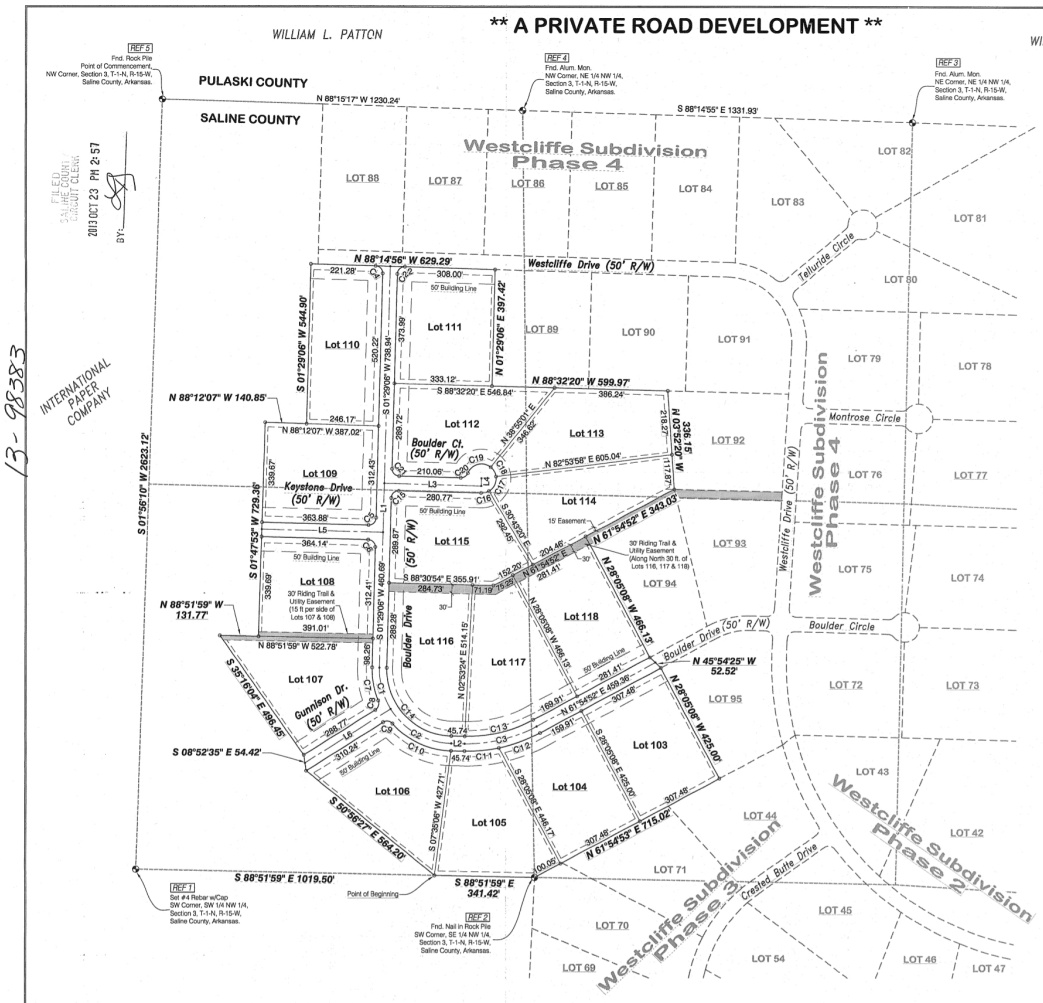
** A PRIVATE ROAD DEVELOPMENT **



LINE MEASUREMENTS

Line	Bearing	Distance
L1	S 01°29'06" W	168.46'
L2	S 88°51'59" E	45.74'
L3	S 88°30'54" E	330.77'
L4	N 01°29'06" E	25.00'
L5	N 88°32'03" W	414.01'
L6	S 57°52'50" W	345.31'

LOT AREA

Lot	Sq. Ft.	Acres
103	130680	3.00
104	131713	3.02
105	130865	3.00
106	132450	3.04
107	134443	3.09
108	131925	3.03
109	131201	3.01
110	134027	3.08
111	132531	3.04
112	131212	3.01
113	131218	3.01
114	130742	3.00
115	130621	3.00
116	132314	3.04
117	134798	3.09
118	131173	3.01

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

N
W E
S

200 0 200 400 600

Scale 1" = 200'

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.

CURVE MEASUREMENTS

Curve	Delta	Radius	Bearing	Chord	Arc
C1	33°36'16"	250.00	S 15°19'02" E	144.53	146.63
C2	56°44'50"	250.00	S 60°29'34" E	237.61	247.61
C3	29°13'08"	500.00	N 76°31'27" E	252.23	254.98
C4	89°44'02"	25.00	S 43°22'55" E	35.27	39.15
C5	89°58'51"	25.00	S 46°28'31" W	35.35	39.26
C6	90°01'09"	25.00	S 43°31'29" E	35.36	39.28
C7	24°00'03"	275.00	S 10°31'12" E	114.40	115.24
C8	80°24'21"	25.00	S 17°40'40" W	32.27	35.08
C9	80°24'21"	25.00	S 81°54'59" E	32.27	35.08
C10	47°09'11"	275.00	S 65°17'24" E	219.99	226.32
C11	12°53'39"	525.00	N 84°41'11" E	117.90	118.15
C12	16°19'30"	525.00	N 70°04'37" E	149.08	149.58
C13	29°13'08"	475.00	S 76°31'27" W	239.62	242.23
C14	90°21'05"	225.00	N 43°41'27" W	319.17	354.81
C15	90°00'00"	25.00	N 46°29'06" E	35.36	39.27
C16	32°11'26"	50.00	N 75°22'53" E	27.74	28.11
C17	66°22'43"	50.00	N 28°05'19" E	54.74	57.93
C18	43°58'57"	50.00	N 29°05'31" W	37.45	38.38
C19	107°57'38"	50.00	S 74°56'12" W	80.88	94.21
C20	70°31'44"	25.00	S 56°13'14" W	28.87	30.77
C21	90°00'00"	25.00	N 43°30'54" W	35.36	39.27
C22	90°15'58"	25.00	N 46°37'05" E	35.44	39.39

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	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	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 5	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'

NW 1/4 of the NW 1/4 = 12.73 Acres
NE 1/4 of the NW 1/4 = 4.11 Acres
SW 1/4 of the NW 1/4 = 24.44 Acres
SE 1/4 of the NW 1/4 = 11.42 Acres
Total Acreage = 52.70 Acres

These streets are considered private and not dedicated for use of the general public. Saline County assumes no maintenance responsibility for them.
Date 10-23-13
Saline County Judge

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11833
ERIC E. KREBS

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.

8-27-13 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 & 06-019849

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ IS FILED FOR RECORD ON
THIS _____, DAY OF _____, 2013 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.

10-23-13 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.

10-23-13 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.

10-23-13 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, Andrew Ives , 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 27 DAY OF Aug 2013
SIGNED
LICENSED ABSTRACTOR NO. 1904

FINALPLAT OF WESTCLIFFE SUBDIVISION, PHASE 5, LOTS 103 THRU 118 SALINE COUNTY, ARKANSAS

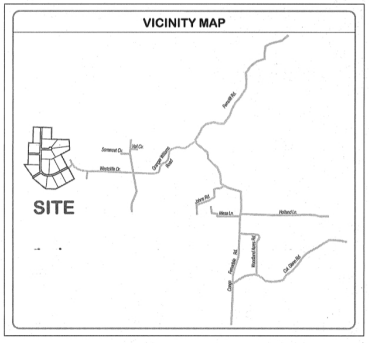
FOR USE AND BENEFIT OF:
Central Arkansas Land Development, LLC
and
Ives & Associates, Inc.

NOTES:
1) According to Saline County FIRM Map, panel # 0501910255, dated November 17, 1992, the property described hereon is in Zone C and is not in the 100 year floodplain.
2) Property is subject to easements and restrictive covenants of record, if any, and are subject to any facts which may be disclosed by an accurate and complete land survey.
3) I hereby certify that the above plat represents a survey made by me on this day, and all easements, roadways, utilities, and improvements disclosed by this survey are shown.

CENTRAL ARKANSAS SURVEYING
No. 1766
ARKANSAS

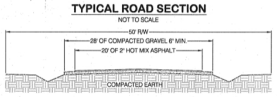
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1264
RANDY ALBERIUS

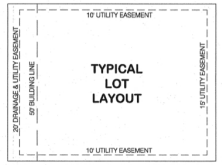
VICINITY MAP



TYPICAL ROAD SECTION

NOT TO SCALE





LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 3, Township 1 North, Range 15 West, Saline County, Arkansas and being more fully described as follows: Commencing at a Found Rock Pile at the Northwest Corner of Section 3 and run thence South 01 deg. 56 min. 10 sec. West along the West line thereof for a distance of 2623.12 feet to a Set #4 Rebar, marking the Southwest Corner of said Northwest Quarter; thence South 88 deg. 51 min. 59 sec. East along the South line thereof for a distance of 1019.50 feet to the Point of Beginning of the land herein described; thence continuing South 88 deg. 51 min. 59 sec. East along the said South line for a distance of 341.42 feet to a Found Nail in Rock Pile, marking the Southwest Corner of the Southeast Quarter of the Northwest Quarter and point also being on the North line of Westcliffe Subdivision, Phase 3; thence North 61 deg. 54 min. 53 sec. East along the North line of said Phase 3 for a distance of 715.02 feet to the Southwest Corner of Lot 95, Westcliffe Subdivision, Phase 4; thence North 28 deg. 05 min. 08 sec. West for a distance of 425.00 feet to the Northwest Corner of said Lot 95; thence North 45 deg. 54 min. 25 sec. West for a distance of 52.52 feet to the Southwest Corner of Lot 94, Westcliffe Subdivision, Phase 4; thence North 28 deg. 05 min. 08 sec. West for a distance of 466.13 feet to the Northwest Corner of said Lot 94; thence North 61 deg. 54 min. 52 sec. East along the North line of said Lot 94, a distance of 343.03 feet to the Northeast Corner of said Lot 94; thence North 03 deg. 52 min. 20 sec. West along the West line of Lot 92, Westcliffe Subdivision, Phase 4, for a distance of 336.15 feet to the Northwest Corner of said Lot 92; thence North 88 deg. 32 min. 20 sec. West along the South Lines of Lots 90 & 89, Westcliffe Subdivision, Phase 4, for a distance of 599.97 feet to the Southwest Corner of said Lot 89; thence North 01 deg. 29 min. 06 sec. East along the West line of said Lot 89 for a distance of 397.42 feet to a point on the Northwest Corner of said Lot 89, said point also being on the South Right-of Way line of Westcliffe Drive; thence North 88 deg. 14 min. 56 sec. West along said South Right-of-Way line of Westcliffe Drive for a distance of 629.29 feet; thence South 01 deg. 29 min. 06 sec. West for a distance of 544.90 feet; thence North 88 deg. 12 min. 07 sec. West for a distance of 140.85 feet; thence South 01 deg. 47 min. 53 sec. West for a distance of 729.36 feet; thence North 88 deg. 51 min. 59 sec. West for a distance of 131.77 feet; thence South 35 deg. 16 min. 04 sec. East for a distance of 496.45 feet; thence South 08 deg. 52 min. 35 sec. East for a distance of 54.42 feet; thence South 50 deg. 56 min. 27 sec. East for a distance of 564.20 feet to the Point of Beginning, containing 52.70 acres, more or less.

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 ROAD'S DESIGNED FOR MAX. 25 MPH SPEED LIMIT.

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

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

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-0-03-400-62-1264

DRAWN BY: L. REMSING
CHECKED BY: R.S.A.
DATE: 7/29/13
REVISED DATE: 9/20/13