

POINT OF BEGINNING

BOUNDARY THIS PLAT

LEGEND

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

THIS SITE

VICINITY MAP

LEGAL DESCRIPTION
CREEKSIDE ADDITION

A TRACT OF LAND LYING IN THE NW1/4 NE1/4, THE SW1/4 NE1/4, THE NE1/4 NW1/4, AND THE SE1/4 NW1/4 SECTION 32, TOWNSHIP 3 NORTH, RANGE 11 WEST, CITY OF SHERWOOD, PULASKI COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 24 BLOCK 10 CREEKSIDE ADDITION;

THENCE S 70° 26' 39" E FOR 558.95 FEET;

THENCE S 77° 15' 51" E FOR 155.00 FEET;

THENCE N 88° 45' 47" E FOR 94.99 FEET;

THENCE N 01° 27' 04" W FOR 18.84 FEET;

THENCE N 88° 32' 56" E FOR 138.92 FEET;

THENCE S 01° 27' 04" E FOR 373.38 FEET;

THENCE N 80° 52' 15" W FOR 49.63 FEET;

THENCE S 09° 07' 45" W FOR 175.00 FEET;

THENCE N 80° 52' 15" W FOR 32.30 FEET;

THENCE S 09° 07' 45" W FOR 376.57 FEET TO A POINT IN THE CENTER OF GAP CREEK;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES:

N 64° 15' 55" W FOR 150.20 FEET;

S 79° 00' 49" W FOR 180.51 FEET;

S 53° 13' 52" W FOR 260.25 FEET;

S 84° 47' 01" W FOR 86.98 FEET;

N 43° 47' 24" W FOR 65.73 FEET;

N 35° 23' 20" W FOR 66.83 FEET;

N 12° 31' 57" W FOR 65.62 FEET;

N 64° 56' 22" W FOR 81.21 FEET;

S 74° 36' 32" W FOR 28.31 FEET;

N 85° 00' 16" W FOR 101.55 FEET;

THENCE DEPARTING SAID CENTERLINE N 22° 02' 07" E FOR 91.56 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 14 CREEKSIDE ADDITION;

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND ITS EXTENSION N 20° 13' 39" E FOR 180.00 FEET;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF CLIFFSIDE DRIVE N 69° 46' 21" W FOR 34.75 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 11 CREEKSIDE ADDITION;

THENCE ALONG THE EAST LINE OF SAID LOT 3 N 20° 13' 39" E FOR 130.85 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF LOT 3, 2 AND 1 OF SAID BLOCK 11 N 70° 34' 46" W FOR 175.04 FEET TO THE SOUTHEAST CORNER OF LOT 18 OF SAID BLOCK 11;

THENCE ALONG THE EAST LINE OF SAID LOT 18 AND ITS EXTENSION N 19° 33' 21" E FOR 184.29 FEET;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CLIFFSIDE DRIVE N 71° 34' 35" W FOR 13.53 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 12 CREEKSIDE ADDITION;

THENCE ALONG THE EAST LINE OF SAID LOT 1 N 17° 17' 30" E FOR 125.37 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 N 70° 26' 39" W FOR 19.48 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID BLOCK 12;

THENCE ALONG THE EAST LINE OF SAID LOT 2 N 19° 33' 21" E FOR 125.00 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CREEKVIEW DRIVE S 70° 26' 39" E FOR 24.22 FEET;

THENCE ALONG THE EAST LINE AND ITS EXTENSION OF LOT 24 BLOCK 10 CREEKSIDE ADDITION N 19° 33' 21" E FOR 175.00 FEET TO THE POINT OF BEGINNING;

AND CONTAINING 956.269 S.F. OR 21.953 ACRES, MORE OR LESS.

GENERAL NOTES

1. RADI OF LOT LINES AT STREET INTERSECTIONS ARE 25' UNLESS OTHERWISE NOTED.
2. DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.
3. THIS PROPERTY IS ZONED R-1, R-3 & Q-2.
4. THIS PLAT IS NOT IN THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP NO. 050235 0355 G, DATED JULY 6, 2015.
5. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES (PAGS).
6. EASEMENTS ALONG FRONT PROPERTY LINES ARE 10 FEET WIDE UNLESS OTHERWISE SHOWN.

PLAT OF

LOTS 25 THROUGH 34 BLOCK 10;
LOTS 4 THROUGH 17 BLOCK 11; LOTS 3 THROUGH 24 BLOCK 12; LOTS
2 THROUGH 13 BLOCK 14 AND LOTS 2 THROUGH 6 BLOCK 15;

CREEKSIDE ADDITION

AND DEDICATION OF PORTIONS OF VISTA CREEK DRIVE, CLIFFSIDE DRIVE, CREEKVIEW DRIVE, RAPID WATER DRIVE AND GREENBELT AS SHOWN HEREON

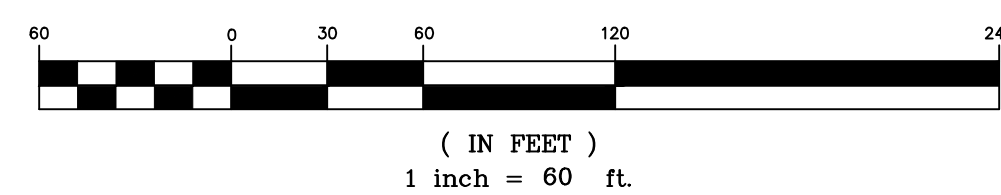
IN THE CITY OF SHERWOOD

AND IN THE NE $\frac{1}{4}$ NW $\frac{1}{4}$, THE SE $\frac{1}{4}$ NW $\frac{1}{4}$, THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ NE1/4 SECTION 32,
TOWNSHIP 3 NORTH, RANGE 11 WEST,
PULASKI COUNTY, ARKANSAS

Curve Table			
CURVE #	DELTA	TANGENT	RADIUS
C1	16° 25' 28"	100.00'	692.93'
C2	10° 34' 49"	60.00'	647.99'
C3	10° 25' 36"	125.00'	1369.98'
C4	97° 59' 42"	270.00'	234.73'
C5	17° 07' 28"	47.78'	317.31'
C6	90° 00' 00"	75.00'	75.00'
C7	17° 07' 28"	50.00'	332.09'
C8	17° 47' 46"	50.00'	319.36'

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

GRAPHIC SCALE



CERTIFICATE OF SURVEYING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A PLAN 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 OWNER

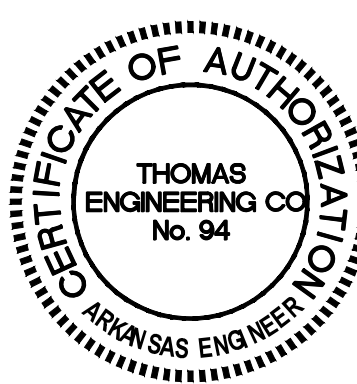
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT WE HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE NAME

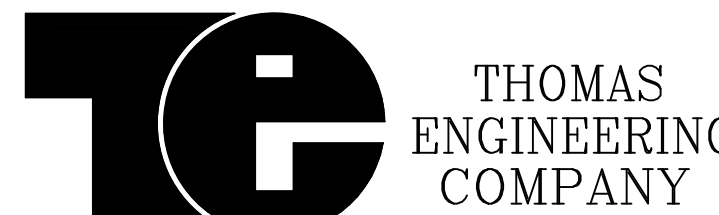
CERTIFICATE OF FINAL APPROVAL

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



63 LOTS



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

FINAL PLAT
CREEKSIDE ADDITION
SHERWOOD, ARKANSAS

APPROVED DRAWN BY DATE SHEET NO.
SCALE 1" = 60' JRP 2-5/3-10 1/2/18 1