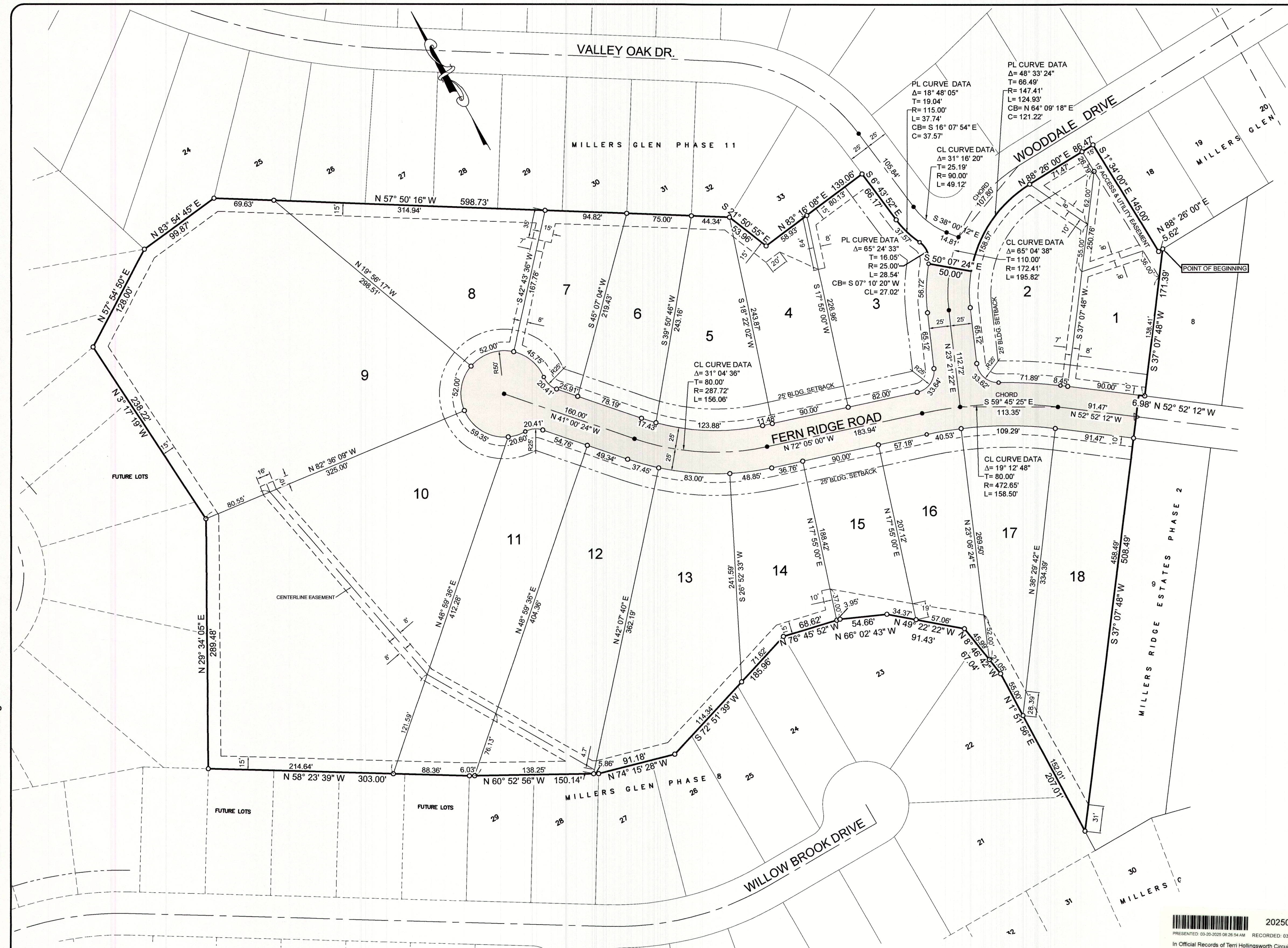




CERTIFICATE OF OWNER

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.

3-17-25 *Steven G. Deere*
DATE DEERE DEVELOPMENT COMPANY LLC
BY STEVEN G. DEERE

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.

3/19/2025 *[Signature]*
DATE SHERWOOD PLANNING COMMISSION
CHAIRMAN OR VICE CHAIRMAN

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.

3/17/25 *John R. Pownall*
DATE 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.

3/17/25 *John R. Pownall*
DATE JOHN R. POWNALL RLS 1215

LEGEND

- SHOWS EXISTING STREETS.
- SHOWS NEW STREETS DEDICATED HEREON.
- SHOWS BUILDING SETBACK LINE
- SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.
- SHOWS ACCESS, SEWER, UTILITY AND DRAINAGE EASEMENT.
- SHOWS 3/8" IRON PIPE & CAP.
- SHOWS COTTON PICKER SPINDLE IN ASPHALT

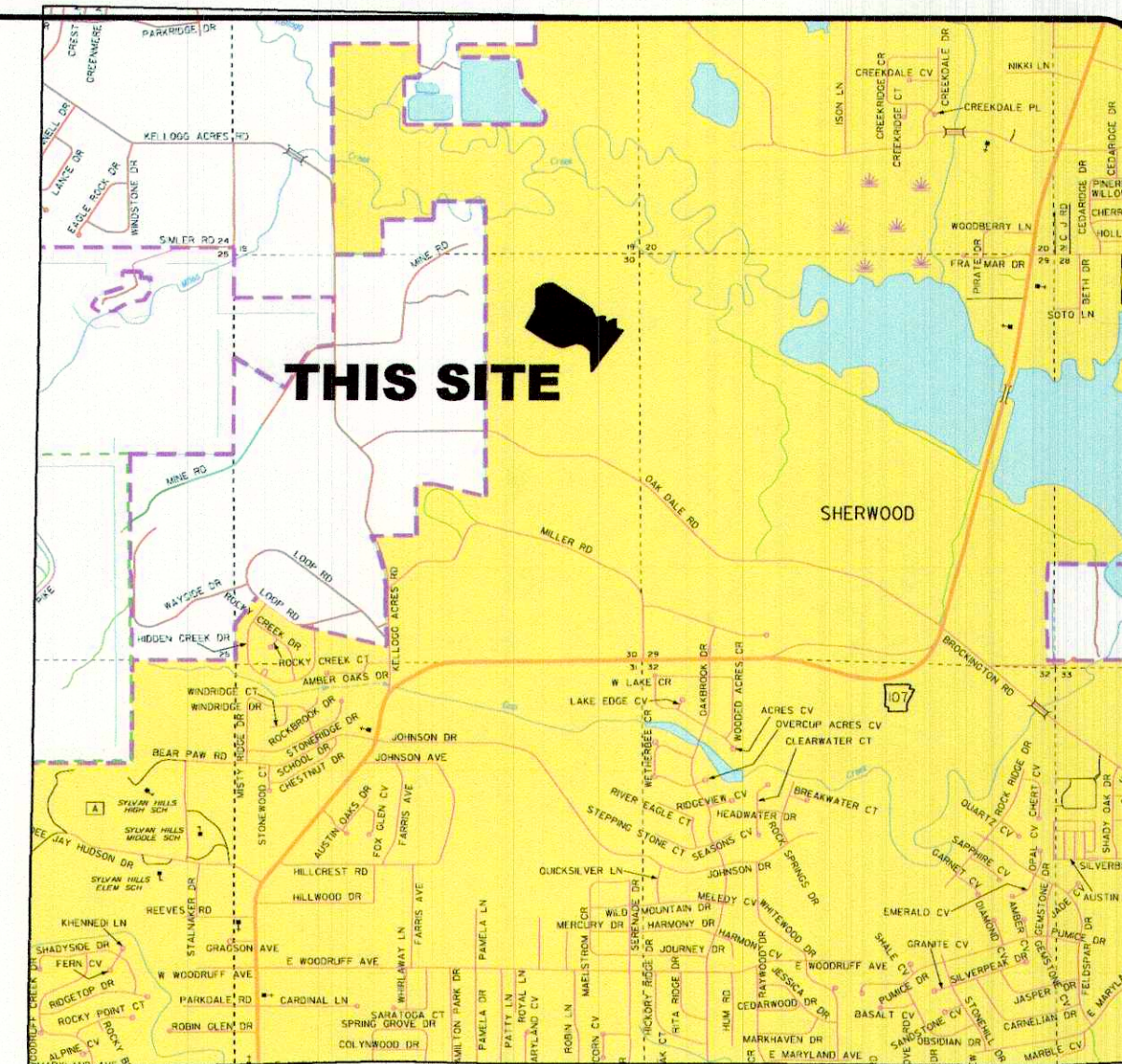
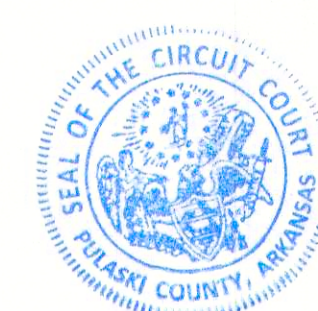
GENERAL NOTES

- 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, NORTH ZONE.
- EASEMENTS ALONG FRONT PROPERTY LINES ARE 10 FEET WIDE UNLESS OTHERWISE SHOWN.
- THE 15 FOOT WIDE ACCESS EASEMENT ON LOT 1 IS A SEWER, UTILITY, DRAINAGE & MAINTENANCE ACCESS EASEMENT. THE MAINTENANCE ACCESS SHALL BE FOR THE CITY OF SHERWOOD AND OTHER UTILITIES. IT SHALL BE OPEN AND FREE OF ALL STRUCTURES OR OTHER OBSTACLES THAT WOULD PREVENT VEHICULAR ACCESS. FENCING IS ALLOWED ON THE ACCESS EASEMENT IF A 10' WIDE GATE IS PROVIDED AT EACH END OF THE EASEMENT.

OWNER & SUBDIVIDER:
DEERE DEVELOPMENT COMPANY LLC
10000 MILLER ROAD
SHERWOOD, ARKANSAS 72120
STEVEN G. DEERE, MEMBER

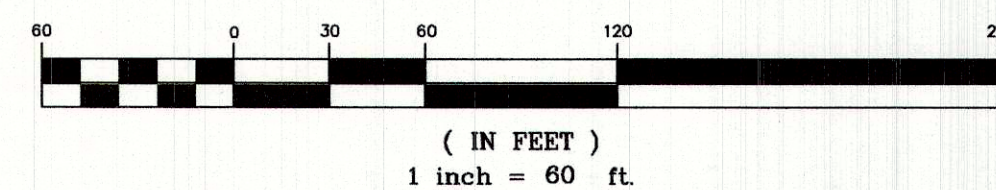
2025014256
PRESENTED: 03-20-2025 08:26:54 AM RECORDED: 03-20-2025 08:33:53 AM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO. AR FEE \$15.00

3/20/25 FK
BAS #: 2025014255



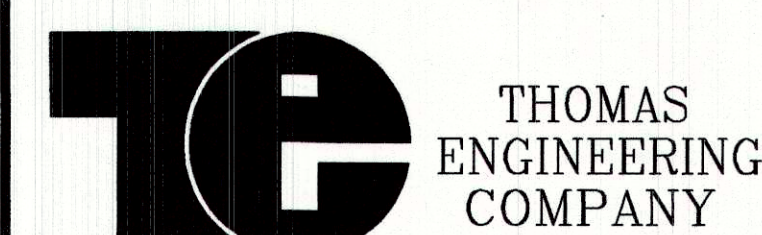
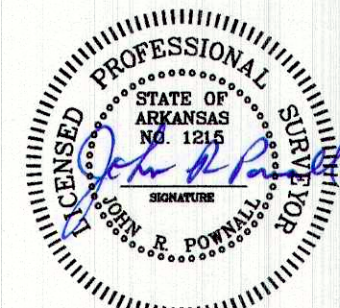
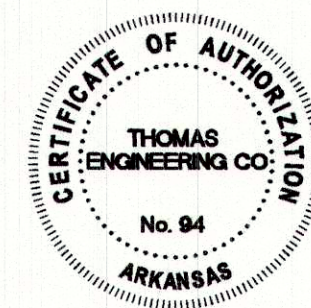
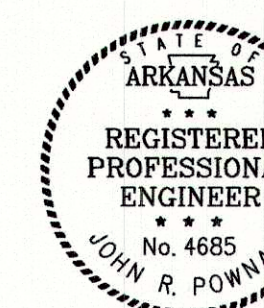
VICINITY MAP

GRAPHIC SCALE

LEGAL DESCRIPTION
MILLERS RIDGE ESTATES PHASE 3

A TRACT OF LAND LYING IN THE NE1/4 SECTION 30, TOWNSHIP 3 NORTH, RANGE 11 WEST, CITY OF SHERWOOD, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST REAR CORNER OF LOT 8 MILLERS RIDGE ESTATES ADDITION PHASE 2;
THENCE ALONG THE WEST LINE OF SAID LOT 8 S 37° 07' 48" W FOR 171.39 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE N 52° 52' 12" W FOR 6.98 FEET;
THENCE S 37° 07' 48" W FOR 508.49 FEET;
THENCE ALONG THE REAR LOT LINES OF LOT 21 THROUGH 29 OF MILLERS GLEN ADDITION PHASE 8 BY THE FOLLOWING COURSES:
N 01° 51' 56" E FOR 207.01 FEET;
N 08° 46' 42" W FOR 67.04 FEET;
N 49° 22' 22" W FOR 91.43 FEET;
N 66° 02' 43" W FOR 54.66 FEET;
N 76° 45' 52" W FOR 68.62 FEET;
S 72° 51' 39" W FOR 185.96 FEET;
N 74° 15' 28" W FOR 91.18 FEET;
N 60° 52' 56" W FOR 150.14 FEET TO THE NORTHWEST CORNER OF SAID LOT 29;
THENCE DEPARTING SAID REAR LOT LINES N 58° 23' 39" W FOR 303.00 FEET;
THENCE N 29° 34' 05" E FOR 289.48 FEET;
THENCE N 03° 17' 19" W FOR 238.22 FEET;
THENCE N 57° 54' 50" E FOR 128.00 FEET;
THENCE N 83° 54' 45" E FOR 99.97 FEET;
THENCE S 37° 50' 16" E FOR 598.73 FEET;
THENCE S 21° 50' 55" E FOR 53.96 FEET;
THENCE N 83° 16' 08" E FOR 139.06 FEET;
THENCE S 06° 45' 52" E FOR 66.17 FEET TO THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 18° 48' 05", HAVING A RADIUS OF 115.00 FEET, AND WHOSE LONG CHORD BEARS S 16° 07' 54" E FOR 37.57 FEET TO THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 65° 24' 33", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 10' 20" W FOR 27.02 FEET;
THENCE S 50° 07' 24" E FOR 50.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;
THENCE ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 48° 33' 24", HAVING A RADIUS OF 147.41 FEET, AND WHOSE LONG CHORD BEARS N 64° 09' 18" E FOR 121.22 FEET;
THENCE N 88° 26' 00" E FOR 86.47 FEET TO THE NORTHWEST CORNER OF LOT 18 MILLERS GLEN ADDITION PHASE 10;
THENCE ALONG THE WEST LINE OF SAID LOT 18 S 01° 34' 00" E FOR 145.00 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE ALONG THE SOUTH LINE OF SAID LOT 18 N 88° 26' 00" E FOR 5.62 FEET TO THE POINT OF BEGINNING;
AND CONTAINING 668,224 SQ. FT. OR 15.340 ACRES, MORE OR LESS.

PLAT OF
LOTS 1 THROUGH 18
MILLERS RIDGE ESTATES PHASE 3
AND DEDICATION OF PORTIONS OF FERN RIDGE ROAD
AND WOODDALE DRIVE
TO THE CITY OF SHERWOOD AS SHOWN HEREON
IN THE CITY OF SHERWOOD
AND IN THE NE1/4 SECTION 30,
TOWNSHIP 3 NORTH, RANGE 11 WEST,
PULASKI COUNTY, ARKANSAS



PLAT OF LOTS 1 THROUGH 18
MILLERS RIDGE ESTATES PHASE 3
IN THE CITY OF SHERWOOD,
PULASKI COUNTY, AR

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

APPROVED	DRAWN BY	DATE	SHEET NO.
JRP	JRP	3/17/25	1
SCALE			
1" = 60'		11-14-54	