 505.29 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
7) N25°36'08"E 295.30 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
8) 171.89 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°33'32", A RADIUS OF 370.83 FEET, AND A LONG CHORD THAT BEARS N38°52'53"E 170.36 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337";
9) N52°09'38"E 156.04 FEE TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"T;
10) 371.20 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°48'03", A RADIUS OF 485.57 FEET, AND A LONG CHORD THAT BEARS N30°15'36"E 362.23 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE EAST LINE OF AFORESAID NW1/4 OF THE SE1/4;

THENCE S34°21'31"W 20.34 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S28°01'04"W 291.96 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S54°46'00"W 337.94 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S35°56'35"W 219.83 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S23°24'58"W 365.03 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S40°47'50"W 134.71 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S52°26'34"W 114.81 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S59°21'13"W 256.91 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S45°53'34"W 321.77 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S36°29'20"W 529.48 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE NORTHEAST RIGHT OF WAY OF SCOTSDALE DR; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, S42°20'20"E 13.70 FEET TO THE POINT OF BEGINNING, CONTAINING 106,632.3 SQUARE FEET OR 2.45 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF RIGHT OF WAY DEDICATION FOR GORDON HOLLOW DR

PART OF THE SE1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SECTION 17, S87°48'34"E 2636.07 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE SOUTH 1/4 CORNER OF SAID SECTION 17; THENCE DEPARTING SAID SOUTH LINE, N42°24'12"W 81.87 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE NORTHEAST RIGHT OF WAY OF SCOTSDALE DR; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, 107.94 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°28'54", A RADIUS OF 287.91 FEET, AND A LONG CHORD THAT BEARS N31°35'34"W 107.31 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, N42°20'20"W 11.74 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337", FOR THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTHEAST RIGHT OF WAY, N32°43'16"E 153.92 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE N32°43'16"E 47.78 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE EAST RIGHT OF WAY OF A 60-FOOT RIGHT OF WAY EASEMENT FOR GORDON HOLLOW DR, RECORDED IN BOOK 2008 AT PAGE 22163 IN THE LAND RECORDS OF BENTON COUNTY; THENCE ALONG SAID EAST RIGHT OF WAY, 31.26 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°59'52", A RADIUS OF 597.37 FEET, AND A LONG CHORD THAT BEARS S47°02'26"W 31.25 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY, S48°32'21"W 163.66 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE AFORESAID NORTHEAST RIGHT OF WAY OF SCOTSDALE DR; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, S42°20'20"E 54.17 FEET TO THE POINT OF BEGINNING, CONTAINING 5,207.5 SQUARE FEET OR 0.12 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

SURVEY DESCRIPTION OF PARENT TRACT

PART OF THE SW1/4 OF THE SE1/4, PART OF THE NW1/4 OF THE SE1/4, AND PART OF THE SE1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BELLA VISTA, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID SECTION 17, S87°48'34"E 2636.07 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE SOUTH 1/4 CORNER OF SAID SECTION 17, FOR THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE, S87°36'51"E 148.50 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE DEPARTING SAID SOUTH LINE, N40°34'32"E 1682.05 FEET TO A FOUND 1/2-INCH REBAR ON THE NORTH LINE OF AFORESAID SW1/4 OF THE SE1/4; THENCE ALONG SAID NORTH LINE, S86°44'44"E 147.80 FEET TO A FOUND 1/2-INCH REBAR AT THE NORTHEAST CORNER OF SAID SW1/4 OF THE SE1/4; THENCE ALONG THE EAST LINE OF AFORESAID NW1/4 OF THE SE1/4, N03°02'27"E 928.35 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE DEPARTING SAID EAST LINE, S34°21'31"W 20.34 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S28°01'04"W 291.96 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S54°46'00"W 337.94 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S35°56'35"W 219.83 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S23°24'58"W 365.03 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S40°47'50"W 134.71 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S52°26'34"W 114.81 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S59°21'13"W 256.91 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S45°53'34"W 321.77 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE S36°29'20"W 529.48 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" ON THE NORTHEAST RIGHT OF WAY OF SCOTSDALE DR; THENCE ALONG SAID NORTHEAST RIGHT OF WAY, S42°20'20"E 139.62 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE CONTINUING ALONG SAID NORTHEAST RIGHT OF WAY, 107.94 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°28'54", A RADIUS OF 287.91 FEET, AND A LONG CHORD THAT BEARS S31°35'34"E 107.31 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1337"; THENCE DEPARTING SAID NORTHEAST RIGHT OF WAY, S42°24'12"E 81.87 FEET TO THE POINT OF BEGINNING, CONTAINING 970,622 SQUARE FEET OR 22.28 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF GORDON HOLLOW DRIVE, AND SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

ADDRESSING PLAN

LOT NUMBER	ADDRESS
1	2 GORDON HOLLOW DR
2	4 GORDON HOLLOW DR
3	6 GORDON HOLLOW DR
4	8 GORDON HOLLOW DR
5	10 GORDON HOLLOW DR
6	12 GORDON HOLLOW DR
7	14 GORDON HOLLOW DR
8	16 GORDON HOLLOW DR
9	18 GORDON HOLLOW DR
10	20 GORDON HOLLOW DR
11	22 GORDON HOLLOW DR
12	24 GORDON HOLLOW DR
13	26 GORDON HOLLOW DR

CERTIFICATE OF AUTHORIZATION
Anderson Engineering Inc.
No. 335
ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1337
SIGNATURE
JAMES E. COLLINS
PROFESSIONAL LAND SURVEYOR
1/23/2024

STATE PLAT CODE: 500-21N-31W-0-17-203-04-1337

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
5311 W VILLAGE PKWY • ROGERS ARKANSAS 72758 • PHONE (479) 286-8181

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	1ST ROUND COMMENTS	KLM	11/21/23
2	2ND ROUND COMMENTS	KLM	12/04/23

DRAWING INFO.	
FIELD BY:	CTH
DRAWN BY:	KLM
CHECK BY:	JEC
DATE:	10/30/23
FIELD BOOK:	
JOB NUMBER:	21R020032

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COOPER COMMUNITIES, INC.

FINAL PLAT
GORDON HOLLOW SUBDIVISION

CITY OF BELLA VISTA
BENTON COUNTY, ARKANSAS

DRAWING NO. NWA-100-0361
SHEET NUMBER 2 OF 3

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S34°21'31"W	20.34'
L2	S52°26'34"W	114.81'
L3	S42°20'20"E	139.62'
L4	S42°24'12"E	81.87'
L5	N32°43'16"E	153.92'
L6	N32°43'16"E	47.78'
L7	N28°24'13"E	125.44'
L8	N28°24'13"E	41.50'
L9	N55°12'21"E	155.76'
L10	N55°12'21"E	163.26'
L11	N55°12'21"E	115.59'
L12	N25°36'08"E	139.78'
L13	N25°36'08"E	155.52'
L14	N52°09'38"E	156.04'
L15	S52°09'38"W	156.04'
L16	S25°36'08"W	295.30'
L17	S55°12'21"W	434.60'
L18	S28°24'12"W	166.94'
L19	S48°32'21"W	164.57'
L20	S48°32'21"W	163.66'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.94'	287.91'	21°28'54"	S31°35'34"E	107.31'
C2	126.93'	597.37'	12°10'27"	N39°27'16"E	126.69'
C3	51.75'	597.37'	4°57'50"	N30°53'07"E	51.74'
C4	109.94'	235.01'	26°48'12"	N41°48'17"E	108.94'
C5	49.35'	1048.92'	2°41'44"	N53°51'28"E	49.35'
C6	156.90'	1048.92'	8°34'14"	N48°13'29"E	156.75'
C7	157.15'	1048.92'	8°35'02"	N39°38'51"E	157.00'
C8	157.10'	1048.92'	8°34'52"	N31°03'54"E	156.95'
C9	21.46'	1048.92'	1°10'21"	N26°11'18"E	21.46'
C10	144.08'	310.83'	26°33'28"	N38°52'53"E	142.79'
C11	204.89'	545.57'	21°31'04"	N41°24'05"E	203.69'
C12	371.20'	485.57'	43°48'03"	S30°15'36"W	362.23'
C13	171.89'	370.83'	26°33'32"	S38°52'53"W	170.36'
C14	510.95'	988.92'	29°36'13"	S40°24'14"W	505.29'
C15	138.00'	295.01'	26°48'10"	S41°48'17"W	136.75'
C16	188.85'	537.37'	20°08'09"	S38°28'17"W	187.88'
C17	31.26'	597.37'	2°59'52"	N47°02'26"E	31.25'

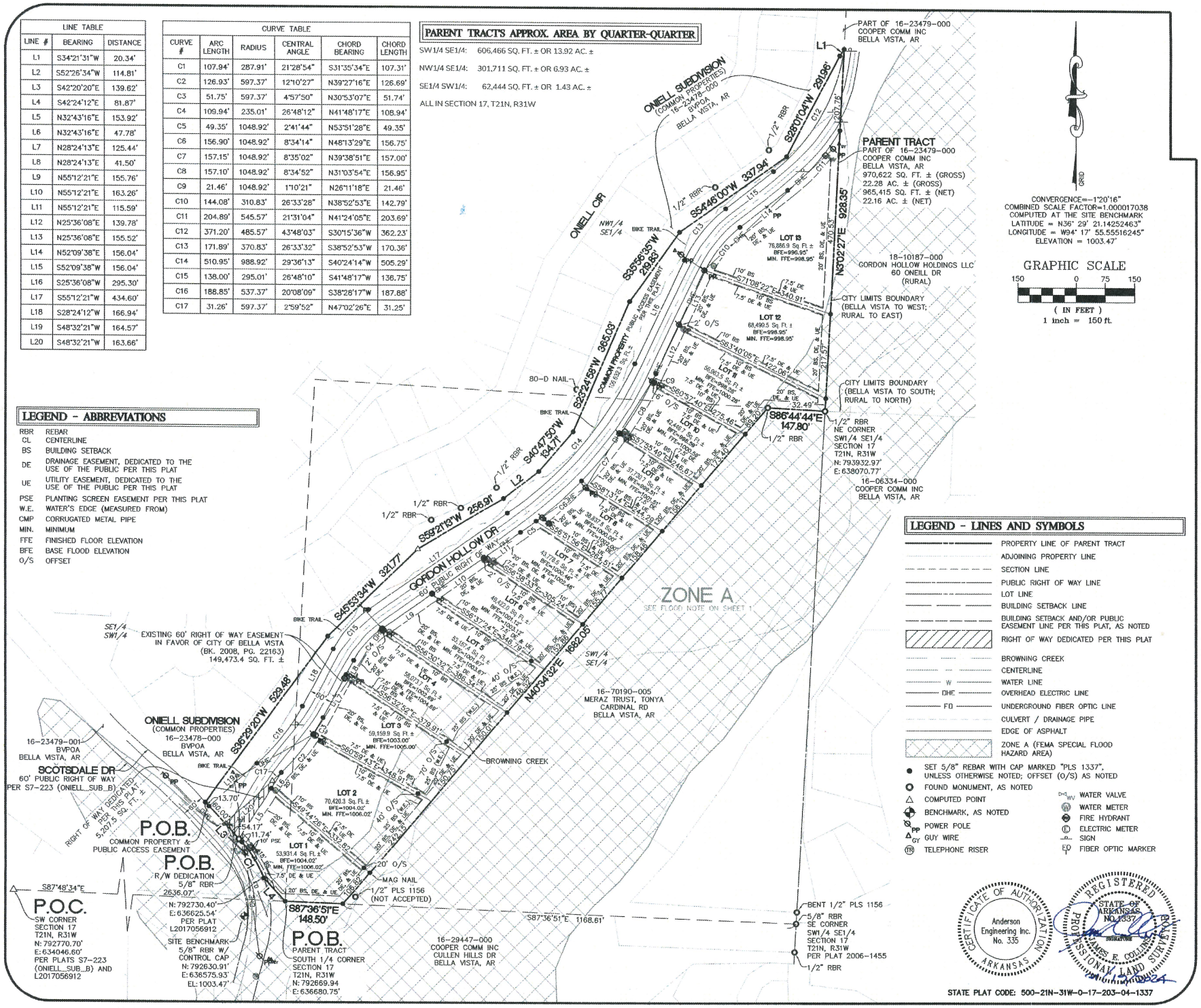
PARENT TRACT'S APPROX. AREA BY QUARTER-QUARTER

SW1/4 SE1/4: 606,466 SQ. FT. ± OR 13.92 AC. ±

NW1/4 SE1/4: 301,711 SQ. FT. ± OR 6.93 AC. ±

SE1/4 SW1/4: 62,444 SQ. FT. ± OR 1.43 AC. ±

ALL IN SECTION 17, T21N, R31W



LEGEND - ABBREVIATIONS

RBR	REBAR
CL	CENTERLINE
BS	BUILDING SETBACK
DE	DRAINAGE EASEMENT, DEDICATED TO THE USE OF THE PUBLIC PER THIS PLAT
UE	UTILITY EASEMENT, DEDICATED TO THE USE OF THE PUBLIC PER THIS PLAT
PSE	PLANTING SCREEN EASEMENT PER THIS PLAT
W.E.	WATER'S EDGE (MEASURED FROM)
CMP	CORRUGATED METAL PIPE
MIN.	MINIMUM
FFE	FINISHED FLOOR ELEVATION
BFE	BASE FLOOD ELEVATION
O/S	OFFSET

LEGEND - LINES AND SYMBOLS

- PROPERTY LINE OF PARENT TRACT
- ADJOINING PROPERTY LINE
- SECTION LINE
- PUBLIC RIGHT OF WAY LINE
- LOT LINE
- BUILDING SETBACK LINE
- BUILDING SETBACK AND/OR PUBLIC EASEMENT LINE PER THIS PLAT, AS NOTED
- RIGHT OF WAY DEDICATED PER THIS PLAT
- BROWNING CREEK
- CENTERLINE
- W — WATER LINE
- OHE — OVERHEAD ELECTRIC LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- CULVERT / DRAINAGE PIPE
- EDGE OF ASPHALT
- ZONE A (FEMA SPECIAL FLOOD HAZARD AREA)
- SET 5/8" REBAR WITH CAP MARKED "PLS 1337", UNLESS OTHERWISE NOTED; OFFSET (O/S) AS NOTED
- FOUND MONUMENT, AS NOTED
- COMPUTED POINT
- BENCHMARK, AS NOTED
- PP POWER POLE
- GY GUY WIRE
- TR TELEPHONE RISER
- WV WATER VALVE
- W WATER METER
- FIRE HYDRANT
- E ELECTRIC METER
- SIGN
- FO FIBER OPTIC MARKER

CERTIFICATE OF AUTHORIZATION
Anderson Engineering Inc.
No. 335
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1337
JAMES E. COLLINS
SIGNATURE
1-19-24

STATE PLAT CODE: 500-21N-31W-0-17-203-04-1337

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING • GIS
5311 W VILLAGE PKWY • ROGERS ARKANSAS 72758 • PHONE (479) 285-8181

DRAWING INFO.	
FIELD BY:	CTH
DRAWN BY:	KLM
CHECK BY:	JEC
DATE:	10/30/23
FIELD BOOK:	
JOB NUMBER:	21R020032

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	1ST ROUND COMMENTS	KLM	11/21/23
2	2ND ROUND COMMENTS	KLM	12/04/23

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COOPER COMMUNITIES, INC.

FINAL PLAT
GORDON HOLLOW SUBDIVISION

CITY OF BELLA VISTA
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0361

SHEET NUMBER
3
OF 3

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

APPROVING APPLICATION AND EXPRESSING SUPPORT FOR AN ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) TRANSPORTATION ALTERNATIVES PROGRAM (TAP) 80/20 REIMBURSEABLE GRANT AND ASSOCIATED WALTON FAMILY FOUNDATION (WFF) GRANT FOR A COMMUNICATIONS, EDUCATION AND OUTREACH PROJECT RELATED TO TRAFFIC AND TRAIL SAFETY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista, Arkansas hereby approves application for and expresses its support for an ARDOT TAP 80/20 reimbursable grant and associated WFF grant for a communications, education and outreach project related to traffic and trail safety.

ADOPTED this _____ day of _____, 2024.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
Wanda Krug, City Clerk

Requested by: Mayor
Drafted by: Jason B. Kelley, Staff Attorney

BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR

MEETING DATE: May 28, 2024

ITEM TITLE: ARDOT GRANT 1 Communications, Education, and Outreach

SUBMITTED BY: Doug Tapp, Director of Community Development Services

ATTACHMENT: ORDINANCE ☐ RESOLUTION ☑ OTHER ☐

SUMMARY EXPLANATION: The safety of all roadway users is paramount. A large component in ensuring all roadway users, particularly vulnerable user groups such as cyclists and pedestrians, are safe is increased education focused on "sharing the road." This educational effort is called for in the previously adopted NWA Regional Planning Vision Zero Safety Action Plan and aims to shift the perception of sharing the road. Through public input, a comprehensive approach to educating our drivers and cyclists alike will be composed and implemented over the course of twelve months. A broader regional plan is being designed concurrently, but this one will focus specifically on Bella Vista's roadways and demographics.

RECOMMENDATION: Staff recommends approval of this resolution.

BUDGET IMPACT: These are reimbursement grants, where the city will pay for the work initially and then apply for reimbursement payments.

Other Source: ☑
Explanation:
80% from Arkansas Department of Transportation Active Transportation Program Grant ($81,982)
20% from Walton Family Foundation Home Region Grant ($20,496)
No cost to the city

ARDOT TAP 1: Communications, Education, & Outreach

Justin Culpepper
Trails and Active Transportation Coordinator
Community Development Services

BACKGROUND

As Bella Vista continues to experience an ever-increasing presence of cyclists and pedestrians on our streets, Bella Vista City Council had the foresight to adopt the NWA Vision Zero: Safety Action Plan last year. Vision Zero emphasizes that increasing roadway user safety requires a multi-pronged approach and that shifting the public perception of cyclists on the road may be even more impactful than improving infrastructure or enforcing additional regulations.

Cultural changes happen slowly, and require concerted efforts. If anecdotal experiences and social media confessions are any indication, then Bella Vista has a long way to go. For that reason, it is prudent that we begin to implement an educational outreach program aimed at *all* roadway users (drivers, cyclists, pedestrians, etc.) about how to safely and responsibly share the road. The ultimate objective being very simple; ensure no Bella Vista family loses their family member to preventable roadway crashes that occurred due to being uninformed.

APPROACH

While there have been malicious “near misses” on our roadways, and some genuine accidents, we believe many of them are the result of being uninformed, or misinformed, of proper “share the road” etiquette. This could mean cyclists unknowingly riding in unsafe manners as well drivers unknowingly driving in unsafe manners. With properly informed roadway users, the vast majority of these issues could dissipate. This is the culture shift that we hope to accomplish through developing and implementing the Bella Vista Communications, Education, and Outreach Campaign. By partnering with Toole Design (industry leaders in this field and responsible for numerous regional and nationwide efforts toward a similar goal), we hope to set the standard on how a municipality can lead the cultural change that results in a safer experience for all of its residents. A full breakdown of deliverables and schedule can be found in the Bella Vista Communications, Education, and Outreach DRAFT Proposal, which is attached.

FUNDING

We are applying for an Arkansas Department of Transportation (ARDOT) Transportation Alternatives Program (TAP) grant to fund 80% of the costs ($81,982), using federal dollars, associated with the design and implementation of the program. The Walton Family Foundation (WFF) has generously pledged to cover the remaining 20% ($20,496). This is a reimbursement grant similar to the ones that funded the Mercy Way Bridge project. The opportunity to improve the safety of our community at no cost to the city or tax payers is incredible. The ARDOT TAP grant requires a Resolution from our City Council. The WFF grant has been provisionally awarded, depending on the result of the ARDOT TAP grant application, which is due May 31st.

TAP & RTP

Transportation Alternatives Program
Recreational Trails Program

OVERVIEW

The **Transportation Alternatives Program** (TAP) is a reimbursable grant program that provides Federal-aid funding to Local Public Agencies (LPAs) for programs and projects defined as transportation alternatives. Typically, these projects include sidewalks, shared-use paths, trails, pedestrian crossings, pedestrian lighting, streetscaping, and/or historic bridge rehabilitation.

The **Recreational Trails Program** (RTP) is a reimbursable grant program that provides Federal-aid funding to LPAs to construct and maintain motorized and non-motorized recreational trails and trail support facilities.

GUIDELINES

ARDOT holds a competitive application cycle each year for eligible phases of projects.

Eligible Sponsors:

- Local Governments (City, County, etc.)
- Transit Agencies
- Natural Resource or Public Land Agencies
- Schools and School Districts
- Metropolitan Planning Organizations (MPO)
- Nonprofit 501(c)(3) Organizations

Eligible Phases:

- Preliminary Engineering (Design)
- Environmental Review
- Right of Way Acquisition
- Utility Relocation
- Construction
- Construction Inspection

LPAs may be permitted to use ARDOT's On-Call Consultant services for non-construction phases that have been awarded Federal-aid funding.

A minimum 20% local (non-Federal) match **will be required** from the LPA. Use of in-kind match may be permitted for eligible RTP projects. Local match for other projects must be in the form of cash.

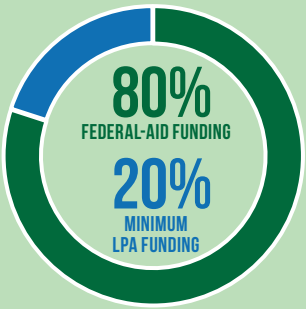
An administrative fee in the amount of 1% of the Federal-aid Funding Award will be required from all LPAs, except on eligible RTP projects when a non-profit sponsor is utilizing in-kind match.

Photo: Razorback Regional Greenway

ARDOT HAS AWARDED OVER
350
TAP PROJECTS AND
120
RTP PROJECTS SINCE 2015

~$14 M
PER YEAR AVAILABLE UNDER
TAP

~$1.4 M
PER YEAR AVAILABLE UNDER
RTP



ARDOT
ARKANSAS DEPARTMENT OF TRANSPORTATION

Local Programs Division
501-435-3255

For additional information visit:
ARDOT.gov/LocalPrograms

September 2023

ELIGIBLE TAP PROJECTS

- On-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation
- Infrastructure-related projects and systems that will provide safe routes for non-drivers, including children, older adults, and individuals with disabilities
- Conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, or other non-motorized transportation users
- Turnouts, overlooks, and viewing areas
- Community improvement activities, such as streetscaping and historic bridge rehabilitation
- Environmental mitigation activities, including pollution prevention and pollution abatement activities, and mitigation to address stormwater management related to highways or to reduce vehicle-caused wildlife mortality
- Conversion of former Interstate System routes or other divided highways into boulevards
- Safety Assessments for Vulnerable Road Users, which can be pedestrians, cyclists, wheelchair users, and scooter riders, who are at higher risk of injury in collisions with vehicles
- Micromobility facilities and share programs. Micromobility refers to a range of small, lightweight vehicles operating at speeds typically below 15 mph and driven by single users. Devices include bicycles, e-bikes, electric scooters, and electric pedal assisted bicycles
- Non-infrastructure Pedestrian/Trail Master Plans
- RTP and Safe Routes to School (SRTS) eligible activities

ELIGIBLE RTP PROJECTS

- Construction of new recreational trails
- Maintenance and restoration of existing recreational trails
- Development and rehabilitation of trailside and trailhead facilities and trail linkages for recreational trails
- Operation of educational programs to promote safety and environmental protection, as those objectives relate to the use of recreational trails

Photos top to bottom: Hot Springs Creek Greenway Trail, Arkansas River Trail, Razorback Regional Greenway, and Dave Ward Drive Pedestrian Overpass in Conway

TOOLE DESIGN

315 S. BLOODWORTH STREET
RALEIGH, NC 27601

919.336.5010
TOOLEDESIGN.COM

Bella Vista Communications, Education, and Outreach DRAFT Proposal

03.29.2024

The following presents a rough estimate of Toole Design Group's (Toole Design) proposed scope of work for Bella Vista's Communication, Education, and Outreach project, herein noted as the Plan. Key assumptions used in the development of this scope and corresponding budget include:

- *Bella Vista will identify a Project Manager who will serve as the primary point of contact and will provide direction to Toole Design for the duration of the tasks listed.*
- *The Bella Vista Project Manager will ensure that project deliverables are distributed to appropriate internal and external stakeholders for review and comment and will provide Toole Design with one unified set of comments. Where comments conflict, the Bella Vista Project Manager will provide Toole Design with appropriate direction.*
- *Unless otherwise indicated, this work plan assumes that all draft deliverables for each task will be submitted electronically. Comments will be provided electronically by NWARPC and will be incorporated into final deliverables.*
- *Our proposed scope and fee anticipate a project completion timeline of approximately 8 months from notice to proceed.*
- *Deliverables indicated may be modified based on changes within specific tasks and subtasks. For example, if Bella Vista elects not to move forward with a particular subtask, that deliverable will not be produced.*
- *This estimate does not include costs for paid advertisements or promotions.*

INTRODUCTION

The City of Bella Vista is interested in developing tailored messaging, outreach resources, and a local communications plan around traffic safety that can then be deployed across a variety of channels and venues.

TASK 1: PROJECT MANAGEMENT

The purpose of Task 1 is to ensure the project is managed effectively and fully coordinated with Bella Vista staff and partner agencies involved in the Plan. Toole Design's Project Manager will coordinate the overall team, working together with City staff and communicating with member government staff, local stakeholders and agencies, and other applicable partners from project kickoff to completion. This task will include the development of a draft work plan that will be reviewed during a project kickoff meeting with the city and presented as a final work plan outlining our approach to and schedule for completing each task.

TASK 1 DELIVERABLES AND MEETINGS:

- Project kickoff meeting (in-person/virtual)
- List of desired group discussions including potential meeting and committee participants
- Project Work Plan
- Bi-Monthly Status Calls, Agendas, and Summary Notes

TASK 2: STAKEHOLDER DATA COLLECTION AND ANALYSIS

Toole Design will develop and deploy data collection strategies including an online community survey, outreach at City events, and stakeholder focus groups to learn the community's attitudes toward transportation and mobility locally and in the region. We will analyze all quantitative and qualitative data collected and compile a draft and final report on key findings and insights.

TASK 2 DELIVERABLES AND MEETINGS:

- Community Survey design, collection, and analysis
- Stakeholder Focus Groups (5)
- Pop-up Outreach at Events (5)
- Draft and Final Community Insights Report

TASK 3: MESSAGING AND VISUALIZATION RESOURCES

Toole Design will develop guidelines, print, and digital materials that will be used to educate and engage residents, visitors, and community stakeholders through a variety of channels. The resources may include, but are not limited to brochures, slide presentations, yard and other signs, and short videos.

TASK 3 DELIVERABLES:

- Draft and Final Safety Messaging Guidelines
- Draft and Final Print Collateral Designs
- City Transportation Safety Presentation Slideshow
- Bella Vista Transportation Safety Video (1)

TASK 4: STRATEGIC CITY COMMUNICATIONS PLAN

Toole Design will develop a 12-month plan for distributing the outreach materials developed under Task 3, including a list of media outlets, online platforms, community and regional events, and civic activities over the course of the following year.

TASK 4 DELIVERABLES:

- Draft and Final 12-Month Communications Plan

TASK 5: EDUCATION AND OUTREACH ACTIVATION

Toole Design will work with Bella Vista staff and stakeholders to distribute educational resources through online channels, print media, and community events. This task includes Toole Design support

of Bella Vista's outreach efforts for approximately three (3) months following completion and production of the resources developed. At that time, the need for continued support for outreach can be evaluated.

TASK 5 DELIVERABLES:

- Monthly content development

ESTIMATED FEE

TASK		TASK FEE (Salary + Overhead + FCCM)
Task 1	Project Management	$6,500
Task 2	Stakeholder Data Collection and Analysis	$16,500
Task 3	Messaging and Visualization Resources	$23,000
Task 4	Strategic City Communications Plan	$14,700
Task 5	Education and Outreach Activation	$24,800
	Subtotal	$85,500
	Expenses*	$12,500
	Total Fee	$98,800

*Expenses include travel for in-person meetings and outreach materials reproduction costs

WALTON FAMILY
FOUNDATION

May 02, 2024

John Flynn
City of Bella Vista
PO Box 5655
Bella Vista, AR, 72715

RE: Grant 00110985

Dear John,

At the Walton Family Foundation, we work to tackle tough social and environmental problems with urgency and a long-term approach to create access to opportunity for people and communities. To do this, we know we must work with individuals and groups closest to these challenges because they often have the most thoughtful, insightful solutions.

As we support efforts to improve K-12 education, protect our rivers and oceans and the livelihoods they support, and promote quality of life in our Home Region, we look to groups like yours. I am pleased to inform you that your grant request has been approved in the amount of $20,496.00 to conduct an educational outreach program targeted at drivers and cyclists alike with a primary goal to increase the safety of all roadway users. The grant funds are subject to the terms attached, and you should receive the funds within 14 days after receipt of documentation of the Transportation Alternatives Program (TAP) grant award. If you have any questions, please contact HomeRegion@wffmail.com and reference Grant 00110985.

Reporting: Please provide the Foundation with the following reports:

Report Type	Report Date
Transportation Alternatives Program (TAP) grant award	September 30, 2024
Final Report	December 31, 2025

On behalf of the Walton Family Foundation, I express my appreciation for what your organization has accomplished so far and my optimism for your future success. Together, we can have an impact that improves lives today and that will last to benefit future generations.

Sincerely,

Stephanie Cornell
Executive Director

DRAFT

Grant Terms

By accepting a grant from the Walton Family Foundation ("Foundation"), your organization ("Grantee") acknowledges and agrees to the following terms regarding the grant:

1. **Grantee's Organizational Status:** Grantee represents to the Foundation that Grantee is an organization in good standing, is either an organization described in section 501(c)(3) of the Internal Revenue Code ("Code") or a governmental unit, and is not a "private foundation" described in section 509(a) of the Code.
2. **Accounting:** The Foundation encourages, whenever feasible, the deposit of grant funds in an interest-bearing account. For purposes of these grant terms, "grant funds" include the grant and any income earned thereon. Grantee will account for and maintain records of receipts and expenditures of the grant funds in accordance with generally accepted accounting principles.
3. **Restrictions on Grant Use:** Grantee will use the grant funds only for the purposes of the grant, and will comply with all applicable laws and regulations in administering and expending the grant funds. In no event will Grantee use any grant funds:
    a. to lobby for or against, or otherwise to attempt to influence, government legislation;
    b. to influence the outcome of any specific public election or to carry on, directly or indirectly, any voter registration drive; or
    c. to undertake any activity other than for a charitable, educational or other tax-exempt purpose specified in section 170(c)(2)(B) of the Code.
4. **Anti-Discrimination:** It is the Foundation's expectation that, in the application of Foundation's funds, Grantee will encourage equal opportunities for all and will not use the Foundation's funds to promote or engage in: exploitation, abuse, bullying, harassment, criminal acts of violence, terrorism, hate crimes, or any behavior which would be considered a violation of federal anti-discrimination laws, which prohibit discrimination on the basis of age, race, national origin, religious beliefs, sex (including gender, pregnancy, sexual orientation, and gender identity), disability, and veteran status. It is also the Foundation's expectation that Grantee has established appropriate policies and procedures for training staff and receiving and addressing complaints regarding violence, exploitation, abuse, harassment, and discrimination, and other forms of misconduct.
5. **Gratuities:** The Foundation desires that all of Grantee's resources be dedicated to accomplishing its philanthropic purposes. Therefore, Grantee agrees that it will not furnish the Foundation or its Board of Directors, officers, staff or affiliates with any type of benefit related to this grant including tickets, tables, memberships, commemorative items, recognition items, or any other benefit or gratuity of any kind.
6. **Grant Publicity:** Grant publicity related to this grant consistent with Grantee's normal practice is permitted, subject to the following provisions. The Foundation expects any announcements and other publicity to focus on Grantee's work and the project or issue funded by the grant. Recognition of the Foundation's role in funding the project is permitted, provided that the timing, content and strategic focus of such publicity is approved by the Foundation. Publicizing the grant and the Foundation in Grantee's publications and communications in a manner consistent with similar grants obtained by Grantee is permitted. If publicized or recognized, the grant should be listed as from the "Walton Family Foundation."
7. **Repayment:** Grantee agrees to repay to the Foundation any portion of the grant funds not used for the grant's purposes.
8. **Additional Information:** The Foundation may request Grantee to provide such information as is necessary or appropriate for the Foundation to determine that the grant funds are being used for the purposes intended. Grantee agrees to provide such information upon request.

DRAFT

ARKANSAS
TRANSPORTATION ALTERNATIVES PROGRAM (TAP)
RECREATIONAL TRAILS PROGRAM (RTP)

PROJECT APPLICATION -- FFY 2024

Project Name: Bella Vista Communications, Education, and Outreach

Sponsor: City of Bella Vista

Project Budget

Phases	Estimated Costs			Notes (see below)
	Total	Requested Federal Amount (80% maximum)	Local Share (20% minimum)	
Preliminary Engineering/Design	$102,478.00	$81,982.40	$20,495.60	1
Environmental Documentation	$0.00			2
Right of Way Acquisition	$0.00			1
Utility Relocation	$0.00			1
Construction	$0.00			
Construction Engineering/Inspection	$0.00			1
Sub Totals	$102,478.00	$81,982.40	$20,495.60	3
% Federal (80% maximum)		80%		
1% ARDOT Administrative Fee	$819.82	-	$819.82	4
Grand Totals	**$103,297.82**	**$81,982.40**	**$21,315.42**	

Notes:

1) If you already have a consultant working with you on a phase of your project then you do not qualify for Federal Funds. If Federal funds are not going to be used for this phase of the project, ARDOT does not need to know how your consultant is procured. If you do have Federal funds from another source, please ensure that all requirements are followed for those funds. You will need to follow the Local Agency Consultant Procurement procedures established by ARDOT.

2) ARDOT will handle routine environmental documentation for TAP & RTP projects. However, should anything additional be required (i.e. archeological studies, endangered species studies/relocation, wetland mitigation, U.S. Army Corps of Engineers permmitting, etc.) it will be the responsibility of the Sponsor.

3) Sponsors may apply for a minimum of $20,000 and a maximum of $500,000 in Federal funds. This Federal funding will be part of an 80/20 funding split, with the Sponsor to be responsible for a minimum 20% match. For example: if your project is estimated to cost $250,000, you may request $200,000 in Federal funds and would be required to provide the additional $50,000 as the local match. If applying for the maximum of $500,000 the City will be responsible for the local match of $125,000 and any costs above $625,000. Any construction costs over $500,000 will be the full responsibility of the Sponsor.

4) Federal funds will not be allowed for use on this item. The administrative fee is 1% of the awarded federal amount and is due when requesting concurrence in award for a project. The administrative fee pays for ARDOT's costs associated with oversight and assistance for your project, including design reviews, environmental documentation, and construction oversight.

ARKANSAS

TRANSPORTATION ALTERNATIVES PROGRAM (TAP) RECREATIONAL TRAILS PROGRAM (RTP)

PROJECT APPLICATION -- FFY 2024

Project Name: Bella Vista Communications, Education, and Outreach

Sponsor: City of Bella Vista

Project Detail Estimate

	Item of Work	Quantity	Units	Unit Cost	Item Cost
1	Program Development	1.00	each	$98,800.00	$98,800.00
2	Newspaper Inserts	10.00	each	$120.00	$1,200.00
3	Corrugated Plastic Signs (24"x18")	20.00	each	$23.10	$462.00
4	Vinyl Banners (72"x36")	2.00	each	$108.00	$216.00
5	Stickers (3"x3" Ciricle)	500.00	each	$0.48	$240.00
6	Cardoor Magnets (18"x12")	20.00	each	$36.00	$720.00
7	Incentives	100.00	each	$6.00	$600.00
8	Mailers	1.00		$240.00	$240.00
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

Total Estimated Construction Cost	$102,478.00
Requested Federal Funds	$81,982.40
Local Match (20% minimum)	$20,495.60
% Federal (80% maximum)	80%

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

APPROVING APPLICATION AND EXPRESSING SUPPORT FOR AN ARKANSAS DEPARTMENT OF TRANSPORTATION (ARDOT) TRANSPORTATION ALTERNATIVES PROGRAM (TAP) 80/20 REIMBURSABLE GRANT FOR A BELLA VISTA WAY CORRIDOR PLANNING STUDY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The City Council of the City of Bella Vista, Arkansas hereby approves application for and expresses its support for an ARDOT TAP 80/20 reimbursable grant for a Bella Vista Way corridor planning study.

ADOPTED this _____ day of _____, 2024.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
Wanda Krug, City Clerk

Requested by: Mayor
Drafted by: Jason B. Kelley, Staff Attorney

BUSINESS OF THE CITY COUNCIL
BELLA VISTA, AR

MEETING DATE: May 28, 2024

ITEM TITLE: ARDOT GRANT 2 Bella Vista Way Corridor Planning Study

SUBMITTED BY: Doug Tapp, Director of Community Development Services

ATTACHMENT: ORDINANCE ☐ RESOLUTION ☑ OTHER ☐

SUMMARY EXPLANATION: Bella Vista Way has undergone significant changes over the past several years, most notably is the completion of the bypass (I-49) which has dramatically reduced the amount of interstate travelers and large trucks. Given these changes, it is prudent to improve Bella Vista Way into a true multi-modal corridor, as doing so will provide a primary north-south bike route for connectivity between areas within Bella Vista as well as to our surrounding communities. To formulate a future-proof plan for this project, conducting a thorough study that include slider, traffic counts, safety audits, and extensive public engagement will be necessary. This will ensure we create a Bella Vista Way that suits the needs for *all* of our residents in a safe manner.

RECOMMENDATION: Staff recommends approval of this resolution.

BUDGET IMPACT: The ARDOT grant is a reimbursement grant, where the city will pay for the work initially and then apply for reimbursement payments.

20% matching funds from City of Bella Vista ($77,652)

Other Source: ☑
Explanation:
80% from Arkansas Department of Transportation Active Trans. Program Grant ($310,607)

ARDOT TAP 2: Bella Vista Way Corridor Planning Study

Justin Culpepper
Trails and Active Transportation Coordinator
Community Development Services

BACKGROUND

Bella Vista is continuing to grow, and considering last week's news, it is paramount that we continue to develop safer streets for all users. To help alleviate traffic congestion and to keep alternative forms of transportation safe, we must invest in additional bicycle and pedestrian infrastructure. When the City Council wisely adopted the NWA Vision Zero: Safety Action Plan last year, it was pointed out that Bella Vista Way was our primary area of concern. That concern originates from the fact that the wide lanes and higher speeds, coupled with a lack of bicycle infrastructure, could result in potentially tragic crashes. Some simple alterations of the highway structure could result in a significantly safer experience for all users and create a true multi-modal corridor. Perhaps most importantly, different user groups could have their own dedicated spaces and conflicts between them would be minimized.

APPROACH

The idea of making bicycle and pedestrian improvements to Bella Vista Way has been approached in the past, but the high cost of on-going maintenance, which would be a result of Arkansas Department of Transportation (ARDOT) de-listing Bella Vista Way from their highway system, was a major deterrent. However, recent conversations with ARDOT alleviated that concern as they suggested the route could remain a state highway, and in turn, they would continue the maintenance of the road. They also encouraged us to apply for an ARDOT Transportation Alternative Program (TAP) grant. This led to us reaching out to an engineering firm and initiating some discussion about how this project may unfold and how much it may cost.

The approach we have decided upon is to hire a consulting firm to complete an initial Bella Vista Way Corridor Planning Study. This comprehensive study will include:

- Drone and lidar topography data collection for all 7.3 miles of Bella Vista Way
- Traffic count collection and traffic forecasting (for 1 year, 10 year, and 20 year intervals)
- Historical safety analysis and crash evaluation to analyze problematic areas
- Extensive public involvement in the form of surveys, mailers, email blasts, texts, meetings, etc.
    - Aimed at identifying how residents use, or may use, different segments of the roadway. For example; do speed limits need to change at a certain area, should protected bike lanes in commercialized areas differ from those along more remote stretches, etc.
- 15% design and construction evaluations to include typical sections and intersection designs in a manner that is conducive to applying for future construction grants.

FUNDING

We are applying for an ARDOT TAP grant to fund 80% ($310,607) of the costs, using federal dollars, associated with the design and implementation of the study. The City of Bella Vista is asked to cover the remaining 20% ($77,652). This is a reimbursement grant similar to the ones that funded the Mercy Way Bridge project.

TAP & RTP

Transportation Alternatives Program
Recreational Trails Program

OVERVIEW

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Photo: Razorback Regional Greenway

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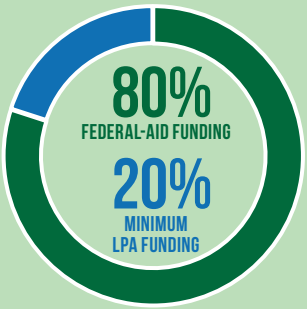

ARDOT
ARKANSAS DEPARTMENT OF TRANSPORTATION

Local Programs Division
501-435-3255

For additional information visit:
ARDOT.gov/LocalPrograms

September 2023

ELIGIBLE TAP PROJECTS

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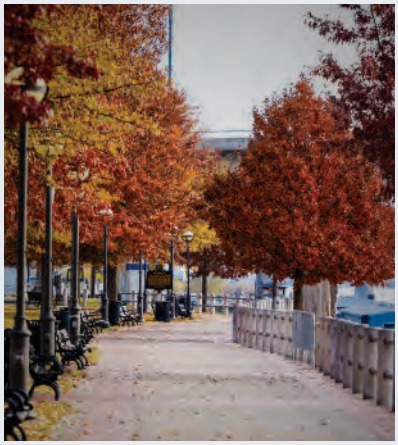
- Non-infrastructure Pedestrian/Trail Master Plans
- RTP and Safe Routes to School (SRTS) eligible activities

ELIGIBLE RTP PROJECTS

- Construction of new recreational trails
- Maintenance and restoration of existing recreational trails
- Development and rehabilitation of trailside and trailhead facilities and trail linkages for recreational trails
- Operation of educational programs to promote safety and environmental protection, as those objectives relate to the use of recreational trails



Photos top to bottom: Hot Springs Creek Greenway Trail, Arkansas River Trail, Razorback Regional Greenway, and Dave Ward Drive Pedestrian Overpass in Conway

May 13, 2024

Mr. Justin Culpepper
Active Trails Coordinator
City of Bella Vista
101 Town Center PO Box 5655
Bella Vista, AR 72714

Re: Bella Vista Way/US-71B Corridor Planning Study: Scope & Fee

Dear Mr. Culpepper,

Thank you for the opportunity to provide a scope and fee to help enhance your application to the Transportation Alternatives Grant Program, through the Arkansas Department of Transportation. Our team is encouraged to continue our working relationship with the City of Bella Vista staff on this very unique and important multi-modal project.

As you have mentioned, the Bella Vista Way/US-71B corridor is significant in many ways and our team has put together a scope that not only provides significant connectivity improvements for the short term but evaluates future needs to preserve and enhance infrastructure for the long term. This evaluation will put Bella Vista on the right trajectory to pursue grant opportunities at the right times and provide realistic project prioritizations for citizens and developers to plan well for the future. For your use are the following documents:

-Scope of Work: Bella Vista Way/US-71B Corridor Planning Study
-Exhibit 1: Location
-Exhibit 2: Justification of Costs & Fees (By Discipline Type)

Thank you again for choosing Burns & McDonnell as a trusted partner. If you have any questions or need clarifications regarding the attached scope and fee, do not hesitate to call or email.

Sincerely,

Aaron Boehmler, PE
Project Manager
479-644-8529
ahboehmler@burnsmcd.com

SCOPE OF WORK

Bella Vista Way/US71B Corridor Planning
City of Bella Vista, Arkansas

I. DESCRIPTION OF THE PROJECT

The City of Bella Vista is proposing to engage a design consultant to provide planning and preliminary professional engineering services for corridor improvements along Bella Vista Way/US-71B, between Interstate-49 north 7.30 miles to Highway 279. Over the past decade, Bella Vista and specifically the 71B corridor have experienced significant changes. The Bella Vista Bypass (I-49 connector) from Missouri to Bentonville was completed, which has significantly reduced the total volume of out-of-state cars and trucks that travel the corridor. However, at the same time, Bella Vista continues to grow and experience demographic changes. The city has also become a significant active transportation destination, with opportunities to continue to grow and expand. Therefore, a holistic evaluation of multimodal transportation along the busiest corridor in Bella Vista is needed to establish improvement priorities and to help guide redevelopment of the corridor.

The proposed planning and engineering services will include Public Involvement, 15% Preliminary Roadway Design to accommodate multimodal facilities, Traffic Analysis, Safety Analysis, and project programming. All planning work will be reviewed and approved by the Arkansas Department of Transportation (ARDOT). All work and contract requirements shall conform to the requirements of the City of Bella Vista and ARDOT, as applicable.

II. SERVICES PROVIDED BY THE CITY:

1. Review all Public Involvement documents.
2. Review plans at 15% progress level.
3. Lead Grant Submittals
4. Provide appropriate guidance for necessary public meetings.
5. Publish, and pay for public notices and legal notices.
6. Provide Spanish translation services at public meetings as necessary.
7. Provide existing right of way and intersection design plans if available.
8. Provide development information including design files and plans as needed during planning and public involvement phase.

III. SERVICES PROVIDED BY THE CONSULTANT:

AERIAL DRONE & LIDAR TOPOGRAPHY

The Consultant shall be responsible for obtaining all required aerial photography and topography based on lidar data through the 7.30 miles of corridor. The Consultant will be responsible for appropriate benchmarks to tie aerials and topography to appropriate locations. This information will be used for public involvement materials, as well as providing adequate dimensions and configuration of existing infrastructure for cost estimating and design purposes while preserving safety of all team members.

All survey tasks shall be performed under the supervision of an Arkansas Registered Professional Surveyor, shall be consistent with Arkansas minimum standards and in compliance with Arkansas laws and regulations governing the practice of Land Surveyors and with all Federal, State and Local laws, regulations and ordinances applicable to the work. This work does not include any boundary or delineation of right of way survey.

TRAFFIC COUNT COLLECTION & TRAFFIC FORECASTING

The Consultant will be responsible for obtaining traffic counts at various intersections along the corridor. The collection will include peak hour turning movement counts. This information will be used for traffic projections, as well as, identifying realistic travel demands within the future corridor.

The following 8 signalized intersections to be counted are listed below:

-McNelly Road
-Mercy Way
-Riordan Road
-Kingsland Road
-Trafalgar Road
-Lancashire Boulevard (2 Count Locations)
-Bear Hollow Road
-Highway 279

The following 10 unsignalized intersections to be counted are listed below:

-S Lake Drive
-S Lake Drive & McNelly
-Wishing Springs West Access & McNelly
-Wishing Springs East Access & McNelly
-Suits US Drive
-Sunset Drive
-Oldham Drive
-Lancashire Boulevard NB Ramp (East Side)
-Wellington Road
-Hampstead Road

The Consultant will perform a signal warrant analysis at 2 locations, Wellington Road and Hampstead Road.

The Consultant will project the current traffic volumes to a 20-year horizon to determine the future traffic conditions and provide up to 3 analysis scenarios per intersection (3 forecast years: opening year, 10-year and 20-year and three traffic scenarios AM and PM Peak conditions).

The Consultant will use Synchro/HCS and the projected traffic volumes to perform analysis against the proposed City improvements. Based on the City's feedback up to two additional configurations can be analyzed for up to 6 major intersections. The consultant will Utilize Synchro and HCS software to evaluate delays and levels of service for the proposed improvements as well as the no-build conditions. The Consultant will prepare a final traffic report containing the results and conclusions of the traffic study and all necessary supporting documentation.

SAFETY ANALYSIS & CRASH EVALUATION (2018-2022)

The Consultant will be responsible for obtaining all applicable crash data to evaluate existing crash "hot spots" from typical ARDOT resources. This information will be used to further evaluate safety improvements and additional considerations for both the vehicles traveling along Bella Vista Way and the future vulnerable road users that are accessing the corridor. This analysis will not include predictive analysis but rather a full investigation of historical data. This information will be organized in a clear and concise manner for public involvement materials and design considerations.

PUBLIC INVOLVEMENT

The following tasks are included with this study and anticipated to begin after September 2024:

Community Survey – Develop a project logo, webpage and online mapping survey to gain input from businesses, residents and users from the region. Tasks include:

1. Create a simple project logo to establish a corridor study identity.
2. Establish a study webpage using the Social Pinpoint platform; the webpage will outline the study goals, timeline and opportunities for community engagement, as well as an email sign-up form.
3. Develop an online mapping survey on the study webpage.
4. Develop a simple survey form to accompany the online mapping activity.
5. Maintain a study interested parties contact list (initial compilation of list to be done in partnership with the City of Bella Vista).
6. Conduct grassroots outreach to corridor area interested parties, including businesses, umbrella groups and neighborhood organizations informing them of the corridor study and community survey. Includes creation and distribution of up to fifteen (15) emails and follow-up phone calls.
7. Draft one (1) news release to promote the corridor study survey and online mapping activity. City of Bella Vista to distribute the news release.
8. Draft up to three (3) social media posts promoting the study and surveys. City of Bella Vista to post content to their designated pages. City to monitor engagements and follow up, as needed.
9. Provide a survey summary.

Sharing Information and Outreach

1) Conduct up to six (6) small group/one-on-one-style meetings with area businesses, umbrella groups, neighborhood organizations or others as identified by the project team and City of Bella Vista to discuss the study and obtain feedback on ideas, concerns and opportunities. Initial recommendation is these meetings should occur prior to launch of the community survey.

Public Open House Meeting – Conduct one (1) in-person Open House Public Meeting to share information and obtain public input. Meeting information will also be made available online for review and comment following the meeting. Initial recommendation is that public meeting should follow the community survey to share what we heard and initial draft concepts for input. Tasks to include:

a. Create an invitation postcard to be mailed to property owners and residents along the project corridor; mailing distribution list boundary to be compiled in partnership with Bella Vista. (Assumes up to 2500 postcards mailed.)

b. Draft and distribute up to two (2) emails promoting the public meeting to the study interested parties contact list.
c. Draft one (1) news release to promote the study open house meeting.
d. Develop up to three (3) social media posts promoting the public meeting, online comments following the meeting. Bella Vista to post content to their designated pages. City to monitor engagements and follow up, as needed.
e. Create public meeting materials; anticipated to include two copies of one (1) aerial map, up to 10 display boards, one (1) fact sheet, wayfinding signage, sign-in sheet and comment sheet/short survey. An online version of the comment sheet/online survey will a created and available for an estimated one week following the meeting.
f. Draft an internal team FAQs/talking points document for consistency in messaging.
g. Compile, summarize and respond to submitted public comments (up to 50).
h. Provide a public meeting summary.

15% DESIGN AND CONSTRUCTION COST EVALUATIONS

The Consultant will be responsible for organizing 15% design plans that include typical sections, intersection design, and plan sheets showing multimodal corridor improvements. This information will be presented to the City, as well as the public to gather feedback on realistic implementation. These designs will also require coordination with ARDOT review staff and up to 3 different design iterations during the planning process.

The Consultant will be responsible for organizing opinions of probable project costs for each recommended phase of the project to be used for grant applications. Actual project costs will vary depending on the source of funding, and the corresponding regulatory clearance requirements tied to that funding. This variability will be considered when preparing project costs and anticipated design fees. Any opinions of probable project cost or probable construction cost provided by Consultant are made based on information available to Consultant and based on Consultant's experience and qualifications and represent its judgment as an experienced and qualified professional engineer. However, since Consultant has no control over the cost of labor, materials, equipment, or services furnished by others, or over the contractor(s') methods of determining prices, or over competitive bidding or market conditions, Consultant does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost Consultant prepares.

The Consultant will be responsible for proposing all improvements divided into projects that improve the likelihood of state and/or federal funding to be granted, as well as, projects that are manageable sizes for city staff to implement moving forward.

PROJECT MANAGEMENT

A. The Consultant shall:
   1. Notify the City and ARDOT of its schedule, in advance, for all activities.
   2. Provide monthly updates to the detailed project schedule.
   3. Project Controls: prepare for and coordinate invoices and billing with the City.
   4. Recommend scope, schedule, and budget changes and submit supporting documentation including efforts to minimize or mitigate the changes in accordance with procedures outlined by the City.

5. Client Coordination and Subconsultant Coordination

   The Consultant shall maintain ongoing communication with the City and Subconsultants for items such as work activities, billing, and miscellaneous coordination.

IV. PROJECT CONDITIONS OF THE WORK

Design and Planning work will be in accordance with Bella Vista design considerations, ARDOT Standards and national engineering guidance referenced from American Association of Highway Transportation Officials (AASHTO) and National Association of City Transportation Officials (NACTO).

V. COORDINATION WITH THE CITY

Coordination meetings will be conducted on an as needed basis. These meetings shall include the Consultant, the City, ARDOT and others, as appropriate. The Consultant shall schedule these meetings, and compile and distribute meeting minutes, as required. Two meetings per month, for 6 months are assumed within this Proposal.

VI. ADDITIONAL SERVICES

The following services are not included in this scope of work, but may be added by amendment:

- Full Topographic ground survey
- Right of Way Delineation and Boundary Survey
- Proposed Right of Way Plans
- Final Plans & Bidding Documents
- Environmental Documentation
- Bidding Documentation
- Environmental Clearance & Support
- Geotechnical, Subsurface Investigation
- Street Lighting Design.
- Completed Traffic Signal Design
- Utility relocation design
- Title II Construction Administration & Observation
- Construction materials testing
- Grant Support Services

VII. DELIVERABLES/SCHEDULE

Deliverables will include reports as described above as well as a corridor improvement summary report defining recommendations for scope, constructions costs and applicable grant pursuits. Deliverables will also included 15 percent plans to be used by Client as needed for future execution of improvements.

The schedule will last 6 months from the Notice to Proceed date provided by the City of Bella Vista. Public Involvement schedule will be further defined when project begins. Completion of Report may extend past assumed 6 months, pending ARDOT coordination and additional services requested by City of Bella Vista.

EXHIBIT 1- LOCATION

2023 ADT - 39,000
(ARDOT)

2023 ADT - 12,000
(ARDOT)

2023 ADT - 29,000
2023 Truck - 3%
(ARDOT - Miovision)

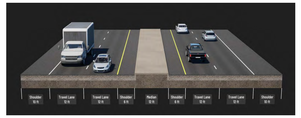
2023 ADT - 12,000
2023 Truck - 5%
(ARDOT - Miovision)

TYPE 3
COMMUNITY
DESTINATION

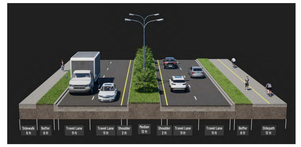
TYPE 1
NEIGHBORHOOD
CENTER

AR WELCOME CENTER
LAKE BELLA VISTA TRAILHEAD
SUGAR CREEK SOCCER COMPLEX
TROUT FARM
WONDERLAND CAVE
BLOWING SPRINGS
BERKSDALE GOLF COURSE
BELLA VISTA RECREATION CENTER
KINGSWOOD GOLF COURSE
LAKE RAYBURN
BELLA VISTA LIBRARY
PINION CREEK FALLS
LAKE NORWOOD
LAKE ANN
LAKE WINDSOR
TANYARD CREEK TRAILS AND PARK
COUNTRY CLUB GOLF COURSE
LAKE AVALON
THE BEACH AT LAKE AVALON
ARKANSAS
MISSOURI

71
49
340
279



EXISTING TYPICAL SECTION



PROPOSED TYPICAL SECTION

BURNS McDONNELL
8876 LYNDON PARKER LOOP, STE B
FAYETTEVILLE, ARKANSAS 72704

date 05/02/24	designed WPP
designed AHB	checked RWC

BELLA VISTA WAY -
US 71B CORRIDOR

BELLA VISTA
Where it's all back

project ———	contract ———
drawing ———	rev. —
sheet	of sheets
file	

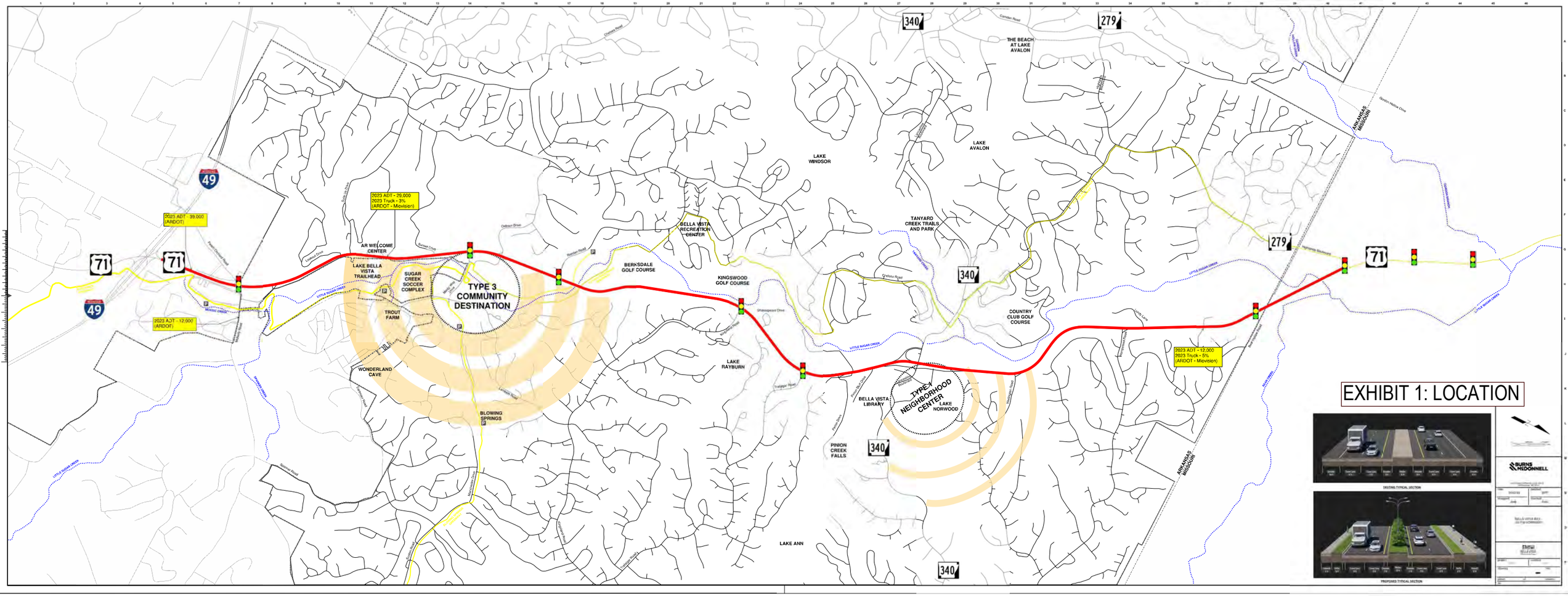


EXHIBIT 1: LOCATION

EXISTING TYPICAL SECTION

PROPOSED TYPICAL SECTION

BURNS McDONNELL

Exhibit 2 - Justification of Costs and Fees
May 13, 2024
BELLA VISTA WAY CORRIDOR PLANNING

PROJECT SUMMARY

DESIGN PHASE SERVICES	HOURS	SALARY	EXPENSES	TOTAL
PROJECT MANAGEMENT	194	$35,290	$0	$35,290
TRAFFIC ANALYSIS & TRAFFIC COUNTS	536	$87,990	$35,910	$123,900
SAFETY ANALYSIS	158	$25,300	$0	$25,300
15% DESIGN, OPCC, & PROJECT PROGRAMMING	722	$97,360	$264	$97,624
PUBLIC INVOVLEMENT	422	$74,760	$6,385	$81,145
SUBTOTAL DESIGN PHASE	**2,032**	**$320,700**	**$42,559**	**$363,259**
SUBCONSULTANTS				
LIDAR SURVEY AND AERIAL - CEI			$25,000	$25,000
SUBTOTAL SUBCONSULTANTS DESIGN PHASE	**0**	**$0**	**$25,000**	**$25,000**
TOTAL STUDY PHASE SERVICES	**2,032**	**$320,700**	**$67,559**	**$388,259**

ARKANSAS
TRANSPORTATION ALTERNATIVES PROGRAM (TAP)
RECREATIONAL TRAILS PROGRAM (RTP)

PROJECT APPLICATION -- FFY 2024

Project Name: Bella Vista Way Corridor Planning Study

Sponsor: City of Bella Vista

Project Budget

Phases	Estimated Costs			Notes (see below)
	Total	Requested Federal Amount (80% maximum)	Local Share (20% minimum)	
Preliminary Engineering/Design	$388,259.00	$310,607.00	$77,652.00	1
Environmental Documentation	$0.00			2
Right of Way Acquisition	$0.00			1
Utility Relocation	$0.00			1
Construction	$0.00			
Construction Engineering/Inspection	$0.00			1
Sub Totals	$388,259.00	$310,607.00	$77,652.00	3
% Federal (80% maximum)		80%		
1% ARDOT Administrative Fee	$3,106.07	-	$3,106.07	4
Grand Totals	**$391,365.07**	**$310,607.00**	**$80,758.07**	

Notes:

1) If you already have a consultant working with you on a phase of your project then you do not qualify for Federal Funds. If Federal funds are not going to be used for this phase of the project, ARDOT does not need to know how your consultant is procured. If you do have Federal funds from another source, please ensure that all requirements are followed for those funds. You will need to follow the Local Agency Consultant Procurement procedures established by ARDOT.

2) ARDOT will handle routine environmental documentation for TAP & RTP projects. However, should anything additional be required (i.e. archeological studies, endangered species studies/relocation, wetland mitigation, U.S. Army Corps of Engineers permmitting, etc.) it will be the responsibility of the Sponsor.

3) Sponsors may apply for a minimum of $20,000 and a maximum of $500,000 in Federal funds. This Federal funding will be part of an 80/20 funding split, with the Sponsor to be responsible for a minimum 20% match. For example: if your project is estimated to cost $250,000, you may request $200,000 in Federal funds and would be required to provide the additional $50,000 as the local match. If applying for the maximum of $500,000 the City will be responsible for the local match of $125,000 and any costs above $625,000. Any construction costs over $500,000 will be the full responsibility of the Sponsor.

4) Federal funds will not be allowed for use on this item. The administrative fee is 1% of the awarded federal amount and is due when requesting concurrence in award for a project. The administrative fee pays for ARDOT's costs associated with oversight and assistance for your project, including design reviews, environmental documentation, and construction oversight.

ARKANSAS

TRANSPORTATION ALTERNATIVES PROGRAM (TAP) RECREATIONAL TRAILS PROGRAM (RTP)

PROJECT APPLICATION -- FFY 2024

Project Name: Bella Vista Way Corridor Planning Study

Sponsor: City of Bella Vista

Project Detail Estimate

	Item of Work	Quantity	Units	Unit Cost	Item Cost
1	Bella Vista Way Corridor Safety Study	1.00	each	$388,259.00	$388,259.00
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

Total Estimated Construction Cost	$388,259.00
Requested Federal Funds	$310,607.20
Local Match (20% minimum)	$77,651.80
% Federal (80% maximum)	80%

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AUTHORIZING SETTLEMENT OF ONGOING LITIGATION RELATED TO SHORT-TERM RENTALS IN AN AMOUNT NOT TO EXCEED $11,000.00, AND AMENDING THE 2024 CITY BUDGET

WHEREAS, plaintiffs in the ongoing short-term rental litigation have offered to settle the litigation for the amount of $11,000.00; and

WHEREAS, the City maintains it has no liability to the plaintiffs and that its actions are fully constitutional, however the costs of continuing litigation exceed the proposed settlement amount; and

WHEREAS, continuing to defend the litigation, with its attendant uncertainties, is not in the best interests of the taxpayers when the matter can be brought to a successful conclusion for less than the known costs of litigation, and settlement operates as a sound financial decision for the City and its taxpayers;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: Settlement of ongoing litigation related to short-term rentals (Chiocco, et al. v. City of Bella Vista) is authorized in an amount not to exceed $11,000.00, upon condition the City maintain no liability to the plaintiffs.

SECTION 2: The 2024 City Budget is hereby amended by appropriating an additional $11,000.00 in otherwise unappropriated and undesignated reserve funds to the Legal Department to fund the settlement.

ADOPTED THIS _____ DAY OF _____, 2024.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
City Clerk Wanda Krug

RESOLUTION NO. _____

CITY OF BELLA VISTA, ARKANSAS

AMENDING THE 2024 CITY BUDGET TO APPROPRIATE AN ADDITIONAL $20,000.00 TO THE LEGAL DEPARTMENT FOR EXPENSES RELATED TO ONGOING SHORT-TERM RENTAL LITIGATION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLA VISTA, ARKANSAS:

SECTION 1: The 2024 City Budget is hereby amended by appropriating an additional $20,000.00 in otherwise unappropriated and undesignated reserve funds to the Legal Department for expenses related to ongoing short-term rental litigation (Chiocco, et al. v. City of Bella Vista).

ADOPTED THIS _____ DAY OF _____, 2024.

APPROVED:

_____
Mayor John D. Flynn

ATTEST:

_____
City Clerk Wanda Krug