

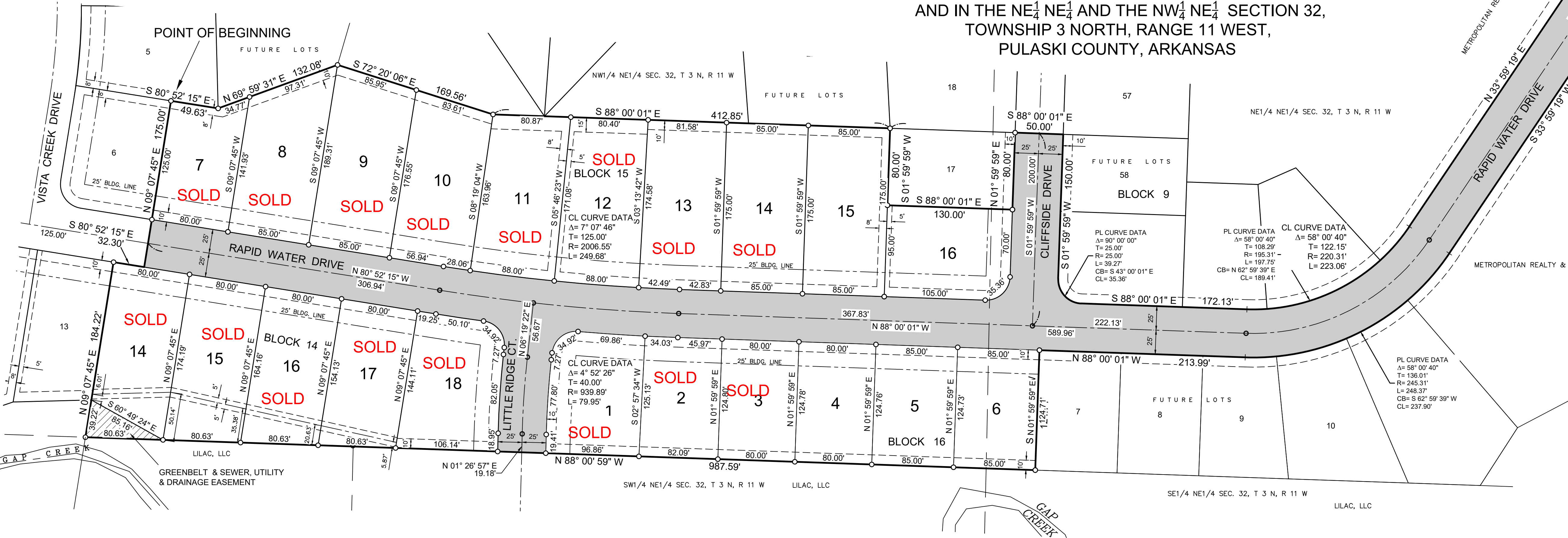
VICINITY MAP

LEGAL DESCRIPTION  
CREEKSIDE ADDITION

A TRACT OF LAND LYING IN THE NE1/4 NE1/4 AND THE NW1/4 NE1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF LOT 6 BLOCK 15 CREEKSIDE ADDITION;  
THENCE S 80° 52' 15" E FOR 49.63 FEET;  
THENCE N 69° 59' 31" E FOR 132.08 FEET;  
THENCE S 72° 20' 06" E FOR 169.56 FEET;  
THENCE S 88° 00' 01" E FOR 412.85 FEET;  
THENCE S 01° 59' 59" W FOR 80.00 FEET;  
THENCE S 88° 00' 01" E FOR 130.00 FEET;  
THENCE N 01° 59' 59" E FOR 80.00 FEET;  
THENCE S 88° 00' 01" E FOR 50.00 FEET;  
THENCE S 01° 59' 59" W FOR 150.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;  
THENCE ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 43° 00' 01" E FOR 35.36 FEET;  
THENCE S 88° 00' 01" E FOR 172.13 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;  
THENCE ALONG SAID CURVE HAVING A RADIUS OF 195.31 FEET, AND WHOSE LONG CHORD BEARS N 62° 59' 39" E FOR 189.41 FEET;  
THENCE N 33° 59' 19" E FOR 474.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;  
THENCE ALONG SAID CURVE HAVING A RADIUS OF 396.30 FEET, AND WHOSE LONG CHORD BEARS N 27° 13' 14" E FOR 93.41 FEET;  
THENCE N 15° 02' 22" E FOR 106.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;  
THENCE ALONG SAID CURVE HAVING A RADIUS OF 302.58 FEET, AND WHOSE LONG CHORD BEARS N 30° 19' 43" E FOR 103.80 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BROCKINGTON ROAD;  
THENCE S 48° 21' 53" E ALONG SAID RIGHT OF WAY LINE FOR 65.60 FEET;  
THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE N 86° 38' 58" E FOR 6.11 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT;  
THENCE ALONG SAID CURVE HAVING A RADIUS OF 232.58 FEET AND WHOSE LONG CHORD BEARS S 30° 38' 45" W FOR 82.32 FEET;  
THENCE S 25° 51' 54" W FOR 106.01 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;  
THENCE ALONG SAID CURVE HAVING A RADIUS OF 446.30 FEET AND WHOSE LONG CHORD BEARS S 27° 13' 14" W FOR 105.20 FEET;  
THENCE S 33° 59' 19" W FOR 474.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;  
THENCE ALONG SAID CURVE HAVING A RADIUS OF 245.31 FEET AND WHOSE LONG CHORD BEARS S 62° 59' 39" W FOR 237.90 FEET;  
THENCE N 88° 00' 01" W FOR 213.99 FEET;  
THENCE S 01° 59' 59" W FOR 124.71 FEET TO A POINT ON THE NORTH LINE OF THE S1/2 OF THE NE1/4 OF SAID SECTION 32;  
THENCE N 88° 00' 59" W ALONG SAID NORTH LINE FOR 987.59 FEET TO THE EXTENSION OF THE EAST LOT LINE OF LOT 13, BLOCK 14 CREEKSIDE ADDITION;  
THENCE N 09° 07' 45" E ALONG THE EAST LINE OF SAID LOT 13 AND IT EXTENSION FOR 184.22 FEET;  
THENCE S 80° 52' 15" E FOR 32.30 FEET;  
THENCE N 09° 07' 45" E FOR 175.00 FEET TO THE POINT OF BEGINNING;  
CONTAINING 394,599 SQ. FT. OR 9.059 ACRES, MORE OR LESS.

PLAT OF  
LOTS 14 THROUGH 18, BLOCK 14; LOTS 7 THROUGH 16, BLOCK 15;  
AND LOTS 1 THROUGH 6, BLOCK 16;  
CREEKSIDE ADDITION

AND DEDICATION OF PORTIONS OF RAPID WATER DRIVE, LITTLE RIDGE COURT, CLIFFSIDE DRIVE AND GREENBELT AS SHOWN HEREON  
IN THE CITY OF SHERWOOD  
AND IN THE NE1/4 NE1/4 AND THE NW1/4 NE1/4 SECTION 32,  
TOWNSHIP 3 NORTH, RANGE 11 WEST,  
PULASKI COUNTY, ARKANSAS



LEGEND

- SHOWS EXISTING STREETS.
- SHOWS NEW RIGHT OF WAY DEDICATED HEREON.
- SHOWS GREENBELT AND SEWER, UTILITY & DRAINAGE EASEMENT DEDICATED HEREON.
- SHOWS BUILDING SETBACK LINE
- SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.
- SHOWS 3/8" IRON PIPE & CAP.
- SHOWS "PK" NAIL IN ASPHALT

PL CURVE DATA  
Δ= 19° 45' 09"  
T= 52.68'  
R= 302.58'  
L= 104.31'  
CB= N 30° 19' 43" E  
CL= 103.80'

PL CURVE DATA  
Δ= 20° 23' 14"  
T= 41.82'  
R= 232.58'  
L= 82.76'  
CB= S 30° 38' 45" W  
CL= 82.32'

CL CURVE DATA  
Δ= 21° 10' 08"  
T= 50.00'  
R= 267.58'  
L= 98.86'

PL CURVE DATA  
Δ= 13° 32' 11"  
T= 47.03'  
R= 396.30'  
L= 93.63'  
CB= N 27° 13' 14" E  
CL= 93.41'

PL CURVE DATA  
Δ= 13° 32' 11"  
T= 52.97'  
R= 446.30'  
L= 105.44'  
CB= S 27° 13' 14" W  
CL= 105.20'

CL CURVE DATA  
Δ= 13° 32' 11"  
T= 50.00'  
R= 421.30'  
L= 99.53'

GENERAL NOTES

- RADI OF LOT LINES AT STREET INTERSECTIONS ARE 25' UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.
- THIS PROPERTY IS ZONED R-1.
- THIS PLAT IS NOT IN THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP No. 050235 0355 G, DATED JULY 6, 2015.
- BASE OF BEARINGS: ARKANSAS STATE PLANE COORDINATES (PAGIS).
- EASEMENTS ALONG FRONT PROPERTY LINES ARE 10 FEET WIDE UNLESS OTHERWISE SHOWN.

CERTIFICATE OF SURVEYING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND THAT BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE JOHN R. POWNALL RLS 1215

CERTIFICATE OF ENGINEERING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A PLAN MADE BY ME, AND THAT IT MEETS ALL THE ENGINEERING REQUIREMENTS OF THE SHERWOOD SUBDIVISION RULES AND REGULATIONS.

DATE JOHN R. POWNALL PE 4685

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE SHERWOOD SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE SHERWOOD PLANNING COMMISSION

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT WE HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

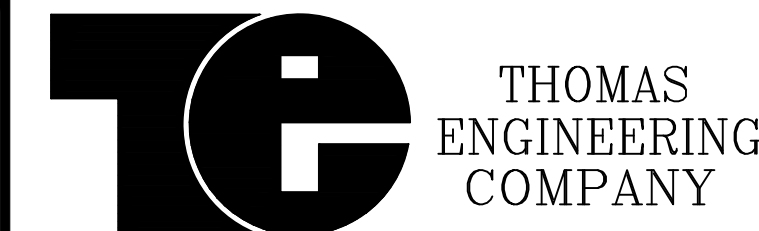
DATE NAME

OWNER & SUBDIVIDER:  
METROPOLITAN REALTY & DEVELOPMENT, LLC.  
7500 HWY. No. 107 SHERWOOD, ARKANSAS  
TELE. NO. 501-835-7500

GRAPHIC SCALE



21 LOTS



THOMAS  
ENGINEERING  
COMPANY

3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116  
TEL: 501-753-4463 FAX: 501-753-6814

PLAT OF  
CREEKSIDE ADDITION  
SHERWOOD, ARKANSAS

APPROVED	DRAWN BY JRP	DATE 1/23/20	SHEET NO. 1
SCALE 1" = 60'			