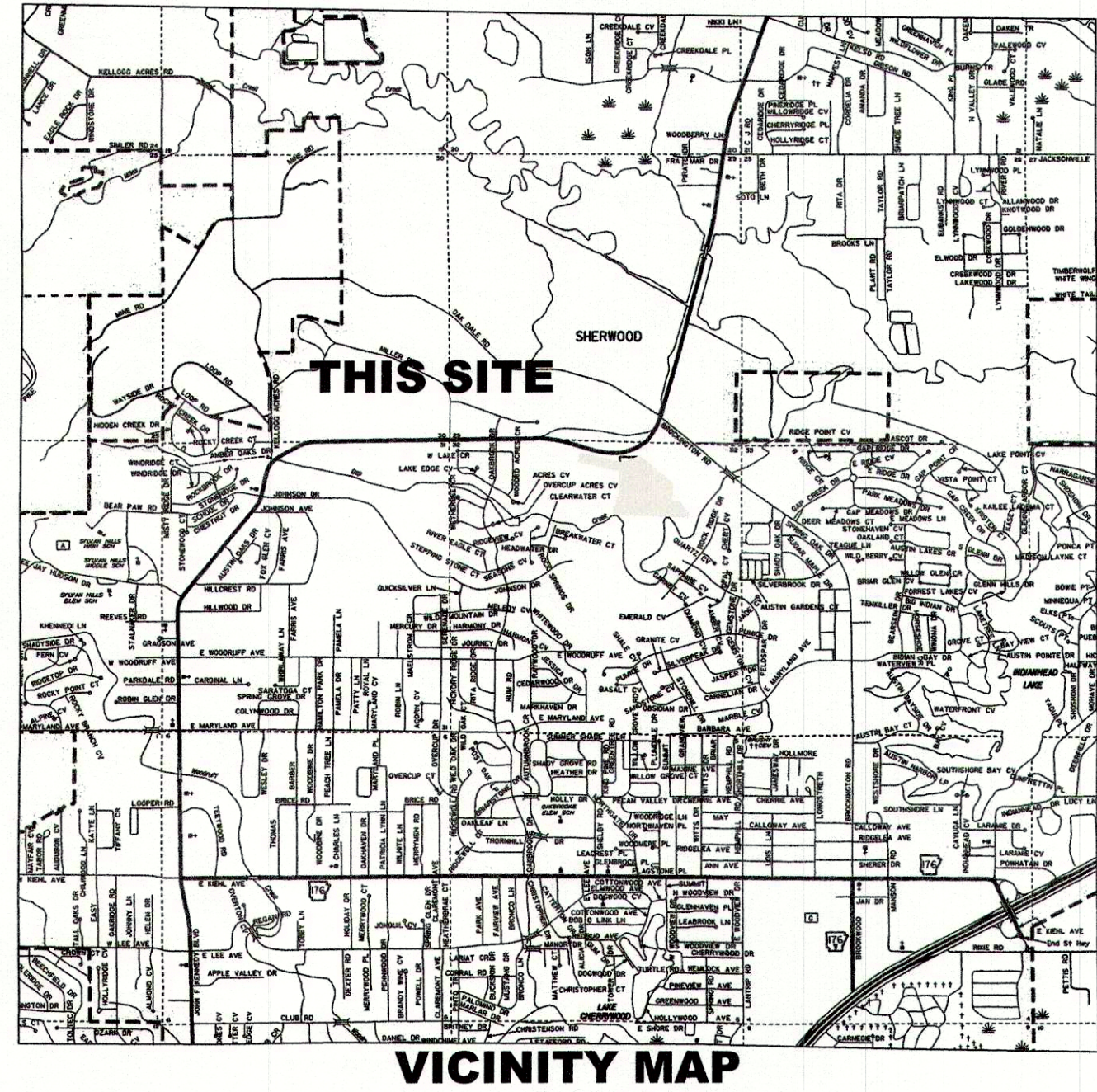
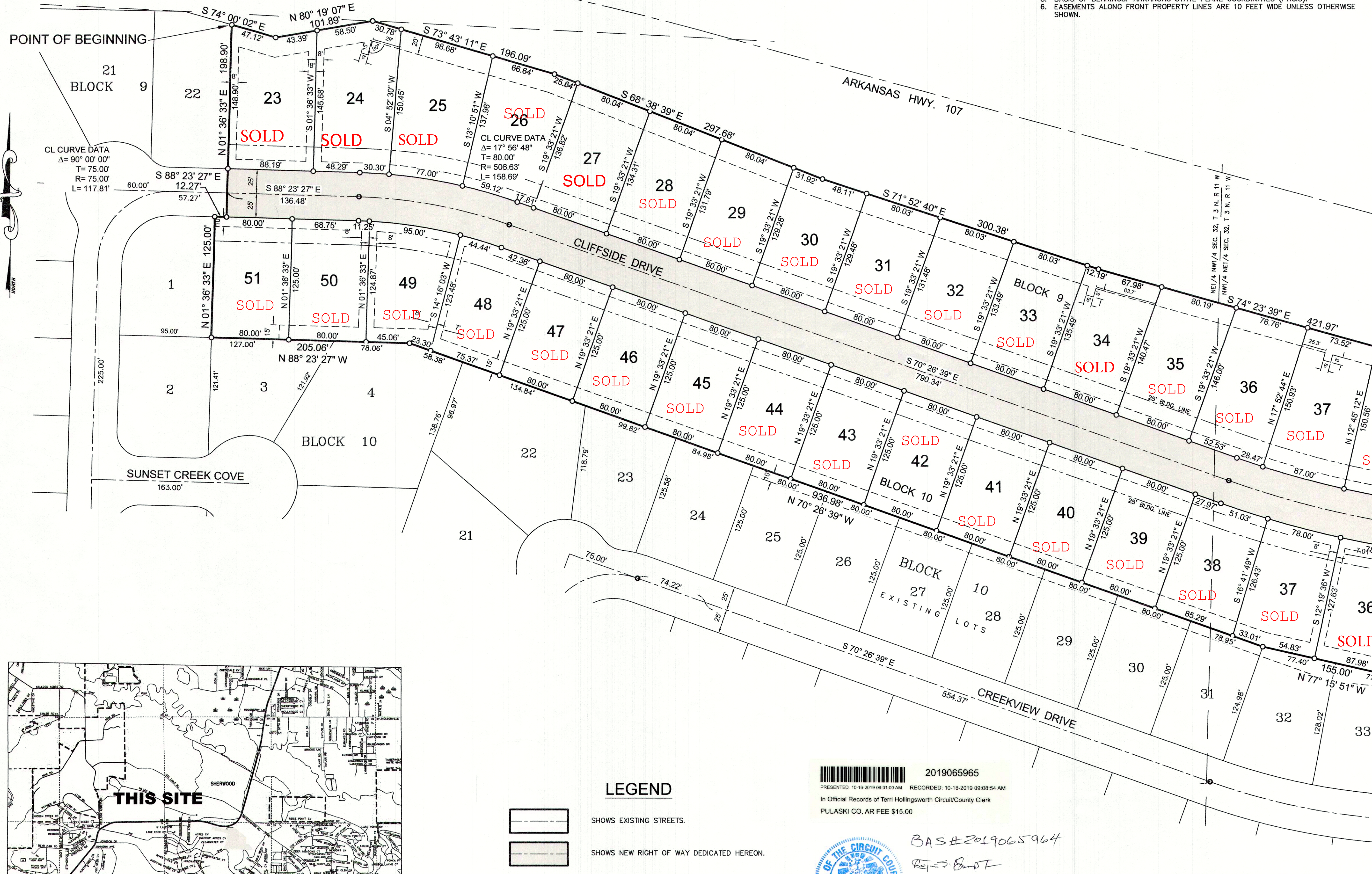


CREEKSIDE 8.dwg

PLOTTED: 10/9/2019



LEGEND

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

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

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.

10/9/19 John R. Pownall
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.

10/9/19 John R. Pownall
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.

10/09/19 Michael J. Pownall
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.

10/15/2019 Sherwood Planning Commission
DATE SHERWOOD PLANNING COMMISSION

GENERAL NOTES

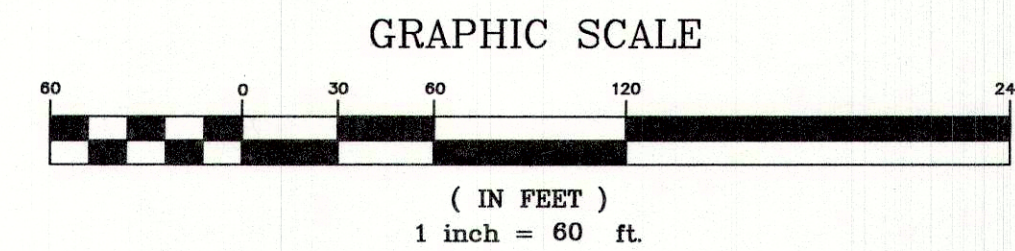
- RADIUS OF LOT LINES AT STREET INTERSECTIONS ARE 25' UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.
- THIS PROPERTY IS ZONED R-1.
- THIS PLAT IS NOT IN THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE
MAP No. 050235 0355 Q, DATED JULY 6, 2013.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES (PAGIS).
- EASEMENTS ALONG FRONT PROPERTY LINES ARE 10 FEET WIDE UNLESS OTHERWISE
SHOWN.

LEGAL DESCRIPTION CREEKSIDE ADDITION

A TRACT OF LAND LYING IN THE NE1/4 NW1/4 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 22 BLOCK 9 CREEKSIDE ADDITION ALSO BEING IN THE
SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 107;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES:
S 74° 00' 02" E FOR 47.12 FEET;
N 80° 19' 07" E FOR 101.89 FEET;
S 73° 43' 11" E FOR 196.09 FEET;
S 68° 38' 39" E FOR 297.68 FEET;
S 71° 52' 40" E FOR 300.38 FEET;
S 74° 23' 39" E FOR 421.97 FEET;
S 86° 55' 26" E FOR 116.39 FEET;
N 89° 01' 32" E FOR 64.99 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE S 01° 27' 04" E FOR 129.72 FEET;
THENCE N 88° 32' 56" E FOR 188.92 FEET;
THENCE S 01° 27' 04" E FOR 155.00 FEET TO THE NORTHEAST CORNER OF LOT 2 BLOCK 15 OF SAID
CREEKSIDE ADDITION;
THENCE S 88° 32' 56" E FOR 188.92 FEET;
THENCE S 01° 27' 04" E FOR 18.54 FEET TO THE NORTHEAST CORNER OF LOT 34 BLOCK 10 OF SAID
CREEKSIDE ADDITION;
THENCE ALONG THE NORTH LINE OF SAID BLOCK 10 THE FOLLOWING COURSES:
N 88° 45' 47" W FOR 94.99 FEET;
N 77° 15' 51" W FOR 155.00 FEET;
N 70° 26' 39" W FOR 936.98 FEET;
N 88° 23' 27" W FOR 205.06 FEET TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 10 CREEKSIDE ADDITION;
THENCE DEPARTING SAID NORTH LINE OF BLOCK 10 N 01° 36' 33" E ALONG THE EAST LINE OF SAID LOT 1
FOR 125.00 FEET;
THENCE S 88° 23' 27" E FOR 12.27 FEET;
THENCE N 01° 36' 33" E FOR 188.92 FEET TO THE POINT OF BEGINNING;
CONTAINING 486,170 SQ. FT. OR 11.161 ACRES MORE OR LESS.

PLAT OF LOT 1 BLOCK 15; LOTS 23 THROUGH 41 BLOCK 9; LOTS 35 THROUGH 51 BLOCK 10; CREEKSIDE ADDITION

AND DEDICATION OF PORTIONS OF VISTA CREEK DRIVE AND
CLIFFSIDES DRIVE, AS SHOWN HEREON
IN THE CITY OF SHERWOOD
AND IN THE NE1/4 NW1/4 AND THE NW1/4 NE1/4 SECTION 32,
TOWNSHIP 3 NORTH, RANGE 11 WEST,
PULASKI COUNTY, ARKANSAS



37 LOTS

THOMAS
ENGINEERING
COMPANY

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

APPROVED

SCALE
1" = 60'

DRAWN BY
MGH

DATE
3-27-19

SHEET NO.
1

PLAT OF
CREEKSIDE ADDITION
SHERWOOD, ARKANSAS