

MILLERS RIDGE ESTATES 2.dwg

PLOTTED: 8/30/2023

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.

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 9/8/23
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 9/21/23
SHERWOOD CITY ENGINEER

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 9/8/23
JOHN R. POWNALL PE 4685

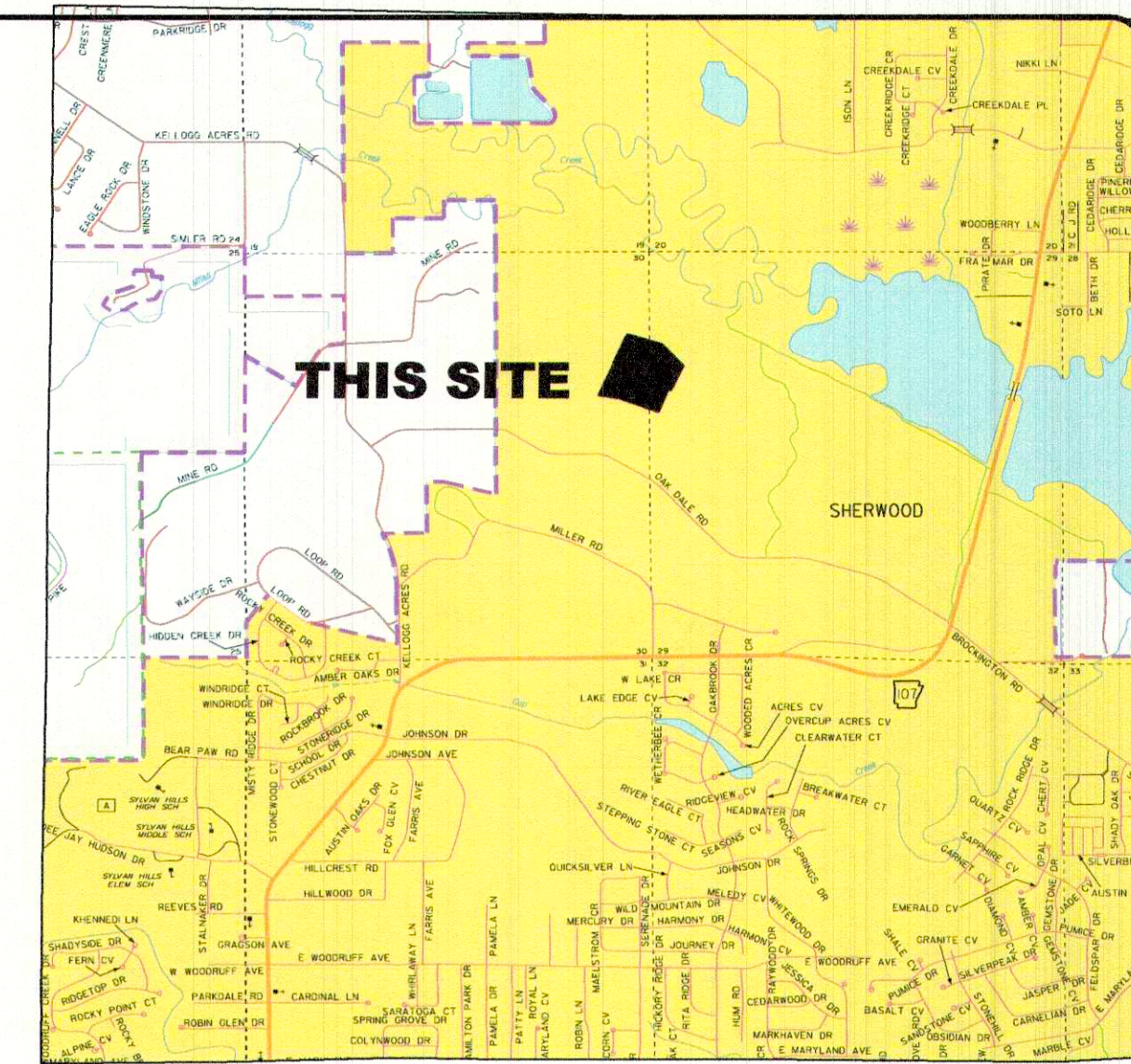
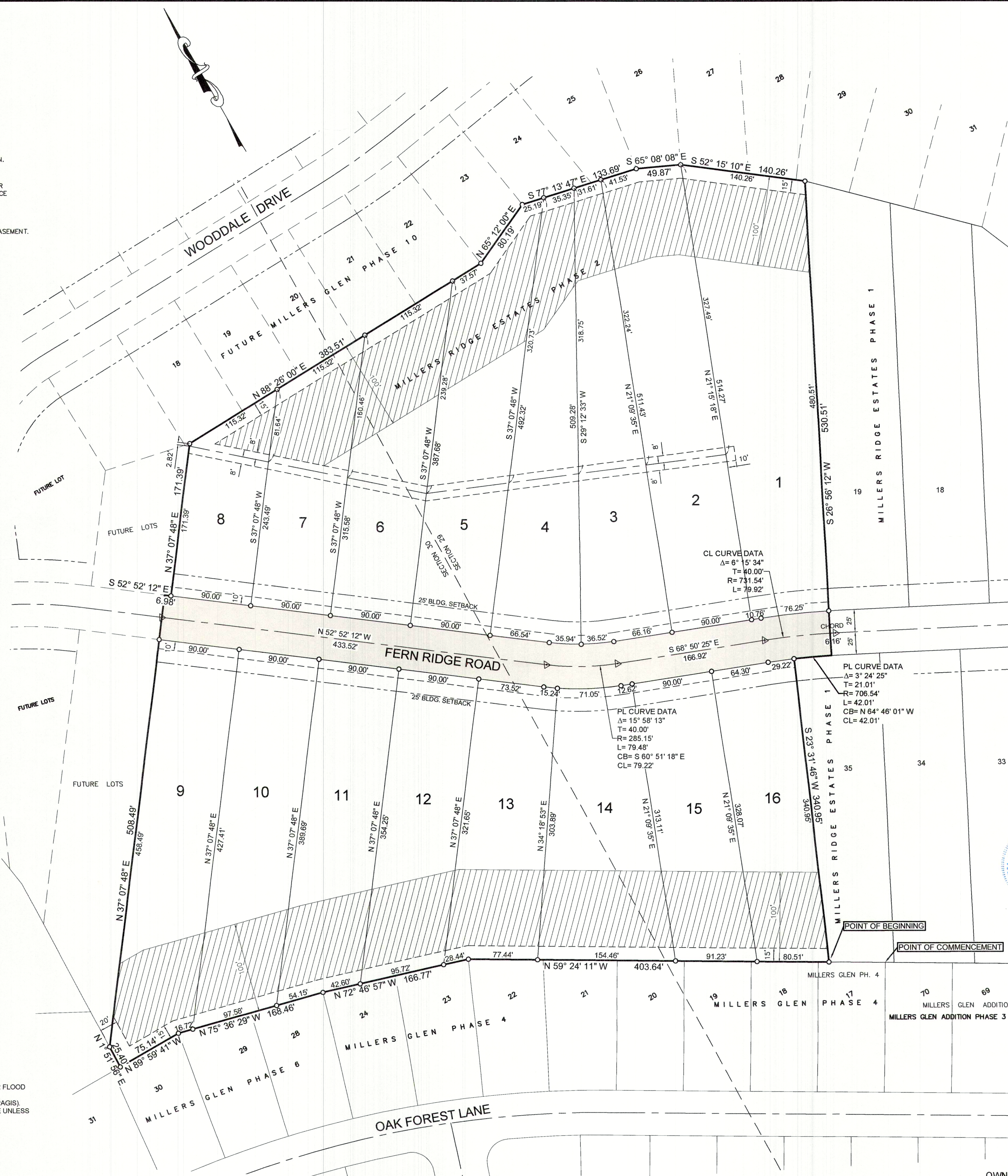
CERTIFICATE OF SURVEYING ACCURACY

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 9/8/23
JOHN R. POWNALL RLS 1215

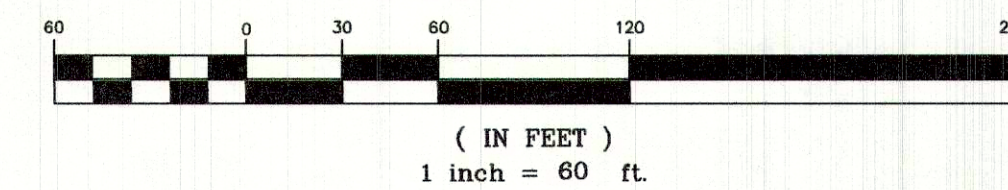
GENERAL NOTES

- DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.
- THIS PROPERTY IS ZONED R-1.
- 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.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES (PAGIS).
- EASEMENTS ALONG FRONT PROPERTY LINES ARE 10 FEET WIDE UNLESS OTHERWISE SHOWN.



VICINITY MAP

GRAPHIC SCALE



LEGAL DESCRIPTION

MILLERS RIDGE ESTATES PHASE 2

A TRACT OF LAND LYING IN THE NW 1/4 SECTION 29 AND THE NE 1/4 SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 WEST, CITY OF SHERWOOD, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

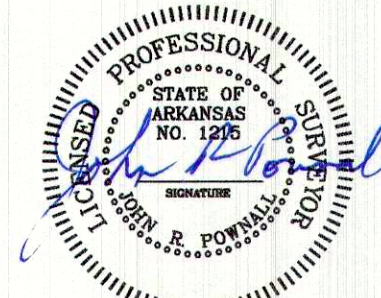
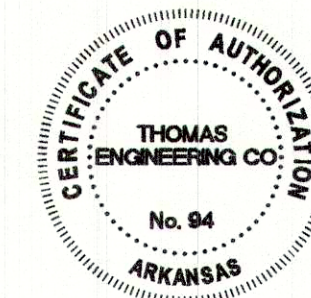
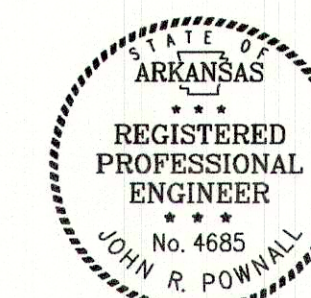
COMMENCING AT THE NORTHEAST CORNER OF LOT 17 MILLERS GLEN ADDITION PHASE 4;
THENCE N 59° 24' 11" W FOR 63.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 59° 24' 11" W FOR 403.64 FEET;
THENCE N 72° 46' 57" W FOR 166.77 FEET;
THENCE N 75° 36' 29" W FOR 168.46 FEET;
THENCE N 89° 59' 41" W FOR 75.14 FEET;
THENCE N 01° 51' 56" E FOR 25.40 FEET;
THENCE N 37° 07' 48" E FOR 508.49 FEET;
THENCE S 52° 52' 12" E FOR 6.98 FEET;
THENCE N 37° 07' 48" E FOR 171.39 FEET;
THENCE N 88° 26' 00" E FOR 383.51 FEET;
THENCE N 65° 08' 08" E FOR 49.87 FEET;
THENCE S 52° 15' 10" E FOR 140.26 FEET;
THENCE S 26° 56' 12" W FOR 530.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 24' 25" HAVING A RADIUS OF 706.54 FEET, AND WHOSE LONG CHORD BEARS N 64° 46' 01" W FOR 42.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;
THENCE S 23° 31' 46" W FOR 340.95 FEET TO THE POINT OF BEGINNING;
CONTAINING 588,349 SQUARE FEET OR 13.507 ACRES, MORE OR LESS.

2023051906
PRESENTED: 09-29-2023 08:22:30 AM RECORDED: 09-29-2023 08:27:05 AM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO. AR FEE \$15.00

Bill of Assurance 2023051905
MKT 9-29-23



PLAT OF LOTS 1 THROUGH 16 MILLERS RIDGE ESTATES PHASE 2 AND DEDICATION OF A PORTION OF FERN RIDGE ROAD TO THE CITY OF SHERWOOD AS SHOWN HEREON IN THE CITY OF SHERWOOD AND IN THE NW 1/4 SECTION 29 & NE 1/4 SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 WEST, PULASKI COUNTY, ARKANSAS



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



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

PLAT OF LOTS 1 THROUGH 16 MILLERS RIDGE ESTATES PHASE 2 IN THE CITY OF SHERWOOD, PULASKI COUNTY, AR

APPROVED	DRAWN BY	DATE	SHEET NO.
SCALE	JRP	7/11/23	1
1" = 60'			