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**CONSOLIDATED LAND SERVICES**  
INCORPORATED  
ENGINEERING, SURVEYING & MATERIAL TESTING  
[www.clsi-mtnhome.com](http://www.clsi-mtnhome.com)

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MOUNTAIN HOME, AR 72653



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February 21, 2018  
Leisure Homes Corporation  
Attn: Mr. Tom Embach  
351 East 4th Street  
Suite 2  
Mountain Home, Arkansas

**READ  
REGARDING  
FLOOD INFO**

Re: Base Flood Elevations  
Hurst Landing Subdivision  
Cotter, Arkansas

Tom,  
I have completed a survey to establish ground elevations on each lot in the referenced subdivision located on the bank of the White River. The ground elevation range from 14 feet to 21 feet below the 1% probability base flood elevation (100-year flood elevation). The subdivision is upstream from the confluence of Crooked Creek and the Buffalo River with the White River. There is no guarantee this subdivision would never experience a 1% probability flood at any given time but over the course of the last 36 years with each flood even on the White River there has been no reported instances where the highest elevations on each lot has been inundated.

In 1989 when the U.S. Army Corps of Engineers made available the Flood Study, they held public meetings to describe the details of the study. One of the factors they described that would result in the water level reaching the base flood elevation is for the water to overtop Bull Shoals Dam with all flood gates open to the fullest. Due to the unlikely occurrence of this scenario and the property being above the confluence of the two aforementioned main tributaries on this part of the White River, it would seem logical that property damage due to the 1% probability flood is minimal. Bull Shoals Dam was constructed in the early 1950's with a primary purpose of helping to mitigate the effects of flooding downstream. Over the years the Corps of Engineers has been diligent to accomplish this purpose to the best of their ability. Again, no guarantee the 1% probability flood cannot occur, but this property located on a stretch of the river where the chances of that happening are minimized. I would note, from a regulatory standpoint, this property is in a special flood hazard area as defined by the Flood Insurance Rate Map for Baxter County.

Respectfully Submitted,  
Consolidated Land Services, Inc.

Roger D. Gilley,  
Arkansas Prof. Surveyor