

Utility Companies:
• Water: Salem Water Users Association
• Telephone: Southwestern Bell
• Sewer: Septic System
• Electricity: First Electric Co-op

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 173°30' W 6.61'
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 173°30' W 6.61' 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
LT	N 81°00'49" W	25.00'

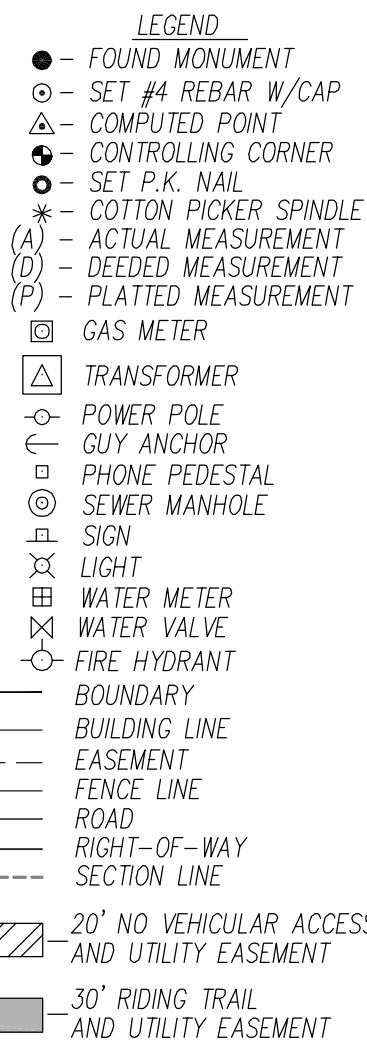
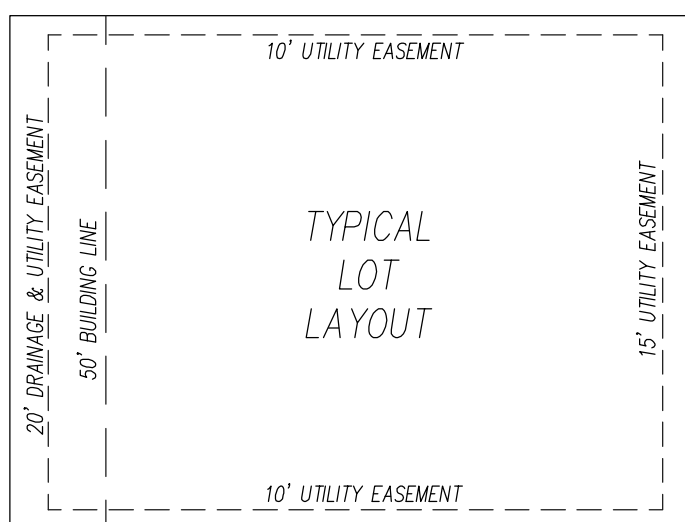
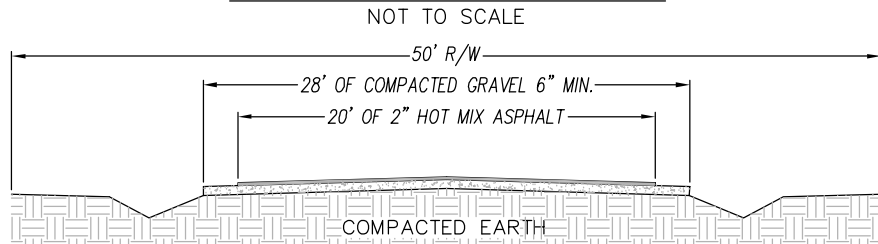
BOUNDARY ANNOTATION

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	33°27'08"	N 39°45'25" W	275.00	158.29

CURVE MEASUREMENTS

CURVE	DELTA	CHORD BEARING	RADIUS	CHORD
C4	44°53'22"	S 24°21'13" W	500.00	381.79
C5	14°40'57"	S 05°25'57" E	1000.08	255.57
C6	78°27'54"	S 48°13'05" W	25.00	31.62
C7	95°34'25"	S 39°39'49" W	100.00	148.13
C8	61°21'16"	S 38°48'01" E	100.00	102.04
C9	78°27'54"	S 30°14'42" E	25.00	31.62
C10	23°37'52"	S 36°00'47" W	525.00	215.00
C11	22°17'19"	S 13°03'12" W	525.00	202.94
C12	11°33'26"	S 03°52'11" E	1025.00	206.41
C13	46°38'49"	S 13°40'31" W	25.00	19.80
C14	22°07'08"	S 25°56'21" W	50.00	19.18
C15	93°45'56"	S 32°00'11" E	50.00	73.00
C16	84°39'25"	N 58°47'09" E	50.00	67.34
C17	75°47'52"	N 21°26'30" W	50.00	61.43
C18	49°51'09"	N 34°24'52" W	25.00	21.07
C19	07°53'56"	N 05°32'16" W	975.17	134.33
C20	03°34'57"	N 00°12'10" E	975.17	60.96
C21	90°00'00"	N 46°54'32" E	25.00	35.36
C22	48°11'23"	S 63°59'46" E	25.00	20.41
C23	54°58'47"	S 67°23'32" E	50.00	46.16
C24	70°04'43"	N 50°04'26" E	50.00	57.42
C25	94°22'01"	N 32°09'13" W	50.00	73.36
C26	56°56'16"	S 72°11'22" W	50.00	47.67
C27	48°11'23"	S 67°48'51" W	25.00	20.41
C28	90°00'00"	N 43°05'28" W	25.00	35.36
C29	105°11'10"	N 07°20'07" E	475.00	89.84
C30	32°53'23"	N 29°12'24" E	475.00	268.94

TYPICAL ROAD SECTION

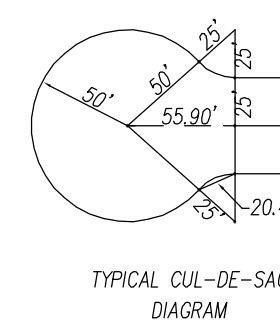


NOTES:

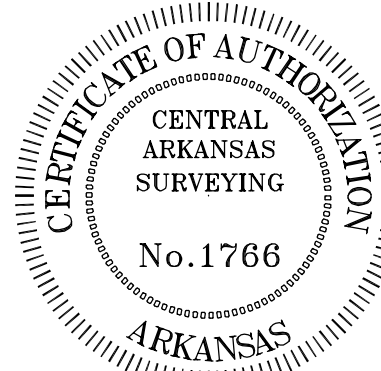
1. THERE ARE NO RECORDED SUBDIVISIONS ADJOINING THIS TRACT, EXCEPT THOSE SHOWN ON THIS PLAT.
2. THERE ARE NO SITES RESERVED FOR PARKS, PLAYGROUNDS, SCHOOLS, ETC.
3. THERE ARE NO SITES FOR COMMERCIAL, NON-RESIDENTIAL, OR NONPUBLIC USE.
4. EASEMENTS ARE FOR UTILITIES AND/OR DRAINAGE, UNLESS OTHERWISE NOTED.
5. ALL CURVES HAVE 25' RADI UNLESS OTHERWISE SHOWN.
6. ALL MEASUREMENTS ARE CHORD AND TO THE POINTS OF INTERSECTIONS UNLESS TANGENTS ARE SHOWN.
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 RIGHT OF WAY.
9. ALL ROADS DESIGNED FOR MAX. 25 MPH SPEED LIMIT.

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 at 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 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 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 143.90 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, 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 to the Point of Beginning, containing 76.10 acres, more or less.

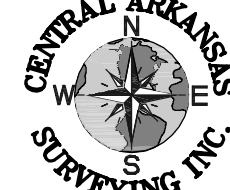


NOTE: BASIS OF BEARING IS BASED ON G.P.S. OBSERVATIONS THAT THE EAST LINE OF WESTCLIFFE SUBDIVISION, PHASE 1 IS S 01°11'32" E.



CENTRAL ARKANSAS SURVEYING INC.

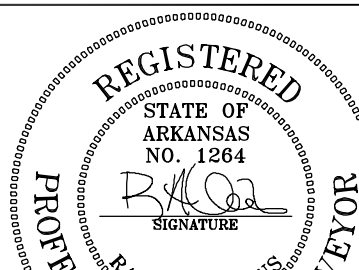
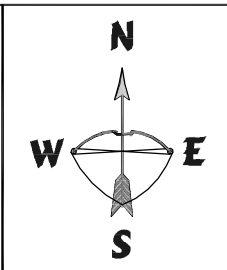
11708 Kanis Road
Little Rock, AR 72211
Phone: (501)-223-0497
Fax: (501)-223-0496
E-Mail: rsa-cas@swbell.net



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

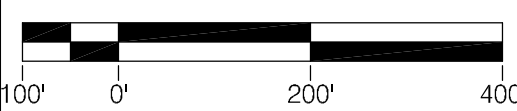
I hereby certify that the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements disclosed by this survey are shown. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

I hereby certify the above property does not lie within a 100 year flood prone area.



SCALE: 1"=200'

DATE: 1/22/10



DRAWN BY: L. REMISING

CHECKED BY: R.S.A.

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

FILE NAME: H:\SURVEYS\WESTCLIFFPHASE3\PHASE3.DWG

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

CERTIFICATE OF OWNER

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

SIGNED _____
DATE OF EXECUTION _____
Ives & Associates, Inc. and
NAME Central Arkansas Land Development, LLC
ADDRESS 11708 Kanis Road, Little Rock, AR 72211

SOURCE OF TITLE: 02-28449

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ IS FILED FOR RECORD ON
THIS _____ DAY OF _____ 2009 AT _____ A.M./P.M. IN PLAT
OR DEED BOOK _____ PAGE _____
SIGNED _____ CIRCUIT CLERK
FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____ PAGE _____

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, 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.

SIGNED _____
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.

SIGNED _____
DATE OF EXECUTION _____ 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.

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

OWNER / DEVELOPER

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

CERTIFICATE OF PROPERTY OWNERSHIP

I, _____ 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 _____ DAY OF _____ 2009,
SIGNED _____
LICENSED ABSTRACTOR NO. _____

Final Plat of Westcliffe Subdivision Phase 3 Saline County, Arkansas

** A PRIVATE ROAD DEVELOPMENT **