

MILLERS RIDGE ESTATES 1.dwg

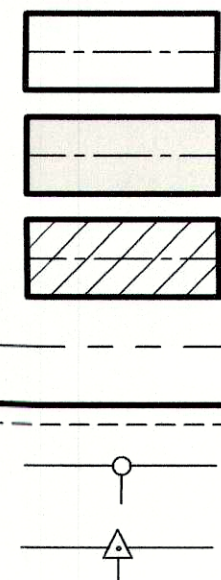
PLOTTED: 4/11/2023

2023019049
PRESENTED 04-12-2023 09:56:46AM RECORDED 04-12-2023 09:52:49 AM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO. AR FEE \$15.00



**PLAT OF
LOTS 1 THROUGH 35
MILLERS RIDGE ESTATES PHASE 1
AND DEDICATION OF A PORTION OF FERN RIDGE ROAD
AND TRACTS "A" & "B" TO THE CITY OF SHERWOOD AS
SHOWN HEREON
IN THE CITY OF SHERWOOD
AND IN THE NW1/4 SECTION 29,
TOWNSHIP 3 NORTH, RANGE 11 WEST,
PULASKI COUNTY, ARKANSAS**

OWNERS & SUBDIVIDERS:
OAKDALE ESTATES, LLC
P O BOX 6250
SHERWOOD, ARKANSAS 72124
RANDY WIGGINS, MEMBER



LEGEND

SHOWS EXISTING STREETS.

SHOWS NEW STREETS DEDICATED HEREON.

SHOWS NO CLEARING AREAS EXCEPT FOR DRAINAGE, SEWER & UTILITY MAINTENANCE.

SHOWS BUILDING SETBACK LINE

SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.

SHOWS 3/8" IRON PIPE & CAP.

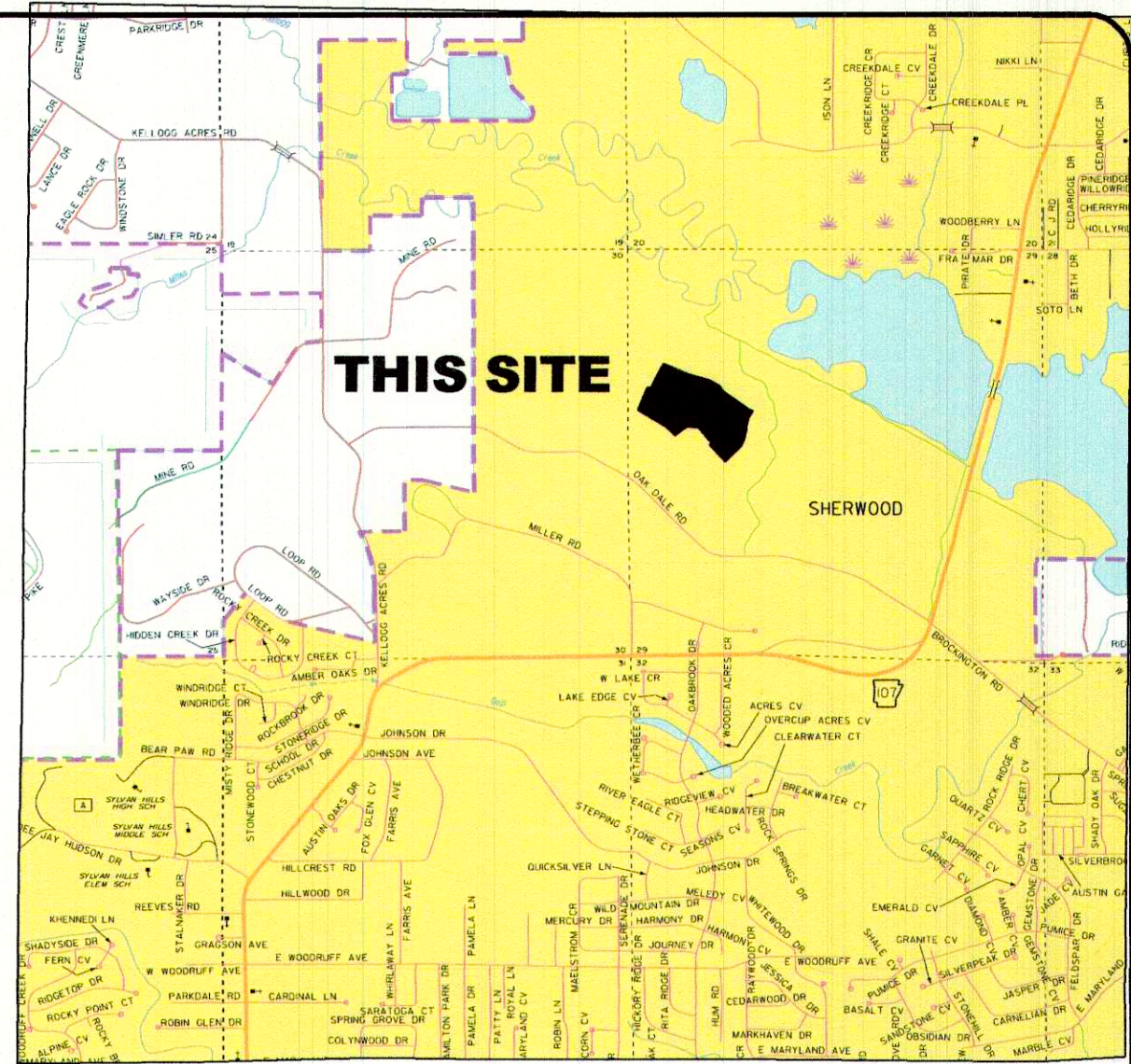
SHOWS PK NAIL

GENERAL NOTES

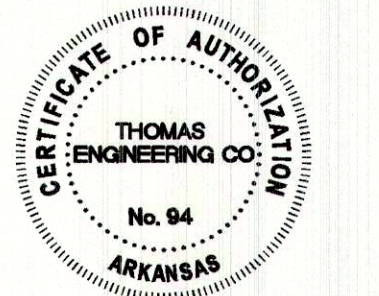
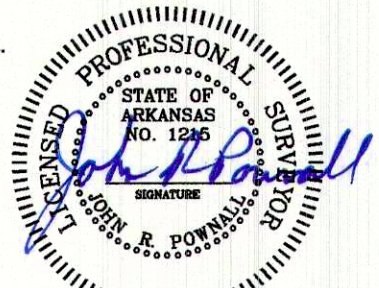
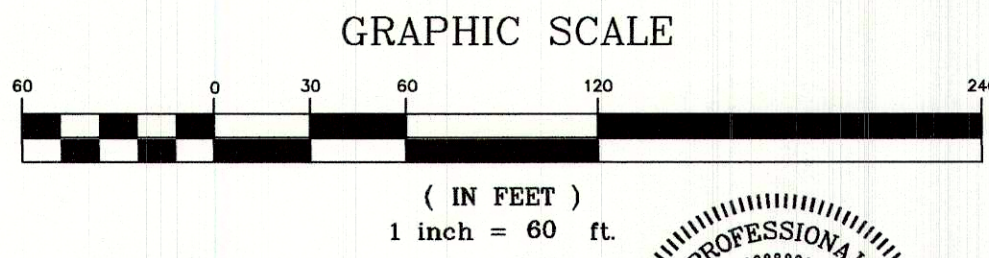
1. DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.
2. THIS PROPERTY IS ZONED R-1.
3. NO PART OF THIS PLAT IS IN THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP No. 050235 0355 G, DATED JULY 6, 2015.
4. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES (PAGIS).
5. EASEMENTS ALONG FRONT PROPERTY LINES ARE 10 FEET WIDE UNLESS OTHERWISE SHOWN.
6. TRACTS "A" & "B" ARE SEWER, UTILITY, DRAINAGE & MAINTENANCE ACCESS EASEMENTS. THE MAINTENANCE ACCESS SHALL BE FOR THE CITY OF SHERWOOD AND OTHER UTILITIES. THEY SHALL BE OPEN AND FREE OF ALL STRUCTURES OR OTHER OBSTACLES THAT WOULD PREVENT VEHICULAR ACCESS. FENCING IS ALLOWED ON TRACTS "A" & "B" IF 10' WIDE GATES ARE PROVIDED AT EACH END OF THE EASEMENT.
7. LANDS ON THIS PLAT WERE FORMERLY CALLED MILLERS GLEN ADDITION PHASE 9 ON THE CONSTRUCTION PLANS.

LEGAL DESCRIPTION
MILLERS RIDGE ESTATES PHASE 1

A TRACT OF LAND LYING IN THE NW1/4 SECTION 29, TOWNSHIP 3 NORTH, RANGE 11 WEST, CITY OF SHERWOOD, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST REAR LOT CORNER OF LOT 54 MILLERS GLEN ADDITION PHASE 3;
THENCE N 45° 01' 08" W FOR 317.83 FEET;
THENCE N 46° 38' 52" E FOR 35.00 FEET;
THENCE N 41° 05' 33" W FOR 281.43 FEET;
THENCE N 83° 56' 14" W FOR 154.37 FEET;
THENCE S 56° 13' 28" W FOR 144.22 FEET;
THENCE S 46° 45' 50" W FOR 62.41 FEET;
THENCE N 47° 01' 48" W FOR 186.17 FEET;
THENCE N 59° 24' 11" W FOR 452.78 FEET;
THENCE N 23° 31' 46" E FOR 340.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 24' 25", HAVING A RADIUS OF 706.54 FEET, AND WHOSE LONG CHORD BEARS S 64° 46' 01" E FOR 42.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE,
THENCE N 26° 56' 12" E FOR 530.51 FEET;
THENCE S 45° 23' 06" E FOR 204.78 FEET;
THENCE S 22° 43' 16" E FOR 101.89 FEET;
THENCE S 67° 30' 44" E FOR 109.97 FEET;
THENCE S 74° 16' 39" E FOR 65.20 FEET;
THENCE S 60° 37' 37" E FOR 150.00 FEET;
THENCE S 32° 49' 34" E FOR 81.07 FEET;
THENCE S 55° 12' 01" E FOR 448.34 FEET;
THENCE S 65° 32' 57" E FOR 62.56 FEET;
THENCE S 29° 05' 35" W FOR 114.58 FEET;
THENCE S 16° 07' 41" W FOR 100.62 FEET;
THENCE S 07° 25' 06" W FOR 79.69 FEET;
THENCE S 14° 44' 24" W FOR 139.83 FEET;
THENCE S 20° 23' 21" W FOR 75.01 FEET;
THENCE S 43° 36' 24" W FOR 311.68 FEET TO THE POINT OF BEGINNING,
CONTAINING 1,106.49 S.F. OR 25.401 ACRES, MORE OR LESS.



VICINITY MAP



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 4-11-23
OAKDALE ESTATES, LLC
BY RANDY WIGGINS

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 4/11/2023
CHAIRMAN OR VICE-CHAIRMAN
SHERWOOD PLANNING COMMISSION

CERTIFICATE OF ENGINEERING ACCURACY

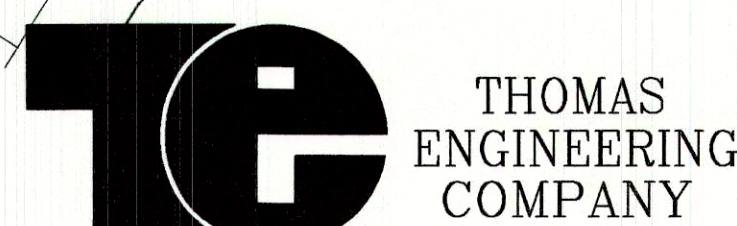
I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A PLAN MADE BY ME, AND THAT IT MEETS ALL THE ENGINEERING REQUIREMENTS OF THE SHERWOOD SUBDIVISION RULES AND REGULATIONS.

DATE 4/11/23
JOHN R. POWNALL PE 4685

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 4/11/23
JOHN R. POWNALL RLS 1215



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

**PLAT OF LOTS 1-35 & TRACTS A & B
MILLERS RIDGE ESTATES PHASE 1
IN THE CITY OF SHERWOOD,
PULASKI COUNTY, AR**

APPROVED	DRAWN BY	DATE	SHEET NO.
SCALE	JRP	4/10/23	1
1" = 60'			