

REFERENCE TREES

REF 1	18" PINE 12" PINE 14" HICKORY	S 47°11′54" E 7.52' S 58°56′56'' W 11.54' S 17°37′30" W 6.81'
REF 2	14" PINE 19" OAK 14" OAK	N 71°39'57" W 18.33' S 40°06'33" W 8.29' N 30°20'46" E 21.66'
REF 3	8" OAK 18" PINE 8" CEDAR	N 57°05'47" W 17.21' N 82°08'00" W 12.28' S 73°41'37" E 13.84'
REF 4	16" OAK 14" HICKORY 12" PINE	N 46°32'41" W 14.36' N 47°31'60" E 11.68' S 15°01'16" W 3.84'
REF 5	12" OAK 18" PINE 8" CEDAR	N 28°43'56" E 16.88' S 47°11'54" E 7.52' N 56°13'45" E 8.72'
REF 6	16" OAK 14" HICKORY 12" PINE	N 05°40'07" E 11.90' S 17°37'30" W 6.81' S 58°56'56" W 11.54'
REF 7	10" CEDAR 14" PINE 26" TWIN OAK	S 27°58'147" E 13.95' S 19°15'20" W 6.26' N 02°25'48" W 26.58'

CENTERLINE ANNOTATION

LINE BEARING DISTANCE L1 | N 81°00'49" W | 25.00'

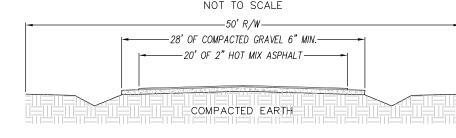
BOUNDARY ANNOTATION

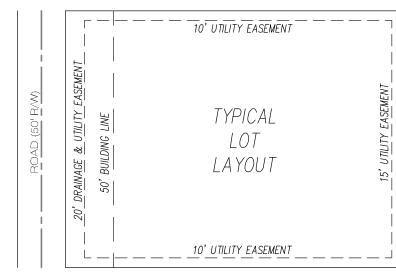
CURVE	DELTA	CHORD BEARING	RADIUS	CHORD
C1	40°44'06''	N 58°18'33'' W	325.00	226.23
C2	16°14'22''	N 29°41'18'' W	2566.22	724.92
C3	<i>33°27'08''</i>	N 39°45'25" W	275.00	158.29

CURVE MEASUREMENTS

DELTA			
DELTA	CHORD BEARING	RADIUS	CHORD
44°53'22"	S 24°21'13" W	500.00	381.79
14°40'57''	S 05°25'57" E	1000.08	255.57
78°27'54"	S 48°13'05'' W	25.00	31.62
	S 39°39′49′′ W	100.00	148.13
61°21'16''	S 38°48'01'' E	100.00	102.04
78°27'54"	S 30°14'42'' E	25.00	31.62
23°37'52"	S 36°00'47" W	525.00	215.00
22°17'19"	S 13°03'12'' W	525.00	202.94
11°33'26"	S 03°52'11'' E	1025.00	206.41
46°38'49''	S 13°40'31'' W	25.00	19.80
22°07'08"	S 25°56'21" W	50.00	19.18
93°45'56"	S 32°00'11'' E	50.00	73.00
84°39'25''	N 58°47'09'' E	50.00	67.34
75°47'52"	N 21°26'30" W	50.00	61.43
49°51'09''	N 34°24'52'' W	25.00	21.07
07°53'56"	N 05°32'16" W	975.17	134.33
03°34'57"	N 00°12'10" E	975.17	60.96
90°00'00"	N 46°54'32'' E	25.00	35.36
48°11'23''	S 63°59'46'' E	25.00	20.41
54°58'47"	S 67°23′32′′ E	50.00	46.16
70°04'43"	N 50°04'26" E	50.00	57.42
94°22'01''	N 32°09'13'' W	50.00	73.36
56°56'16''	S 72°11'22" W	50.00	47.67
48°11'23''	S 67°48'51" W	25.00	20.41
90°00'00"	N 43°05'28'' W	25.00	35.36
10°51'10''	N 07°20'07'' E	475.00	89.84
32°53'23"	N 29°12'24" E	475.00	268.94
	14'40'57" 78'27'54" 95'34'25" 61'21'16" 78'27'54" 23'37'52" 22'17'19" 11'33'26" 46'38'49" 22'07'08" 93'45'56" 84'39'25" 75'47'52" 49'51'09" 07'53'56" 03'34'57" 90'00'00" 48'11'23" 54'58'47" 70'04'43" 94'22'01" 56'56'16" 48'11'23" 90'00'00" 10'51'10"	44*53'22" \$ 24*21'13" W 14*40'57" \$ 05*25'57" E 78*27'54" \$ 48*13'05" W 95*34'25" \$ 39*39'49" W 61*21'16" \$ 38*48'01" E 78*27'54" \$ 30*14'42" E 23*37'52" \$ 36*00'47" W 22*17'19" \$ 13*03'12" W 11*33'26" \$ 03*52'11" E 46*38'49" \$ 13*40'31" W 22*07'08" \$ 25*56'21" W 93*45'56" \$ 32*00'11" E 84*39'25" \$ \$ 58*47'09" E 75*47'52" \$ \$ 21*26'30" W 49*51'09" \$ \$ \$ 34*24'52" W 07*53'56" \$ \$ \$ 05*32'16" W 03*34'57" \$ \$ 00*12'10" E 90*00'00" \$ \$ \$ 63*59'46" E 54*58'47" \$ \$ 67*23'32" E 70*04'43" \$ \$ 50*04'26" E 94*22'01" \$ \$ 32*09'13" W 56*56'16" \$ \$ 72*11'22" W 48*11'23" \$ 67*48'51" W 90*00'00" \$ \$ 43*05'28" W 10*51'10" \$ \$ 07*20'07" E	44*53*22" \$ 24*21*13" \$ 500.00 14*40*57" \$ 05*25*57" \$ 1000.08 78*27*54" \$ 48*13*05" \$ 25.00 95*34*25" \$ 39*39*49" \$ 100.00 61*21*16" \$ 38*48*01" \$ 100.00 78*27*54" \$ 30*14*42" \$ 25.00 23*37*52" \$ 36*00*47" \$ 525.00 22*17*19" \$ 13*03*12" \$ 525.00 11*33*26" \$ 03*52*11" \$ 1025.00 46*38*49" \$ 13*40*31" \$ 25.00 22*07*08" \$ 25*56*21" \$ 50.00 93*45*56" \$ 32*00*11" \$ 50.00 84*39*25" \$ 8*47*09" \$ 50.00 49*51*09" \$ 13*40*31" \$ 25.00 49*51*09" \$ 13*40*31" \$ 50.00 49*51*09" \$ 13*40*31" \$ 50.00 49*51*09" \$ 13*40*31" \$ 10.00 49*51*09" \$ 13*40*31" \$ 10.00 49*51*09" \$ 10.00 \$ 10.00 49*51*09" \$ 10.00 \$ 10.00 49*51*09"

TYPICAL ROAD SECTION





S 89°05'53" W 912.10 ~NW Corner, Lot 12, REF, 4 Westcliffe Subdivision, Phase NW Comer, NW 1/4. NE 1/4, Section 3, <u>Utility Companies:</u> T-1-N, R-15-W * Water: Salem Water Users Association * Telephone: Southwestern Bell * Sewer: Septic System S 88°36'23" W 764.75 * Electricity: First Electric Co-op \$ 49° 07' 49" W 54.35' — NE Corner, Lot 42, Westcliffe Subdivision, Phase 2 LOT 43 Point of Beginning West Corner, Lot 44, — Westcliffe Subdivision, Phase 2 LOT 42 580 LOT 44 REF 2 REF 1 Fnd. Nail in Rock Pile Set Alumn. Mon. NW Corner, NE 1/4 NW Corner, NW 1/4, SW 1/4. Section 3. 130,762 SQ FT SW 1/4, Section 3, T-1-N, R-15-W T-1-N, R-15-W 3.00 ACRES S 88°16'26" W 1360.93' — S 22°27'08" E 53.48' LOT 45 LEGEND 130.804 SQ FT ● - FOUND MONUMENT WESTCLIFFE DRIVE (3.00 ACRES ⊙ – SET #4 REBAR W/CAP ▲ – COMPUTED POINT → − CONTROLLING CORNER o – SET P.K. NAIL 131,508 SQ FT * - COTTON PICKER SPINDLE (A) - ACTUAL MEASUREMENT 3.02 ACRES D) — DEEDED MEASUREMENT 130,606 SQ FT Ϋ́P) — PLATTED MEASUREMENT 3.00 ACRES LOT 47 TRANSFORMER -⊙- POWER POLE ✓ S 62°32'39" E 229.71' ← GUY ANCHOR LOT 55 PHONE PEDESTA SEWER MANHOLE 166,210 SQ FT ్యం 130,727 SQ FT _□__ SIGN 3.82 ACRES 3.00 ACRES ₩ LIGHT **⊞** WATER METER LOT 56 ₩ WATER VALVE 149,760 SQ FT 3.44 ACRES - S 08°59'11" W 143.50' 148,000 SQ FT **6** - -216.99' - -0 ---- BUILDING LINE 3.40 ACRES LOT 67 — \$ 88°05'28''[°]E 322.89' ——• S 81°00'49" E 500.90' 130,758 SQ FT — x — x — FENCE LINE 3.00 ACRES ------ RIGHT-OF-WAY CRESTED BUTTE ---- SECTION LINE CIRCLE (50' R/W) 20' NO VEHICULAR ACCESS 146,914 SQ FT //////___AND UTILITY EASEMENT 176, 900 SQ FT 3.37 ACRES LOT 58 30' RIDING TRAIL 4.06 ACRES₁₀-137,030 SQ FT 134,860 SQ FT AND UTILITY EASEMENT REF 3 3.15 ACRES 177,387 SQ FT 3.10 ACRES Fnd. Rock Pile 4.07 ACRES N 87°54'45" W 522.74' SW Corner, NE 1/4 30.0° RIDING TRAIL AND SW 1/4, Section 3, - N 78°02'42" W 50.07' Fnd Rebar w/Cap UTILITY EASEMENT T-1-N, R-15-W NW Corner, SW 1/4 SW 1/4, Section 3, -30.0' RIDING TRAIL AND UTILITY EASEMENT 30.0' RIDING TRAIL AND UTILITY EASEMENT-N 88°16'26" E 444.58' T-1-N, R-15-W S 88°16'26" W 896.65' 20' NO VEHICULAR ACCESS 133,524 SQ FT AND UTILITY EASEMENT LOT 65 3.07 ACRES 217,353 SQ FT N 56°29'00" W 334.77' 4.99 ACRES 1. THERE ARE NO RECORDED SUBDIVISIONS ADJOINING THIS TRACT, EXCEPT THOSE SHOWN ON THIS PLAT. 130,656 SQ FT 50' EMERGENCY ACCESS EASEMENT 2. THERE ARE NO SITES RESERVED FOR PARKS, 3.00 ACRES PLAYGROUNDS, SCHOOLS, ETC. N 21°34'07" W 45.78' 3. THERE ARE NO SITES FOR COMMERCIAL, NON-162,474 SQ FT RESIDENTIAL, OR NONPUBLIC USE. 3.73 ACRES LOT 61 20' NO VEHICULAR ACCESS 4. EASEMENTS ARE FOR UTILITIES AND/OR DRAINAGE, 130,939 SQ FT UNLESS OTHERWISE NOTED. 3.01 ACRES 5. ALL CURVES HAVE 25' RADII UNLESS OTHERWISE __20' NO VEHICULAR ACCÉSS __AND_UTILITY_EASEMENT 6. ALL MEASUREMENTS ARE CHORD AND TO THE

POINTS OF INTERSECTIONS UNLESS TANGENTS 7. FRONT EASEMENTS ARE 20' AND REAR LOT EASEMENTS ARE 15', AND ALL SIDE LOT EASEMENTS ARE 10' EITHER SIDE OF THE LINE. 8. ALL BUILDING SETBACK LINES WILL BE 50' OFF THE

to the Point of Beginning, containing 76.10 acres, more or less.

SHOWN.

ARE SHOWN.

RIGHT OF WAY.

NE 1/4 of the SW 1/4 = 35.93 Acres NW 1/4 of the SE 1/4 = 11.38 Acres SE 1/4 of the SW 1/4 = 24.87 Acres 9. ALL ROADS DESIGNED FOR MAX. 25 MPH SPEED LIMIT. SW 1/4 of the SW 1/4 = 1.77 Acres Legal Description: A part of the Southeast Quarter of the Northwest Quarter and a part of the Northeast Quarter of the Southwest Quarter and a part of the Northwest Quarter of the Southeast Quarter and a part of the Southeast Quarter of the Southwest Quarter and a part of the Southwest Quarter of the Southwest Quarter all lying in Section 3, Township 1 North, Range 15 West, Saline County, Arkansas and being more fully described as follows: Commencing at a Found Aluminum Monument a the Northeast Corner of Section 3, also being the Northeast corner of Lot 10, Westcliffe Subdivision, Phase 1 and run thence South 89 deg. 01 min. 10 sec. West

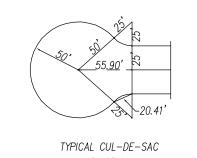
SE 1/4 of the NW 1/4 = 2.15 Acres

Quarter; thence South 89 deg. 05 min. 53 Sec. West along the North line thereof for a distance of 912.10 feet to the Northwest corner of Lot 12, Westcliffe Subdivision, Phase 1; thence South 01 deg. 23 min. 37 sec. East along the West line thereof for a distance of 2091.24 feet, to the Northeast corner of Lot 42, Westcliffe Subdivision, Phase 2; thence South 88 deg. 36 min. 23 sec. W along the North line of said Phase 2 for a distance of 764.75 feet, to the Northwest Corner of Lot 43; thence South 49 deg. 07 min. 49 sec. West along said North line of Phase 2 for a distance of 54.35 feet; thence South 59 deg. 03 min. 18 sec. West along said North line of Phase 2 for a distance of 442.27 feet, to the West Corner of Lot 44, Westcliffe Subdivision, Phase 2, said corner also being the Point of Beginning of the land herein described: thence South 45 deg. 04 min. 10 sec. East along the South line of said Phase 2 for a distance of 376.37 feet; thence South 22 deg. 27 min. 08 sec. East along the South line of said Phase 2 for a distance of 53.48 feet; thence South 55 deg. 50 min. 32 sec. East along the South line of said Phase 2 for a distance of 521.28 feet; thence South 18 deg. 18 min. 17 sec. West along the South line of said Phase 2 for a distance of 210.66 feet; thence South 62 deg. 32 min. 39 sec. East along the South line of said Phase 2 for a distance of 229.71 feet; thence South 81 deg. 00 min. 49 sec. East along the South line of said Phase 2 for a distance of 652.54 feet; thence South 08 deg. 59 min. 11 sec. West along the South line of said Phase 2 for a distance of 143.50 feet; thence South 81 deg. 00 min. 49 sec. East along the South line of said Phase 2 for a distance of 500.90 feet, to a point on the West line of Westcliffe Subdivision, Phase 1; thence South 04 deg. 57 min. 17 sec. West along said West line of Phase 1 for a distance of 256.79 feet; thence North 87 deg. 54 min. 45 sec. West for a distance of 522.74 feet; thence North 78 deg. 02 min. 42 sec. West for a distance of 50.07 feet; thence South 78 deg. 53 min. 43 sec. West for a distance of 633.20 feet; thence South 09 deg. 58 min. 09 sec. West for a distance of 791.01 feet; thence South 41 deg. 54 min. 32 sec. West for a distance of 688.52 feet, to a point on the North Right-of-Way of Rushing Road, said point also being the point of curvature of a curve to the right; thence along said curve to the right having a delta angle of 40 deg. 44 min. 06 sec. and a radius of 325.00 feet, with a chord bearing and distance of North 58 deg. 18 min. 33 sec. West for 226.23 feet, to the Point of Tangency; thence North 37 deg. 56 min. 30 sec. West along said North right-of-way for a distance of 158.93 feet, to a Point of Curvature of a curve to the right; thence along said curve to the right having a delta angle of 16 deg. 14 min. 22 sec and a radius of 2566.22 feet, with a chord bearing and distance of North 29 deg. 41 min. 18 sec. West for 724.92 feet to the Point of Tangency; thence North 21 deg. 34 min. 07 sec. West along said North right of way for a distance of 45.78 feet, to the Point of Curvature of a curve to the left; thence along said curve to the left having a delta angle of 33 deg. 27 min. 08 sec. and a radius of 275.00 feet, with a chord bearing and distance of North 39 deg. 45 min. 25 sec. West for 158.29 feet to the Point of Tangency; thence North 56 deg. 29 min. 00 sec. West along said North right-of-way for a distance of 334.77 feet to a point on the North line of said Southwest Quarter of the Southwest Quarter; thence North 88 deg. 16 min. 26 sec. East along said North line thereof for a distance of 444.58 feet to the Southwest Corner of the Northeast Quarter of the Southwest Quarter; thence North 00 deg. 06 min. 06 sec. West along the West line thereof for a distance of

1373.28 feet, to the Northwest Corner of said Northeast Quarter of the Southwest Quarter; thence North 59 deg. 03 min. 19 sec. East for a distance of 517.02 feet

along the North line thereof for a distance of 1329.45 feet to a Found Aluminum Monument being the Northeast Corner of the Northwest Quarter of the Northeast

NOTE: BASIS OF BEARING IS BASED ON G.P.S. OBSERVATIONS THAT THE EAST LINE OF WESTCLIFFE SUBDIVISION, PHASE 1 IS S 01 °11'32" E.



LOT 62

172,026 SQ FT

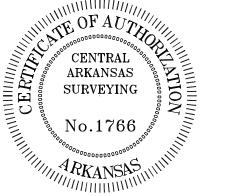
3.95 ACRES

182,350 SQ FT

√4.19 ACRES

N 37°56'30" W 158.93'





CERTIFICATE OF OWNER WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE LAID OFF. PLATTED AND SUBDIVIDED. AND TO HEREBY LAY OFF. PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

DATE OF EXECUTION Ives & Associates, Inc. and NAME Central Arkansas Land Development, LLC

ADDRESS 11708 Kanis Road, Little Rock, AR 72211

SOURCE OF TITLE: <u>02-28449</u>

OR DEED BOOK______ PAGE_____.

Point of Commencement -

Fnd. Alumn. Mon.

NE Cor., Sec. 3,

NE Corner, NW 1/4,

NE 1/4. Section 3.

T-1-N R-15-W

LOT 49

LOT 36R

LOT 33

LOT 32

LOT 31

LOT 50

CERTIFICATE OF RECORDING THIS DOCUMENT, NUMBER_____ ____ IS FILED FOR RECORD ON ___, DAY OF _____, 2009 AT _____ A.M./P.M. IN PLAT

___ CIRCUIT CLERK FOR BILL OF ASSURANCE SEE DEED RECORD BOOK

CERTIFICATE OF FINAL SURVEYING ACCURACY

RANDY S. ALBERIUS ,HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL INTERIOR LOT LINES ARE ACCURATELY DESCRIBED IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

DATE OF EXECUTION RANDY S. ALBERIUS, R.L.S. 1264 ARKANSAS CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE SALINE COUNTY 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.

CHAIRMAN, SALINE COUNTY PLANNING BOARD

CERTIFICATE OF FINAL ENGINEERING ACCURACY I, ERIC E. KREBS, HEREBY CERTIFY THIS PLAT CORRECTLY REPRESENTS A PLAN MADE BY ME OR REVIEWED BY ME, AND THAT THE REQUIREMENTS OF THE SALINE

COUNTY SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

ERIC E. KREBS, REGISTERED DATE OF EXECUTION ENGINEER NO. 11833, ARKANSAS.

OWNER / DEVELOPER

OWNER / DEVELOPER: <u>Ives & Associates, Inc. and Central Arkansas Land Development, LLC</u> ADDRESS: <u>11708 Kanis Road, Little Rock, AR 72211</u> PHONE: <u>(501) 223-0497</u>

CERTIFICATE OF PROPERTY OWNERSHIP , HEREBY CERTIFY THAT THE DEEDS RECORDS IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF SALINE COUNTY, ARKANSAS REFLECT THAT IVES & ASSOCIATES, INC AND CENTRAL ARKANSAS LAND DEVELOPMENT, LLC IS THE RECORD TITLE OWNER OF REAL PROPERTY MORE

PARTICULARLY DESCRIBED HEREIN ON PLAT, DATES THIS _____, 2009.

LICENSED ABSTRACTOR NO. _____

Final Plat Westcliffe Subdivision Phase 3 Saline County, Arkansas

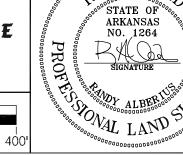
** A PRIVATE ROAD DEVELOPMENT **

CENTRAL ARKANSAS SURVEYING INC. 11708 Kanis Road Little Rock, AR 72211 Phone: (501)-223-0497 Fax: (501)-223-0496 E-Mail: rsa-cas@swbell.net



FOR USE AND BENEFIT OF: Central Arkansas Land Development, LLC Ives & Associates, Inc.

I hereby certify that the above plat hereby certify the above property represents a survey made by me on does not lie within a 100 year flood this day, and all easements. prone area. encroachments, and improvements disclosed by this survey are shown. No independent search for OURCE: Saline County, FEMA Map easements, covenants, ANEL NO.: 050191 0125 B encumbrances, or any other facts ANEL NO.: 0085 B (not listed) which an accurate title search may DATE: November, 17, 1982 disclose was performed.



FILE NAME: H:\SURVEYS\WESTCLIF\PHASE3\PHASE3.DWG

DATE: 1/22/10

CHECKED BY: R.S.A

SCALE: 1"=200'

DRAWN BY: L. REMSING

STATE CODE: 500-01N-15W-0-03-000-62-1264 STATE CODE: 500-01N-15W-0-10-140-62-1264