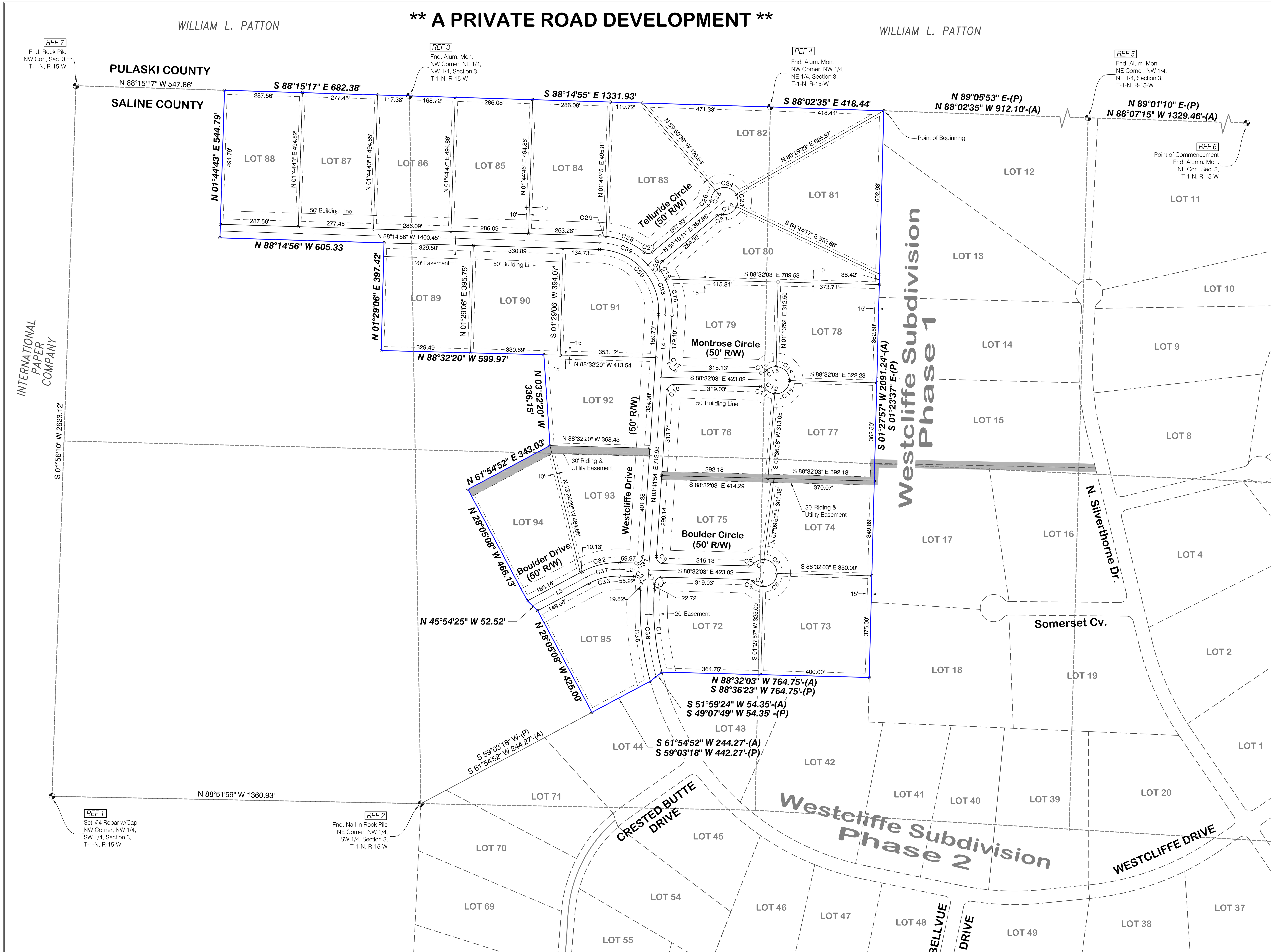
** A PRIVATE ROAD DEVELOPMENT **



LOT AREA

LOT	SQ FT	ACRES
72	136313	3.13
73	148037	3.40
74	133503	3.06
75	130483	3.00
76	132416	3.04
77	136517	3.13
78	133233	3.06
79	132024	3.03
80	130946	3.01
81	173372	3.98
82	154515	3.55
83	147122	3.38
84	141579	3.25
85	141570	3.25
86	141568	3.25
87	137285	3.15
88	142283	3.27
89	130672	3.00
90	130672	3.00
91	129753	2.98
92	130728	3.00
93	131076	3.01
94	131444	3.02
95	132316	3.04

CURVE MEASUREMENTS

CURVE	DELTA	BEARING	RADIUS	ARC	CHORD
C1	18°01'18"	N 05°18'45" W	975.00	306.67	305.41
C2	87°46'03"	N 47°34'55" E	25.00	38.30	34.66
C3	48°11'23"	S 64°26'22" E	25.00	21.03	20.41
C4	48°11'23"	S 64°26'22" E	50.00	42.05	40.82
C5	90°00'00"	N 46°27'57" E	50.00	78.54	70.71
C6	90°00'00"	N 43°32'03" W	50.00	78.54	70.71
C7	48°11'23"	S 67°22'15" W	50.00	42.05	40.82
C8	48°11'23"	S 67°22'15" W	25.00	21.03	20.41
C9	92°13'57"	N 42°25'05" W	25.00	40.24	36.04
C10	87°46'03"	N 47°34'55" E	25.00	38.30	34.66
C11	48°11'23"	S 64°26'22" E	25.00	21.03	20.41
C12	45°02'21"	S 62°51'51" E	50.00	39.30	38.30
C13	93°09'02"	N 48°02'28" E	50.00	81.29	72.63
C14	90°14'05"	N 43°39'06" W	50.00	78.74	70.86
C15	47°57'18"	S 67°15'13" W	50.00	41.85	40.64
C16	48°11'23"	S 67°22'15" W	25.00	21.03	20.41
C17	92°13'57"	N 42°25'05" W	25.00	40.24	36.04
C18	28°32'01"	N 10°34'07" W	275.00	136.95	135.54
C19	07°27'38"	N 28°33'57" W	275.01	35.81	35.78
C20	82°27'56"	N 08°56'12" E	25.00	35.98	32.96
C21	48°11'23"	N 74°15'52" E	25.00	21.03	20.41
C22	73°05'50"	N 61°48'38" E	50.00	63.79	59.55
C23	54°46'14"	N 02°07'24" W	50.00	47.80	46.00
C24	100°20'08"	N 79°40'35" W	50.00	87.56	76.79
C25	48°10'33"	S 26°04'04" W	50.00	42.04	40.81
C26	48°11'23"	S 26°04'29" W	25.00	21.03	20.41
C27	78°20'01"	S 89°20'11" W	25.00	34.18	31.58
C28	31°59'41"	N 67°29'39" W	275.00	153.56	151.58
C29	04°45'26"	N 85°52'13" W	275.00	22.83	22.83
C30	91°56'49"	S 42°16'31" E	225.00	361.08	323.56
C31	87°06'58"	S 47°15'23" W	25.00	38.01	34.45
C32	29°36'58"	S 76°41'25" W	274.41	141.84	140.27
C33	29°33'05"	N 76°41'25" E	225.00	116.05	114.77
C34	90°41'18"	S 43°03'52" E	25.60	40.53	36.43
C35	19°18'18"	S 05°57'15" E	1018.40	343.13	341.51
C36	18°38'54"	N 05°37'33" W	1000.00	325.48	324.04
C37	29°33'05"	S 76°41'25" W	250.00	128.94	127.52
C38	45°58'25"	N 19°17'19" W	250.00	200.60	195.26
C39	45°58'25"	N 65°15'43" W	250.00	200.60	195.26

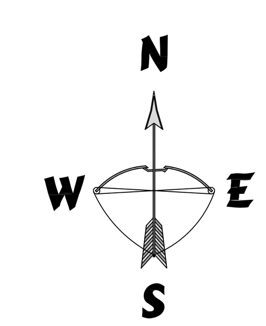
LINE MEASUREMENTS

LINE	BEARING	DISTANCE
L1	N 03°41'54" E	70.80'
L2	N 88°32'03" W	107.78'
L3	S 61°54'52" W	223.04'
L4	N 03°41'54" E	231.09'

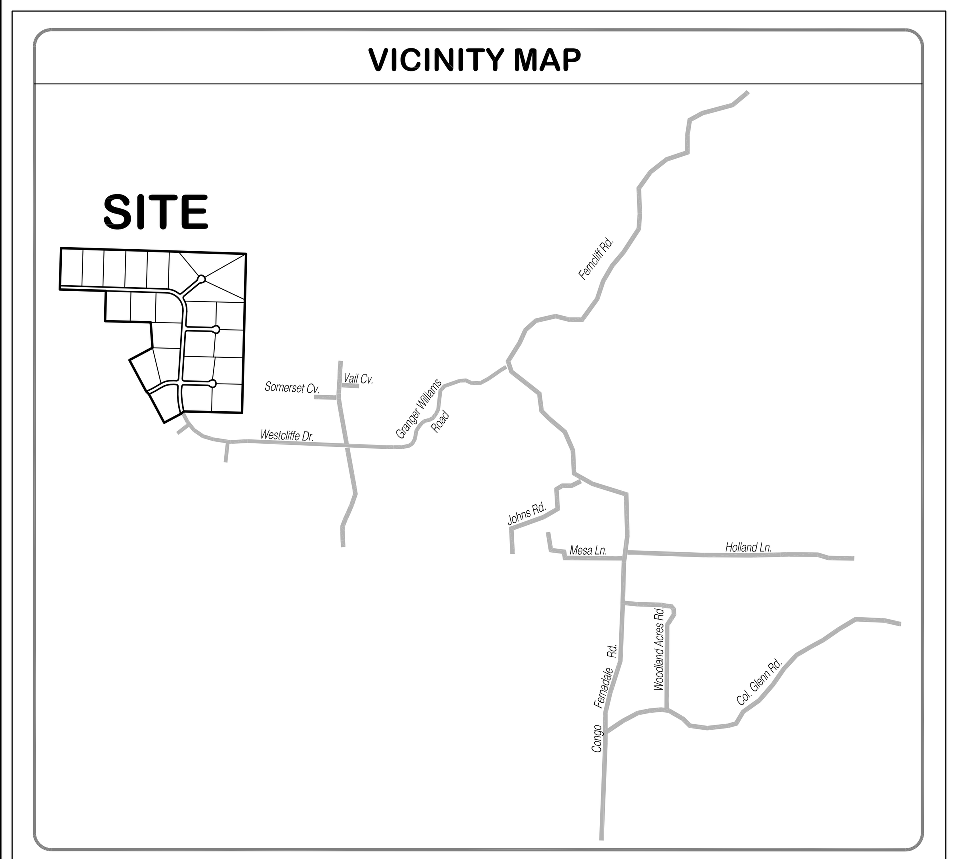
LEGAL DESCRIPTION

A part of the Northwest Quarter and a part West Half of the Northeast Quarter of 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 North 88 deg. 07 min. 15 sec. West along the North line thereof for a distance of 1329.46 feet to a Found Aluminum Monument marking the Northeast Corner of the Northwest Quarter of the Northeast Quarter; thence North 88 deg. 02 min. 35 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, said point also being the Point of Beginning of the land herein described: thence South 01 deg. 27 min. 57 sec. West along the West line of said Westcliffe Subdivision, Phase 1 for a distance of 2091.24 feet to a point on the North line of Westcliffe Subdivision, Phase 2; thence North 88 deg. 32 min. 03 sec. West along said North line of Westcliffe Subdivision, Phase 2 for a distance of 764.75 feet; thence South 51 deg. 59 min. 24 sec. West along said North line of Westcliffe Subdivision, Phase 2, for a distance of 54.35 feet; thence South 61 deg. 54 min. 52 sec. West along said North line of Westcliffe Subdivision, Phase 2, for a distance of 244.27 feet; thence North 28 deg. 05 min. 08 sec. West for a distance of 425.00 feet; thence North 45 deg. 54 min. 25 sec. West for a distance of 52.52 feet; thence North 28 deg. 05 min. 08 sec. West for a distance of 466.13 feet; thence North 61 deg. 54 min. 52 sec. East for a distance of 343.03 feet; thence North 03 deg. 52 min. 20 sec. West for a distance of 336.15 feet; thence North 88 deg. 32 min. 20 sec. West for a distance of 599.97 feet; thence North 01 deg. 29 min. 06 sec. East for a distance of 397.42 feet; thence North 88 deg. 14 min. 56 sec. West for a distance of 605.33 feet; thence North 01 deg. 44 min. 43 sec. East for a distance of 544.79 feet to a point on the North line of the Northwest Quarter of the Northwest Quarter of Section 3; thence South 88 deg. 15 min. 17 sec. East along the North line thereof for a distance of 682.38 feet to a Found Aluminum Monument marking the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 3; thence South 88 deg. 14 min. 55 sec. East along the North line thereof for a distance of 1331.93 feet to a Found Aluminum Monument marking the Northwest Corner of the Northwest Quarter of the Northeast Quarter of Section 3; thence South 88 deg. 02 min. 35 sec. East along the North line thereof for a distance of 418.44 feet to the Point of Beginning. Containing 81.79 acres, more or less. Together with a nonexclusive easement for ingress and egress and utilities over and across private roads shown on plat of Westcliffe Phase 1 filed as Document No. 06-019849 and Westcliffe Subdivision Phase 2 filed as Document No. 08-88852, records of Saline County, Arkansas.

NW 1/4 of the NW 1/4 = 9.70 Acres
NE 1/4 of the NW 1/4 = 34.98 Acres
SE 1/4 of the NW 1/4 = 17.21 Acres
NW 1/4 of the NE 1/4 = 12.41 Acres
SW 1/4 of the NE 1/4 = 7.49 Acres
Total Acreage = 81.79 Acres

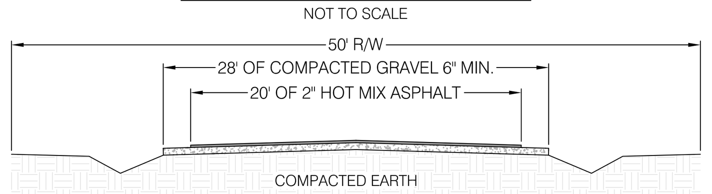


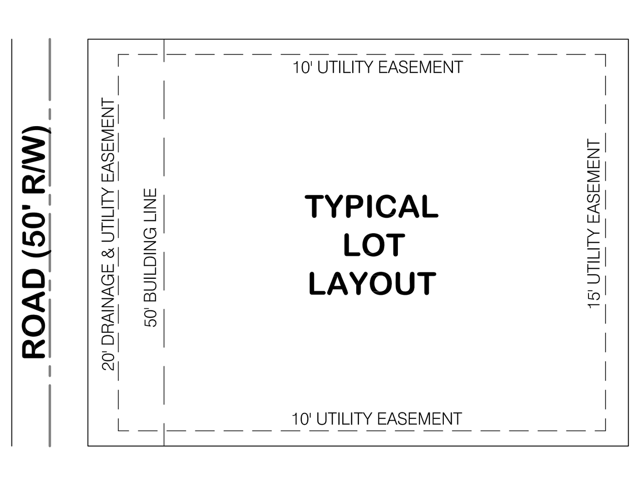
VICINITY MAP



TYPICAL ROAD SECTION

NOT TO SCALE





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'

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.

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

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.

200 0 200 400 600

Scale 1" = 200'

Utility Companies:
* Water: Salem Water Users Association
* Telephone: Southwestern Bell
* Sewer: Septic System
* Electricity: 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

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
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 _____, 2012 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

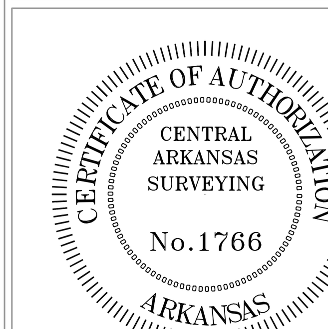
I,_____________, HEREBY CERTIFY THAT THE DEEDS RECORDS IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF SALINE COUNTY, ARKANSAS REFLECT THAT IVES & ASSOCIATES, INC AND CENTRAL ARKANSAS LAND DEVELOPMENT, LLC IS THE RECORD TITLE OWNER OF REAL PROPERTY MORE PARTICULARLY DESCRIBED HEREIN ON PLAT, DATES THIS ___________ DAY OF ___________, 2012.

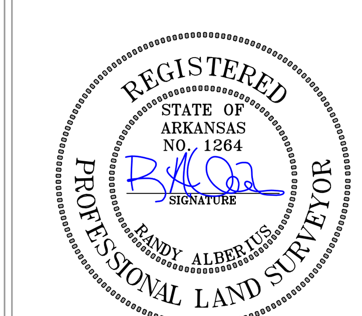
SIGNED_____________________
LICENSED ABSTRACTOR NO. ___________

FINAL PLAT OF WESTCLIFFE SUBDIVISION, PHASE 4, SALINE COUNTY, ARKANSAS

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

NOTES:
1) According to Saline County FEMA Map, panel # 0501910125B, dated November 17, 1982, the property described hereon is in Zone C and is not in the 100 year flood plain.
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 current title search.
3) 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.





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

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

DRAWN BY: L. REMSING

CHECKED BY: R.S.A.

DATE: 6/11/12

PLOT DATE: 9/4/12