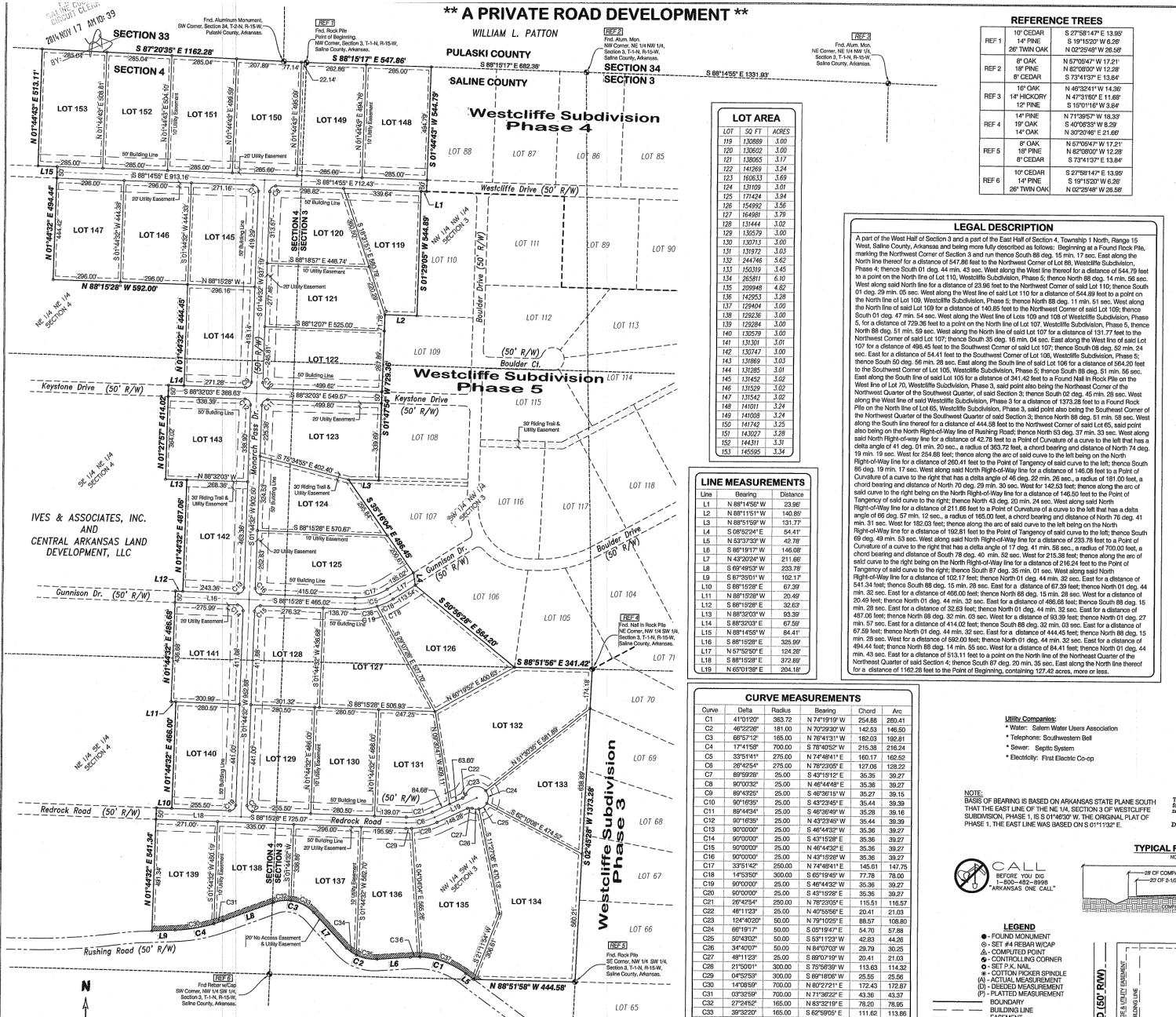
** A PRIVATE ROAD DEVELOPMENT **

WILLIAM L. PATTON

PULASKI COUNTY

SALINE COUNTY



REFERENCE TREES

REF 1	10" CEDAR 24" 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'
REF 2	8" OAK 18" PINE 8" CEDAR	N 57°09'47" W 17.21' N 82°08'00" W 12.28' S 73°41'37" E 13.84'
REF 3	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 4	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 5	8" OAK 18" PINE 8" CEDAR	N 20°09'47" W 17.21' N 82°08'00" W 12.28' S 73°41'37" E 13.84'
REF 6	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'

LOT AREA

LOT	SQ FT	ACRES
119	130889	3.00
120	130602	3.00
121	138065	3.17
122	141269	3.24
123	160633	3.69
124	131109	3.01
125	171424	3.94
126	154992	3.56
127	164981	3.79
128	131444	3.02
129	130579	3.00
130	130713	3.00
131	131972	3.03
132	244746	5.62
133	150319	3.45
134	265811	6.10
135	205948	4.62
136	142953	3.28
137	129404	3.00
138	129236	3.00
139	129284	3.00
140	130579	3.00
141	131301	3.01
142	130747	3.00
143	131869	3.03
144	131285	3.01
145	131452	3.02
146	131529	3.02
147	131542	3.02
148	141011	3.24
149	141008	3.24
150	141742	3.25
151	143027	3.28
152	144311	3.31
153	145595	3.34

LINE MEASUREMENTS

Line	Bearing	Distance
L1	N 88°14'56" W	23.96'
L2	N 88°11'51" W	140.85'
L3	N 88°51'59" W	131.77'
L4	S 08°52'24" E	54.41'
L5	N 53°37'33" W	42.78'
L6	S 88°19'17" W	146.08'
L7	N 43°20'24" W	211.66'
L8	S 69°49'53" W	233.78'
L9	S 87°35'01" W	102.17'
L10	S 88°15'28" E	67.39'
L11	N 88°15'28" W	20.49'
L12	S 88°15'28" E	32.63'
L13	N 88°32'03" W	93.39'
L14	S 88°32'03" E	67.59'
L15	N 88°14'55" W	84.41'
L16	S 88°15'28" E	325.99'
L17	N 57°52'50" E	124.28'
L18	S 88°15'28" E	372.89'
L19	N 65°01'39" E	204.18'

CURVE MEASUREMENTS

Curve	Delta	Radius	Bearing	Chord	Arc
C1	41°01'20"	363.72	N 74°19'19" W	254.88	260.41
C2	46°22'26"	181.00	N 70°29'30" W	142.53	146.50
C3	66°57'12"	165.00	N 76°41'31" W	182.03	192.81
C4	174°15'28"	700.00	S 78°40'52" W	215.38	216.24
C5	33°51'41"	275.00	N 74°48'41" E	160.17	162.52
C6	26°42'54"	275.00	N 78°23'05" E	127.06	128.22
C7	89°59'26"	25.00	S 43°15'12" E	35.35	39.27
C8	90°00'32"	25.00	N 46°44'48" E	35.36	39.27
C9	89°43'25"	25.00	S 46°36'15" W	35.27	39.15
C10	90°16'35"	25.00	S 43°23'45" E	35.44	39.39
C11	89°44'34"	25.00	S 46°36'49" W	35.28	39.16
C12	90°16'35"	25.00	N 43°23'45" W	35.44	39.39
C13	90°00'00"	25.00	S 46°44'32" W	35.36	39.27
C14	90°00'00"	25.00	S 43°15'28" E	35.36	39.27
C15	90°00'00"	25.00	N 46°44'32" E	35.36	39.27
C16	90°00'00"	25.00	N 43°15'28" W	35.36	39.27
C17	33°51'42"	250.00	N 74°48'41" E	145.61	147.75
C18	14°53'50"	300.00	S 65°19'45" W	77.78	78.00
C19	90°00'00"	25.00	S 46°44'32" W	35.36	39.27
C20	90°00'00"	25.00	S 43°15'28" E	35.36	39.27
C21	26°42'54"	250.00	N 78°23'05" E	115.51	116.57
C22	48°11'23"	25.00	N 40°56'56" E	20.41	21.03
C23	124°40'20"	50.00	N 79°10'25" E	88.57	108.80
C24	66°19'17"	50.00	S 05°19'47" E	54.70	57.88
C25	50°43'02"	50.00	S 53°11'23" W	42.83	44.26
C26	34°40'07"	50.00	N 84°07'03" W	29.79	30.25
C27	48°11'23"	25.00	S 89°07'19" W	20.41	21.03
C28	21°00'01"	300.00	S 75°56'39" W	113.63	114.32
C29	04°52'53"	300.00	S 69°18'06" W	25.55	25.56
C30	14°08'59"	700.00	N 80°22'21" E	172.43	172.87
C31	03°32'59"	700.00	N 71°36'22" E	43.36	43.37
C32	27°24'52"	165.00	N 83°32'19" E	78.20	78.95
C33	39°32'20"	165.00	S 62°59'05" E	111.62	113.66
C34	17°00'40"	181.00	S 55°46'36" E	53.54	53.74
C35	29°21'46"	181.00	S 78°59'50" E	91.75	92.76
C36	06°44'42"	363.72	N 88°32'22" E	42.79	42.82
C37	34°16'39"	363.71	S 70°56'58" E	214.36	217.59
C38	18°57'52"	300.00	S 82°15'36" W	98.84	99.30

LEGAL DESCRIPTION

A part of the West Half of Section 3 and a part of the East Half of Section 4, Township 1 North, Range 15 West, Saline County, Arkansas and being more fully described as follows: Beginning at a Found Rock Pile, marking the Northwest Corner of Section 3 and run thence South 88 deg. 15 min. 17 sec. East along the North line thereof for a distance of 547.86 feet to the Northwest Corner of Lot 88, Westcliffe Subdivision, Phase 4; thence South 01 deg. 44 min. 43 sec. West along the West line thereof for a distance of 544.79 feet to a point on the North line of Lot 110, Westcliffe Subdivision, Phase 5; thence North 88 deg. 14 min. 56 sec. West along said North line for a distance of 23.96 feet to the Northwest Corner of said Lot 110; thence South 01 deg. 29 min. 05 sec. West along the West line of said Lot 110 for a distance of 544.89 feet to a point on the North line of Lot 109, Westcliffe Subdivision, Phase 5; thence North 88 deg. 11 min. 51 sec. West along the North line of said Lot 109 for a distance of 140.85 feet to the Northwest Corner of said Lot 109; thence South 01 deg. 47 min. 54 sec. West along the West line of Lots 109 and 108 of Westcliffe Subdivision, Phase 5, for a distance of 729.36 feet to a point on the North line of Lot 107, Westcliffe Subdivision, Phase 5, thence North 88 deg. 51 min. 59 sec. West along the North line of said Lot 107 for a distance of 131.77 feet to the Northwest Corner of said Lot 107; thence South 35 deg. 16 min. 04 sec. East along the West line of said Lot 107 for a distance of 496.45 feet to the Southwest Corner of said Lot 107; thence South 08 deg. 52 min. 24 sec. East for a distance of 54.41 feet to the Southwest Corner of Lot 106, Westcliffe Subdivision, Phase 5; thence South 50 deg. 56 min. 28 sec. East along the South line of said Lot 106 for a distance of 564.20 feet to the Southwest Corner of Lot 105, Westcliffe Subdivision, Phase 5; thence South 88 deg. 51 min. 56 sec. East along the South line of said Lot 105 for a distance of 341.42 feet to a Found Nail in Rock Pile on the West line of Lot 70, Westcliffe Subdivision, Phase 3, said point also being the Northeast Corner of the Northwest Quarter of the Southwest Quarter, of said Section 3; thence South 02 deg. 45 min. 26 sec. West along the West line of said Westcliffe Subdivision, Phase 3 for a distance of 1373.28 feet to a Found Rock Pile on the North line of Lot 65, Westcliffe Subdivision, Phase 3, said point also being the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 3; thence North 88 deg. 51 min. 58 sec. West along the South line thereof for a distance of 444.58 feet to the Northwest Corner of said Lot 65, said point also being on the North Right-of-Way line of Rushing Road; thence North 53 deg. 37 min. 33 sec. West along said North Right-of-way line for a distance of 42.78 feet to a Point of Curvature of a curve to the left that has a delta angle of 41 deg. 01 min. 20 sec., a radius of 363.72 feet, a chord bearing and distance of North 74 deg. 19 min. 19 sec. West for 254.88 feet; thence along the arc of said curve to the left being on the North Right-of-Way line for a distance of 260.41 feet to the Point of Tangency of said curve to the left; thence South 86 deg. 19 min. 17 sec. West along said North Right-of-Way line for a distance of 146.08 feet to a Point of Curvature of a curve to the right that has a delta angle of 46 deg. 22 min. 26 sec., a radius of 181.00 feet, a chord bearing and distance of North 70 deg. 29 min. 30 sec. West for 142.53 feet; thence along the arc of said curve to the right being on the North Right-of-Way line for a distance of 146.50 feet to the Point of Tangency of said curve to the right; thence North 43 deg. 20 min. 24 sec. West along said North Right-of-Way line for a distance of 211.66 feet to a Point of Curvature of a curve to the left that has a delta angle of 66 deg. 57 min. 12 sec., a radius of 165.00 feet, a chord bearing and distance of North 76 deg. 41 min. 31 sec. West for 182.03 feet; thence along the arc of said curve to the left being on the North Right-of-Way line for a distance of 192.81 feet to the Point of Tangency of said curve to the left; thence South 69 deg. 49 min. 53 sec. West along said North Right-of-way line for a distance of 233.78 feet to a Point of Curvature of a curve to the right that has a delta angle of 17 deg. 41 min. 58 sec., a radius of 700.00 feet, a chord bearing and distance of South 78 deg. 40 min. 52 sec. West for 215.38 feet; thence along the arc of said curve to the right being on the North Right-of-Way line for a distance of 216.24 feet to the Point of Tangency of said curve to the right; thence South 87 deg. 35 min. 01 sec. West along said North Right-of-Way line for a distance of 102.17 feet; thence North 01 deg. 44 min. 32 sec. East for a distance of 541.34 feet; thence South 88 deg. 15 min. 28 sec. East for a distance of 67.39 feet; thence North 01 deg. 44 min. 32 sec. East for a distance of 466.00 feet; thence North 88 deg. 15 min. 28 sec. West for a distance of 20.49 feet; thence North 01 deg. 44 min. 32 sec. East for a distance of 486.68 feet; thence South 88 deg. 15 min. 28 sec. East for a distance of 32.63 feet; thence North 01 deg. 44 min. 32 sec. East for a distance of 487.06 feet; thence North 88 deg. 32 min. 03 sec. West for a distance of 93.39 feet; thence North 01 deg. 27 min. 57 sec. East for a distance of 414.02 feet; thence South 88 deg. 32 min. 03 sec. East for a distance of 67.59 feet; thence North 01 deg. 44 min. 32 sec. East for a distance of 444.45 feet; thence North 88 deg. 15 min. 28 sec. West for a distance of 592.00 feet; thence North 01 deg. 44 min. 32 sec. East for a distance of 494.44 feet; thence North 88 deg. 14 min. 55 sec. West for a distance of 84.41 feet; thence North 01 deg. 44 min. 43 sec. East for a distance of 513.11 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter of said Section 4; thence South 87 deg. 20 min. 35 sec. East along the North line thereof for a distance of 1162.28 feet to the Point of Beginning, containing 127.42 acres, more or less.

NOTE:
BASIS OF BEARING IS BASED ON ARKANSAS STATE PLANE SOUTH THAT THE EAST LINE OF THE NE 1/4, SECTION 3 OF WESTCLIFFE SUBDIVISION, PHASE 1, IS S 01°46'30" W, THE ORIGINAL PLAT OF PHASE 1, THE EAST LINE WAS BASED ON S 01°11'32" E.

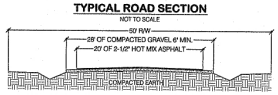
Utility Companies:
* Water: Salem Water Users Association
* Telephone: Southwestern Bell
* Sewer: Septic System
* Electricity: First Electric Co-op

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

LEGEND

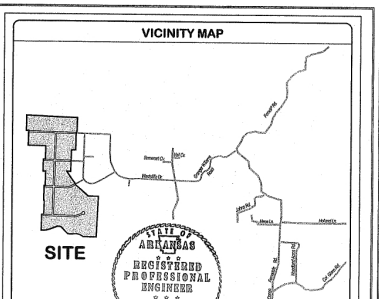
- ● - FOUND MONUMENT
- ⊙ - SET #4 REBAR W/CAP
- △ - COMPUTED POINT
- ⊗ - CONTROLLING CORNER
- ⊙ - SET P.K. NAIL
- ✱ - COTTON PICKER SPINDLE
- (A) - ACTUAL MEASUREMENT
- (D) - DEEDED MEASUREMENT
- (P) - PLATTED MEASUREMENT
- BOUNDARY
- BUILDING LINE
- EASEMENT
- FENCE LINE
- ROAD
- RIGHT-OF-WAY
- SECTION LINE
- 30' RIDING TRAIL AND UTILITY EASEMENT

TYPICAL ROAD SECTION



These streets are considered private and not dedicated for use of the general public. Saline County accepts no responsibility for them.
Date: 11-14-14
Saline County Judge

VICINITY MAP



CERTIFICATION OF FINAL PLAT APPROVAL

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.

11-14-14 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: 2002-28449 & 2012-86396

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ IS FILED FOR RECORD ON THIS _____, DAY OF _____, 2014 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.

11-14-14 SIGNED _____
DATE OF EXECUTION RANDY S. ALBERIUS, P.L.S. 1284 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.

11-14-14 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.

11-14-14 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, HARRY ALLEN, 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 14th DAY OF Nov 2014

SIGNED _____
LICENSED ABSTRACTOR NO. 1964

NW 1/4 NW 1/4, Section 3 = 15.44 Acres
SW 1/4 NW 1/4, Section 3 = 15.35 Acres
NW 1/4 SW 1/4, Section 3 = 39.62 Acres
NE 1/4 NE 1/4, Section 4 = 29.22 Acres
SE 1/4 NE 1/4, Section 4 = 14.80 Acres
NE 1/4 SE 1/4, Section 4 = 12.99 Acres

Total Acreage = 127.42 Acres

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.

FINAL PLAT OF WESTCLIFFE SUBDIVISION, PHASE 6, LOTS 119 THRU 153, SALINE COUNTY, ARKANSAS

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

NOTES:
1) According to Saline County FEMA Maps, panel # 0001C, effective date 9/4/2002, the above described tract is in Zone C and is not in the 100 year flood plain.
2) This survey is subject to easements and restrictions covenants of record, if any, and are subject to any facts which may be disclosed by an accurate and current title search.
3) The purpose of this plat is to show the above plat represents a survey made by me on this day, and all easements, encroachments, and improvements disclosed by this survey are shown.

CERTIFICATE OF AUTHORIZATION
CENTRAL ARKANSAS SURVEYING
No. 1766
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1284
RANDY S. ALBERIUS

CENTRAL ARKANSAS SURVEYING INC.
11708 Kanis Road
Little Rock, AR 72211
Phone: (501)-223-0497
Fax: (501)-223-0498
E-Mail: rsa-cas@swbell.net

STATE CODE: 500-01N-15W-O-03-304-62-1264
STATE CODE: 500-01N-15W-O-04-102-62-1264

DRAWN BY: L. REMSING
CHECKED BY: R.S.A.
DATE: 9/5/14
REVISED DATE: 10/24/14

64148