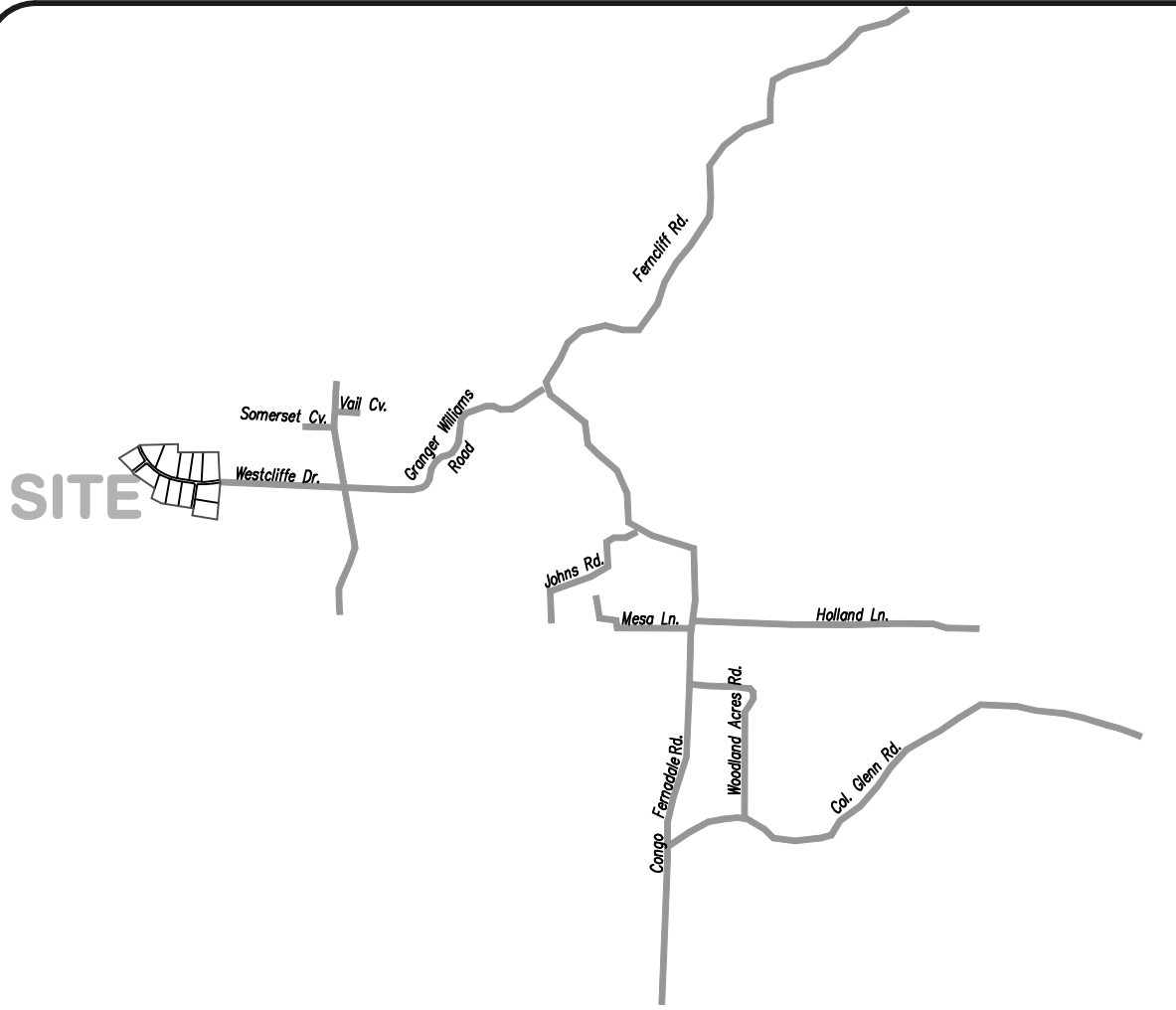




NOTES:

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' RADII 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.

BOUNDARY ANNOTATION

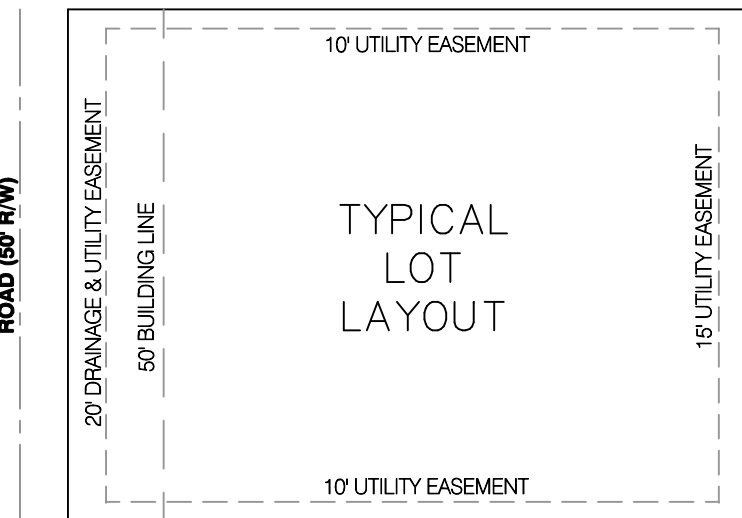
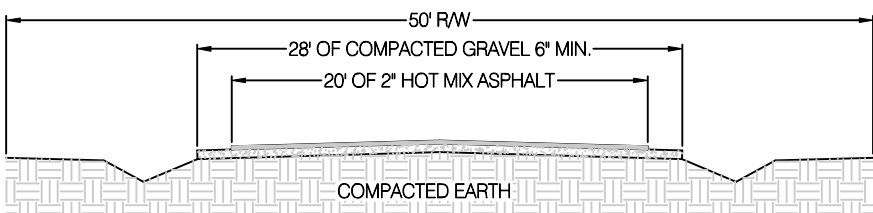
LINE	BEARING	DISTANCE
L1	S 08°31'44" E	50.00'
L2	N 08°59'11" E	143.50'
L3	N 22°27'08" W	53.48'
L4	N 49°07'49" E	54.35'
L5	S 01°23'37" E	164.47'

CURVE MEASUREMENTS

CURVE	DELTA	CHORD BEARING	RADIUS	DISTANCE
C1	04°12'50"	S 49°56'08" W	525.00	38.60
C2	87°16'14"	N 08°24'27" E	25.00	34.50
C3	18°49'29"	N 28°48'58" W	1025.00	299.91
C4	18°45'51"	S 89°28'22" W	1000.00	326.01
C5	43°11'17"	N 59°33'06" W	1000.00	736.06
C6	06°14'39"	S 49°25'14" W	500.00	45.75
C7	20°08'48"	N 27°52'60" W	1000.00	349.83
C8	12°44'51"	S 86°26'51" W	975.00	216.48
C9	06°01'59"	N 84°09'44" W	975.00	102.62
C10	01°57'57"	N 80°09'46" W	975.00	33.45
C11	28°36'33"	N 64°52'31" W	975.00	481.80
C12	33°23'17"	N 33°52'37" W	975.00	560.16
C14	06°23'28"	N 48°50'50" E	475.00	52.96
C15	87°16'14"	S 84°19'19" E	25.00	34.50
C16	17°36'18"	S 49°29'21" E	1025.00	313.71
C17	12°44'21"	S 64°39'41" E	1025.00	227.43
C18	10°06'53"	S 76°05'18" E	1025.00	180.71
C19	90°07'56"	S 36°04'47" E	25.00	35.40
C20	87°08'40"	N 52°33'32" E	25.00	34.46
C21	16°01'22"	N 88°07'11" E	1025.00	285.71

TYPICAL ROAD SECTION

NOT TO SCALE



REFERENCE TREES

REF 1	14" OAK 8" OAK 14" PINE	N 30°20'46" E 21.66' N 57°05'47" W 17.21' N 71°39'57" W 18.33'
REF 2	12" OAK 18" PINE 8" CEDAR	N 48°48'20" E 19.46' N 62°09'00" W 12.28' S 73°41'37" E 13.84'
REF 3	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'

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.

Legal Description:

A part of the Southwest Quarter of the Northeast Quarter and a part of the Northwest Quarter of the Southeast Quarter and a part of the Northeast Quarter of the Southwest Quarter and a part of the Southeast Quarter of the Northwest Quarter all lying in Section 3, Township 1 North, Range 15 West, Saline County, Arkansas and being more fully described as: 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 Northeast 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 Point of Beginning of the land herein described: thence continuing South 01 deg. 23 min. 37 sec. East for a distance of 164.47 feet; thence North 89 deg. 36 min. 54 sec. East for a distance of 813.41 feet; thence South 02 deg. 46 min. 52 sec. East for a distance of 566.23 feet; thence South 08 deg. 31 min. 44 sec. East for a distance of 500.00 feet; thence South 04 deg. 57 min. 17 sec. West for a distance of 746.14 feet; thence North 81 deg. 00 min. 49 sec. West for a distance of 500.90 feet; thence North 08 deg. 59 min. 11 sec. East for a distance of 143.50 feet; thence North 81 deg. 00 min. 49 sec. West for a distance of 652.54 feet; thence North 62 deg. 32 min. 39 sec. West for a distance of 229.71 feet; thence North 18 deg. 18 min. 17 sec. West for a distance of 210.66 feet; thence North 55 deg. 50 min. 32 sec. West for a distance of 521.28 feet; thence North 22 deg. 27 min. 08 sec. West for a distance of 53.48 feet; thence North 45 deg. 04 min. 10 sec. West for a distance of 376.37 feet; thence North 59 deg. 03 min. 18 sec. East for a distance of 442.27 feet; thence North 49 deg. 07 min. 49 sec. East for a distance of 54.35 feet; thence North 88 deg. 36 min. 23 sec. East for a distance of 764.75 feet, to the Point of Beginning, containing 45.14 acres, more or less.

SW 1/4 of the NE 1/4 = 7.56 Acres
NW 1/4 of the SE 1/4 = 15.57 Acres
NE 1/4 of the SW 1/4 = 9.05 Acres
SE 1/4 of the NW 1/4 = 12.96 Acres

REF 3
Fnd. Alum. Mon.
NW Corner, NW 1/4,
NE 1/4, Section 3,
T-1-N, R-15-W

N 89°05'53" E 418.44'

S 89°05'53" W 912.10'

S 89°01'10" W 1329.45'

REF 1
Point of Commencement
Fnd. Alum. Mon.
NE Cor., Sec. 3,
T-1-N, R-15-W

NE Corner, Lot 10,
Westcliffe Subdivision, Phase 1

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.

SIGNED _____

DATE OF EXECUTION _____

Ives & Associates, Inc. and
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 _____ 2008 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 _____, 2008.

SIGNED _____

LICENSED ABSTRACTOR NO. _____

Final Plat of Westcliffe Subdivision Phase 2 Saline County, Arkansas (An Addition to Westcliffe Subdivision, Phase 1)

** 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



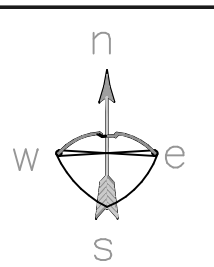
FOR USE AND BENEFIT OF:

Central Arkansas Land Development, LLC
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.

SOURCE: Saline County, FEMA Map
PANEL NO.: 050191 0125 B
PANEL NO.: 0085 B (not listed)
DATE: November, 17, 1982



SCALE: 1"=100'

DATE: 8/14/08

DRAWN BY: L. REMISING

CHECKED BY: R.S.A.



FILE NAME:
H:\SURVEYS\WESTCLIFFPHASE2\PHASE2.DWG

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

- LEGEND
- - FOUND MONUMENT
 - - SET #4 REBAR W/CAP
 - △ - COMPUTED POINT
 - ⬢ - CONTROLLING CORNER
 - - SET P.K. NAIL
 - * - COTTON PICKER SPINDLE
 - (A) - ACTUAL MEASUREMENT
 - (D) - DEEDED MEASUREMENT
 - (P) - PLATTED MEASUREMENT
 - ☒ - GAS METER
 - ☒ - TRANSFORMER
 - ☒ - POWER POLE
 - ☒ - GUY ANCHOR
 - ☒ - PHONE PEDESTAL
 - ☒ - SEWER MANHOLE
 - ☒ - SIGN
 - ☒ - LIGHT
 - ☒ - WATER METER
 - ☒ - WATER VALVE
 - ☒ - FIRE HYDRANT
 - ☒ - BOUNDARY
 - — — — — BUILDING LINE
 - — — — — EASEMENT
 - x — x — FENCE LINE
 - — — — — ROAD
 - — — — — RIGHT-OF-WAY
 - — — — — SECTION LINE

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

CALL
BEFORE YOU DIG
1-800-482-8998
"ARKANSAS ONE CALL"

