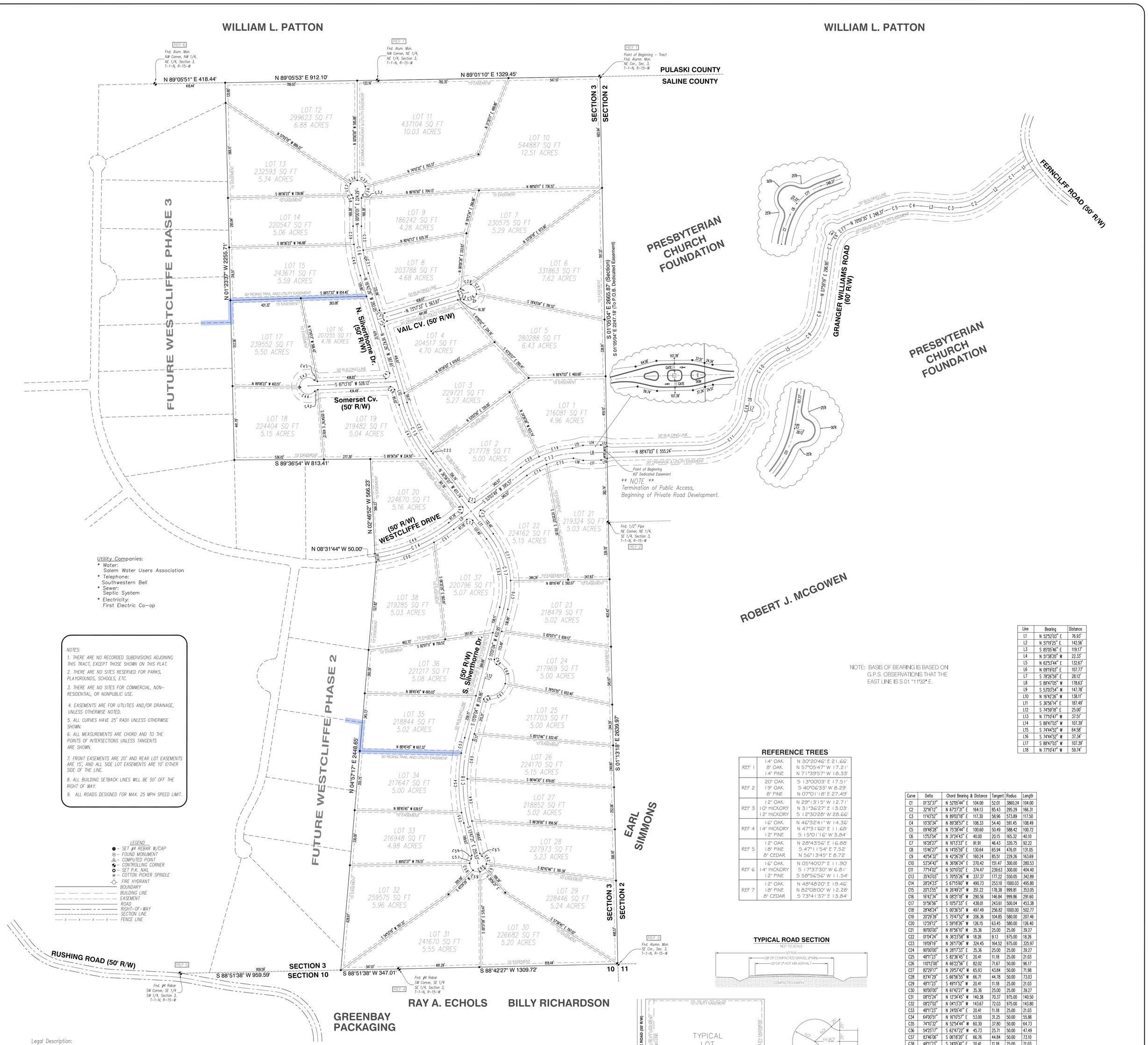

Line	Bearing	Distance
L1	N 52°52'03" E	76.93'
L2	N 51°19'25" E	142.56'
L3	S 85°05'46" E	119.17'
L4	N 51°38'20" W	22.35'
L5	N 62°53'44" E	132.67'
L6	N 09°19'03" E	107.77'
L7	S 78°26'59" E	28.12'
L8	S 88°47'05" W	178.63'
L9	S 53°03'54" W	147.78'
L10	N 16°42'26" W	138.11'
L11	S 36°56'14" E	187.49'
L12	S 74°59'18" E	25.00'
L13	N 77°10'47" W	37.51'
L14	S 88°47'03" W	107.39'
L15	S 74°44'52" W	64.58'
L16	S 74°44'52" W	37.34'
L17	S 88°47'03" W	107.39'
L18	N 77°10'47" W	59.74'

Curve	Delta	Chord Bearing & Distance	Tangent	Radius	Length
C1	01°32'37"	N 52°05'44" E 104.00	52.01	3860.24	104.00
C2	32°16'12"	N 67°27'31" E 164.13	85.43	295.29	166.31
C3	11°43'52"	N 89°02'18" E 117.30	58.96	573.89	117.50
C4	10°30'34"	N 89°38'57" E 108.33	54.40	591.45	108.49
C5	09°48'28"	N 75°38'44" E 100.60	50.49	588.42	100.72
C6	13°53'54"	N 31°24'43" E 40.00	20.15	165.32	40.10
C7	16°28'27"	N 16°13'33" E 91.91	46.43	320.75	92.22
C8	15°46'27"	N 14°05'59" E 130.64	65.94	476.01	131.05
C9	40°54'32"	N 42°26'29" E 160.24	85.51	229.26	163.69
C10	53°34'42"	N 36°06'24" E 270.42	151.47	300.00	280.53
C11	77°14'02"	N 50°10'02" E 374.47	239.63	300.00	404.40
C13	35°43'03"	S 70°55'26" W 337.37	177.22	550.05	342.89
C14	28°24'23"	S 67°15'60" W 490.73	253.10	1000.03	495.80
C15	20°13'55"	N 26°49'21" W 351.22	178.38	999.81	353.05
C16	16°42'34"	N 08°21'18" W 290.56	146.84	999.86	291.60
C17	51°56'56"	S 10°57'33" E 438.01	243.61	500.04	453.38
C18	28°48'24"	S 00°36'51" W 497.49	256.82	1000.00	502.77
C19	20°29'39"	S 75°47'52" W 206.36	104.85	580.00	207.46
C20	12°29'12"	S 59°18'26" W 126.15	63.45	580.00	126.40
C21	90°00'00"	N 81°56'10" W 35.36	25.00	25.00	39.27
C22	01°04'24"	N 36°23'58" W 18.26	9.13	975.00	18.26
C23	19°09'19"	N 26°17'06" W 324.45	164.52	975.00	325.97
C24	90°00'00"	N 28°17'33" E 35.36	25.00	25.00	39.27
C25	48°11'23"	S 82°36'45" E 20.41	11.18	25.00	21.03
C26	110°12'00"	N 66°22'56" E 82.02	71.67	50.00	96.17
C27	82°29'17"	N 29°57'42" W 65.93	43.84	50.00	71.98
C28	83°41'29"	S 66°56'55" W 66.71	44.78	50.00	73.03
C29	48°11'23"	S 49°11'52" W 20.41	11.18	25.00	21.03
C30	90°00'00"	N 61°42'27" W 35.36	25.00	25.00	39.27
C31	08°15'24"	N 12°34'45" W 140.38	70.37	975.00	140.50
C32	08°27'02"	N 04°13'31" W 143.67	72.03	975.00	143.80
C33	48°11'23"	N 24°05'41" E 20.41	11.18	25.00	21.03
C34	64°00'51"	N 16°10'57" E 53.00	31.25	50.00	55.86
C35	74°10'32"	N 52°54'44" W 60.30	37.80	50.00	64.73
C36	54°25'17"	S 62°47'22" W 45.73	25.71	50.00	47.49
C37	83°46'06"	S 06°18'20" E 66.76	44.84	50.00	73.10
C38	48°11'23"	S 24°05'41" E 20.41	11.18	25.00	21.03
C39	06°05'10"	S 03°02'35" E 108.82	54.49	1025.00	108.88
C40	10°37'17"	S 11°23'48" E 189.74	95.28	1025.00	190.01
C41	104°22'28"	S 35°28'47" W 39.50	32.21	25.00	45.54
C42	48°12'45"	N 68°13'36" W 20.42	11.19	25.00	21.04
C43	144°10'21"	S 63°47'36" W 95.15	154.68	50.00	125.81
C44	132°12'25"	S 74°23'47" E 91.43	112.85	50.00	115.37
C45	48°10'01"	N 63°35'01" E 20.40	11.17	25.00	21.02
C46	75°37'32"	S 54°31'13" E 30.65	19.40	25.00	33.00
C47	20°13'39"	S 26°49'16" E 359.99	182.83	1025.00	361.86
C48	90°00'00"	S 08°03'50" W 35.36	25.00	25.00	39.27
C49	28°24'25"	S 67°16'03" W 478.46	246.78	975.00	483.40
C50	20°31'30"	N 71°12'30" E 365.23	185.58	1025.00	367.19
C51	07°52'55"	N 57°00'18" E 140.89	70.61	1025.00	141.00
C52	51°57'13"	S 10°57'33" E 416.11	231.43	475.00	430.71
C53	05°17'12"	S 12°22'27" W 94.54	47.32	1025.00	94.58
C54	19°57'04"	S 00°14'41" E 355.12	180.29	1025.00	356.92
C55	03°34'08"	S 12°00'17" E 63.83	31.93	1025.00	63.84
C56	48°11'23"	S 10°18'21" W 20.41	11.18	25.00	21.03
C57	32°30'28"	S 18°08'48" W 27.99	14.58	50.00	28.37
C58	54°58'05"	S 25°35'28" E 46.15	26.01	50.00	47.97
C59	49°54'58"	S 78°01'60" E 42.20	23.27	50.00	43.56
C60	41°46'13"	N 56°07'25" E 35.65	19.08	50.00	36.45
C61	31°53'25"	N 19°17'36" E 27.47	14.29	50.00	27.83
C62	65°19'38"	N 29°18'55" W 53.97	32.05	50.00	57.01
C63	48°11'23"	N 37°53'02" W 20.41	11.18	25.00	21.03
C64	14°56'11"	N 06°19'15" W 253.45	127.81	975.00	254.17
C65	13°52'13"	N 08°04'57" E 235.45	118.59	975.00	236.03
C66	78°27'47"	N 54°14'56" E 31.62	20.41	25.00	34.24
C67	78°27'47"	N 54°14'56" E 126.49	81.65	100.00	136.94
C68	78°27'47"	N 24°12'51" W 126.49	81.65	100.00	136.94
C69	78°27'47"	N 24°12'51" W 31.62	20.41	25.00	34.24
C70	18°59'41"	N 05°31'12" E 173.25	87.83	525.00	174.05
C71	32°57'32"	N 20°27'24" W 297.85	155.31	525.00	302.00
C72	90°00'00"	N 08°03'50" E 35.36	25.00	25.00	39.27
C73	90°00'00"	S 81°56'10" E 35.36	25.00	25.00	39.27
C74	14°57'17"	N 60°32'29" E 135.34	68.25	520.00	135.72
C75	18°13'38"	N 77°07'56" E 164.73	83.42	520.00	165.43
C76	02°13'58"	N 10°26'02" E 11.69	5.85	300.00	11.69
C77	31°11'13"	N 53°57'16" E 88.88	46.14	165.32	89.99

Legal Description:
All that part of the Northeast Quarter and the Southeast Quarter of Section 3, Township 1 North, Range 15 West, Saline County, Arkansas being more fully described as follows: Beginning at the Northeast Corner of the Northeast Quarter of said Section 3 and run South 01 deg. 05 min 04 sec. East along the East line of the Northeast Quarter of said Section 3 for a distance of 2665.87 feet to a Found ½ inch Pipe being the Northeast Corner of the Southeast Quarter of said Section 3; thence South 01 deg. 13 min. 18 sec. East along the East line of the Southeast Quarter of said Section 3 for a distance of 2639.97 feet to a Found Aluminum Monument being the Southeast Corner of said Section 3; thence South 88 deg. 42 min. 27 sec. West along the South line of the Southeast Quarter of the Southeast Quarter of said Section 3 for a distance of 1309.72 feet to a Found #4 Rebar being the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 3; thence South 88 deg. 51 min. 38 sec. West along the South line of the Southwest Quarter of the Southeast Quarter of said Section 3 for a distance of 347.01 feet; thence North 04 deg. 57 min. 17 sec. East for a distance of 2448.65 feet to a point on the South line of Westcliffe Drive; thence North 08 deg. 31 min. 44 sec. West for a distance of 50.00 feet to a point on the North line of Westcliffe Drive; thence North 02 deg. 46 min. 52 sec. West for a distance of 566.23 feet; thence South 89 deg. 36 min. 54 sec. West for a distance of 813.41 feet; thence North 01 deg. 23 min. 37 sec. West for a distance of 2255.71 feet to a point on the North line of Northwest Quarter of the Northeast Quarter of said Section 3; thence North 89 deg. 05 min. 53 sec. East along the North line of the Northwest Quarter of the Northeast Quarter of said Section 3 for a distance of 912.10 feet to a Found Aluminum Monument being the Northwest Corner of the Northeast Quarter of the Northeast Quarter; thence North 89 deg. 01 min. 10 sec. East along the North line of the Northeast Quarter of the Northeast Quarter of said Section 3 for a distance of 1329.45 feet to the Point of Beginning, containing (9,629,636 sq. ft.) 221.07 acres more or less.

Dedicated Easement:
A dedication easement being 60.00 in width and 30.00 feet either side of the following described centerline being a part of the Northwest Quarter of Section 2, Township 1 North, Range 15 West, Saline County, Arkansas and being more fully described as follows: Commencing at a Found Aluminum Monument being the Northwest Corner of said Northwest Quarter of said Section 2 and run thence South 01 deg. 05 min. 04 sec. East along the West line thereof for a distance of 2247.18 feet to the Point of Beginning of said centerline of easement, thence the following bearings and distances along said centerline: North 88 deg. 47 min. 03 sec. East for a distance of 555.24 feet to the Point of Curvature of a curve to the left that has a delta angle of 77 deg. 14 min. 02 sec. and a radius of 300.00 feet; thence North 50 deg. 10 min. 02 sec. East along the chord of said curve to the left for a distance of 374.47 feet to the Point of Tangency of said curve to the left; thence South 78 deg. 26 min. 59 sec. East for a distance of 28.12 feet to a point that is the center of a 50.00 foot radial eyebrow; thence North 78 deg. 26 min. 59 sec. West for a distance of 28.12 feet to a Point of Curvature of a curve to the left that has a delta angle of 02 deg. 13 min. 58 sec. and a radius of 300.00 feet; thence North 10 deg. 26 min. 02 sec. East along the chord of said curve to the left for a distance of 11.69 feet to the Point of Tangency of said curve to the left; thence North 09 deg. 19 min. 03 sec. East for a distance of 107.77 feet to a Point of Curvature of a curve to the right that has a delta angle of 53 deg. 34 min. 42 sec. and a radius of 300.00 feet; thence North 36 deg. 06 min. 24 sec. East along the chord of said curve to the right for a distance of 270.42 feet to the Point of Tangency of said curve to the right; thence North 62 deg. 53 min. 44 sec. East for a distance of 132.67 feet to a Point of Curvature of a curve to the left that has a delta angle of 40 deg. 54 min. 32 sec. and a radius of 229.26 feet; thence North 42 deg. 26 min. 29 sec. East along the chord of said curve to the left for a distance of 160.24 feet to the Point of Tangency of said curve to the left, said point also being a Point of Curvature of a curve to the left that has a delta angle of 15 deg. 46 min. 27 sec. and a radius of 476.01 feet; thence North 14 deg. 05 min. 59 sec. East along the chord of said curve to the left for a distance of 130.64 feet to the Point of Tangency of said curve to the left; thence North 07 deg. 59 min. 19 sec. East for a distance of 296.90 feet to a Point of Curvature of a curve to the right that has a delta angle of 16 deg. 28 min. 27 sec. and a radius of 320.75 feet; thence North 16 deg. 13 min .33 sec. East along the chord of said curve to the right for a distance of 91.91 feet to the Point of Tangency of said curve to the right, said point also being a Point of Curvature of a curve to the right that has a delta angle of 13 deg. 53 min. 54 sec. and a radius of 165.32 feet; thence North 31 deg. 24 min. 43 sec. East along the chord of said curve to the right for a distance of 40.00 feet to the Point of Tangency of said curve to the right; thence North 51 deg. 38 min. 20 sec. West for a distance of 22.33 feet to a point that is the center of a 50.00 foot radial eyebrow; thence South 51 deg. 38 min. 20 sec. East for a distance of 22.33 feet to a Point of Curvature of a curve to the right that has a delta angle of 31 deg. 11 min. 13 sec. and a radius of 165.32 feet; thence North 53 deg. 57 min. 16 sec. East along the chord of said curve to the right for a distance of 88.88 feet to the Point of Tangency of said curve to the right; thence North 70 deg. 01 min. 35 sec. East for a distance of 248.37 feet to a Point of Curvature of a curve to the right that has a delta angle of 09 deg. 48 min. 28 sec. and a radius of 588.42 feet; thence North 75 deg. 38 min. 44 sec. East along the chord of said curve to the right for a distance of 100.60 feet to the Point of Tangency of said curve to the right, said point also being a Point of Curvature of a curve to the right that has a delta angle of 10 deg. 30 min. 34 sec. and a radius of 591.45 feet; thence North 89 deg. 38 min. 57 sec. East along the chord of said curve to the right for a distance of 108.33 feet to the Point of Tangency of said curve to the right; thence South 85 deg. 05 min. 46 sec. East for a distance of 119.17 feet to a Point of Curvature of a curve to the left that has a delta angle of 11 deg. 43 min. 52 sec. and a radius of 573.89 feet; thence North 89 deg. 02 min. 18 sec. East along the chord of said curve to the left for a distance of 117.30 feet to the Point of Tangency of said curve to the left, said point also being a Point of Curvature of a curve to the left that has a delta angle of 32 deg. 16 min. 12 sec. and a radius of 295.29 feet; thence North 67 deg. 27 min. 31 sec. East along the chord of said curve to the left for a distance of 164.13 feet to the Point of Tangency of said curve to the left; thence North 51 deg. 19 min. 25 sec. East for a distance of 142.56 feet to a Point of Curvature of a curve to the right that has a delta angle of 01 deg. 32 min. 37 sec. and a radius of 3860.24 feet; thence North 52 deg. 05 min. 44 sec. East along the chord of said curve to the right for a distance of 104.00 feet to the Point of Tangency of said curve to the right; thence North 52 deg. 52 min. 03 sec. East for a distance of 76.93 feet to a point on the Westerly Right-of-Way line of Ferncliffe Road, said point also being the Point of Termination of said centerline of easement, containing (217,224 sq. ft.) 4.99 acres, more or less.

SECTION 2		
DEDICATED EASEMENT	(217,224 SQ. FT.)	4.99 ACRES
.00		
SECTION 3		
NE ¼, NE ¼	(1,761,364 SQ. FT.)	40.44 ACRES
NW ¼ NE ¼	(1,203,828 SQ. FT.)	27.64 ACRES
SW ¼ NE ¼	(891,574 SQ. FT.)	20.47 ACRES
SE ¼ NE ¼	(1,752,712 SQ. FT.)	40.24 ACRES
NE ¼, SE ¼	(1,744,074 SQ. FT.)	40.04 ACRES
NW ¼ SE ¼	(172,022 SQ. FT.)	3.95 ACRES
SW ¼ SE ¼	(364,406 SQ. FT.)	8.37 ACRES
SE ¼ SE ¼	(1,739,656 SQ. FT.)	39.94 ACRES
TOTAL	(9,629,636 SQ. FT.)	221.07 ACRES

PHASE 1/ ACCESS ROAD (9,846,860 SQ. FT.) 226.06 ACRES

FINAL PLAT OF WESTCLIFFE SUBDIVISION PHASE 1 SALINE COUNTY ARKANSAS

** A PRIVATE ROAD DEVELOPMENT **

CENTRAL ARKANSAS SURVEYING INC.
1012 Autumn Road, Suite 1
Little Rock, AR 72211
Phone: (501)-223-0497
Fax: (501)-223-0496
E-Mail: cas@swbell.net

FOR USE AND BENEFIT OF:
Central Arkansas Land Development, LLC
and
Ives & Associates, Inc.
PROPERTY ADDRESS:
Rushing Road
Alexander, Arkansas

I hereby certify that the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements disclosed by this survey are shown. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

I hereby certify the above property does not lie within a 100 year flood prone area.
SOURCE: Saline County, FEMA Map
PANEL NO.: 050191 0125 B
PANEL NO.: 0085 B (not listed)
DATE: November, 17, 1982

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1264 — RANDY ALBERIUS — SIGNATURE

SCALE: 1"=200' | REV. DATE: 2/21/06
DRAWN BY: L. REMSING | CHECKED BY: R.S.A.
100' 0' 200' 400'

FILE NAME: H:\SURVEYS\WESTCLIF\PHASE1\PHASE1.DWG
STATE CODE: 500-01N-15W-0-03-000-62-1264
STATE CODE: 500-01N-15W-0-10-140-62-1264