2010-686 B-365

CERTIFIED LAND COMPANY PLAT NO. 1

A Revision to Karakas Road Right-of-way and a Subdivision of a part of the S ½ of the NE ¼ and a part of the N ½ of the SE ¼ of Section 9, Township 36 North, Range 11 West of the Fifth P.M. , Pulaski County, Missouri

BOUNDARY DESCRIPTION

A part of S ½ of the NE ¼ and a part of the N ½ of the SE ¼ of Section 9, Township 36 North, Range 11 West of the 5th P.M., Pulaski County, Missouri, described as follows: Commencing at an aluminum monument at the SW Corner of Section 9, Thence N 50°39'51" E (basis of bearing based on Grid North) 3611.25 feet to an iron pin on the Easterly Right-of-way line of Heritage Road, as located July 2009, and the point of beginning, Thence with said Easterly Right-of-way line, along a curve to the right with a chord bearing and length of N 20°51'38" W 152.27 feet to an iron pin, Thence N 04°56'40" E 260.93 feet to an iron pin, Thence along a curve to the right with a chord bearing and length of N 36°47'05" E 26.39 feet to an iron pin, Thence leaving said Easterly Right-of-way line, N 55°05'49" W 45.74 feet, Thence N 66°14'39" W 16.89 feet to an iron pin on the Northerly Right-of-way line of Heritage Road, as located July 2009, Thence leaving said Northerly Right-of-way line, N 68°38'30" E 350.78 feet to an iron pin, Thence N 73°18'57" E 125.49 feet to an iron pin, Thence N 71°50'19" E 150.16 feet to an iron pin, Thence along a curve to the right with a chord bearing and length of N 79°55'46" E 175.93 feet to an iron pin, Thence N 88°01'13" E 75.95 feet to an iron pin, Thence N 57°34'30" E 546.07 feet to an iron pin, Thence along a curve to the right with a chord bearing and length of S 88°10'27" E 84.42 feet to an iron pin, Thence S 53°55'24" E 82.98 feet to an iron pin, Thence S 36°04'36" W 192.90 feet to an iron pin, Thence S 29°55'09" E 87.57 feet to an iron pin, Thence S 35°28'46" E 299.20 feet to an iron pin, Thence S 65°37'21" E 320.04 feet to an iron pin, Thence S 40°28'46" E 234.81 feet to an iron pin, Thence S 24°39'07" W 515.71 feet to an iron pin, Thence S 70°38'46" W 823.53 feet to an iron pin, Thence N 12°19'50" W 379.66 feet to an iron pin, Thence N 32°16'09" W 412.95 feet to an iron pin, Thence N 85°04'20" W 473.15 feet to an iron pin, Thence S 43°21'05" W 239.96 feet to the point of beginning. Description per survey # I-1809 by Integrity Engineering, Inc., January 20, 2010. Containing 35.45 acres.

SPECIAL RESTRICTIONS NOTE

Reserving, however unto THE CERTIFIED LAND COMPANY, LLC, its successors, assigns, an easement over the said real estate for installation, maintenance, relocation and removal of water lines, sanitary sewer lines, electrical and other utility lines serving said premises and neighboring properties.

The above described real estate is hereby made subject to the restrictive covenants contained in Exhibit "A" (which is attached hereto and made a part hereof by reference as fully as if set forth herein), which restrictive covenants shall be binding upon all Grantees herein and upon all persons hereafter having any interest in the said real estate.

DEDICATION

Whereas, THE CERTIFIED LAND COMPANY, LLC, A Missouri Limited Liability Corporation, (herein called "DEDICATOR") is the owner of the premises described on this plat, and

Whereas, DEDICATOR desires to subdivide the land as shown on this plat with said subdivision to be named "CERTIFIED LAND COMPANY PLAT NO. 1", ,

Now, therefore, DEDICATOR does hereby dedicate to the public use forever all streets and easements shown upon this plat and subdivides the premises shown on this plat so that all of said premises will now be known as "CERTIFIED LAND COMPANY PLAT NO. 1".

In witness whereof, the DEDICATOR has executed this dedication

this 2nd day of Feb., 2010.

THE CERTIFIED LAND COMPANY, LLC.

By: _____
Rodney Jones
Vice President

State of Missouri)
) SS.
County of Pulaski)

On this 2nd day of Feb, 2010, before me personally appeared Rodney Jones who, being by me duly sworn did say: That he is the Vice President of THE CERTIFIED LAND COMPANY, LLC., A Missouri Limited Liability Corporation, and that he has authority to execute this DEDICATION and acknowledged that he executed the same as his free act and deed and as the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires: 2-24-2011

(Notary Seal)
ANNETTE M. SNYDER
Notary Public - Notary Seal
STATE OF MISSOURI
Texas County
Commission #06871933
My Commission Expires: February 24, 2011

FILED
FEB 02 2010
RACHELLE BEASLEY
CIRCUIT CLERK & EX-OFFICIO
RECORDER OF DEEDS
PULASKI COUNTY, MO

COUNTY TAX RELEASE

I hereby certify that all property taxes levied by the County of Pulaski against the real estate described on this plat have been paid in full for 2009, and all prior years.

Terri L Mitchell
Collector of Revenue
Pulaski County, Missouri

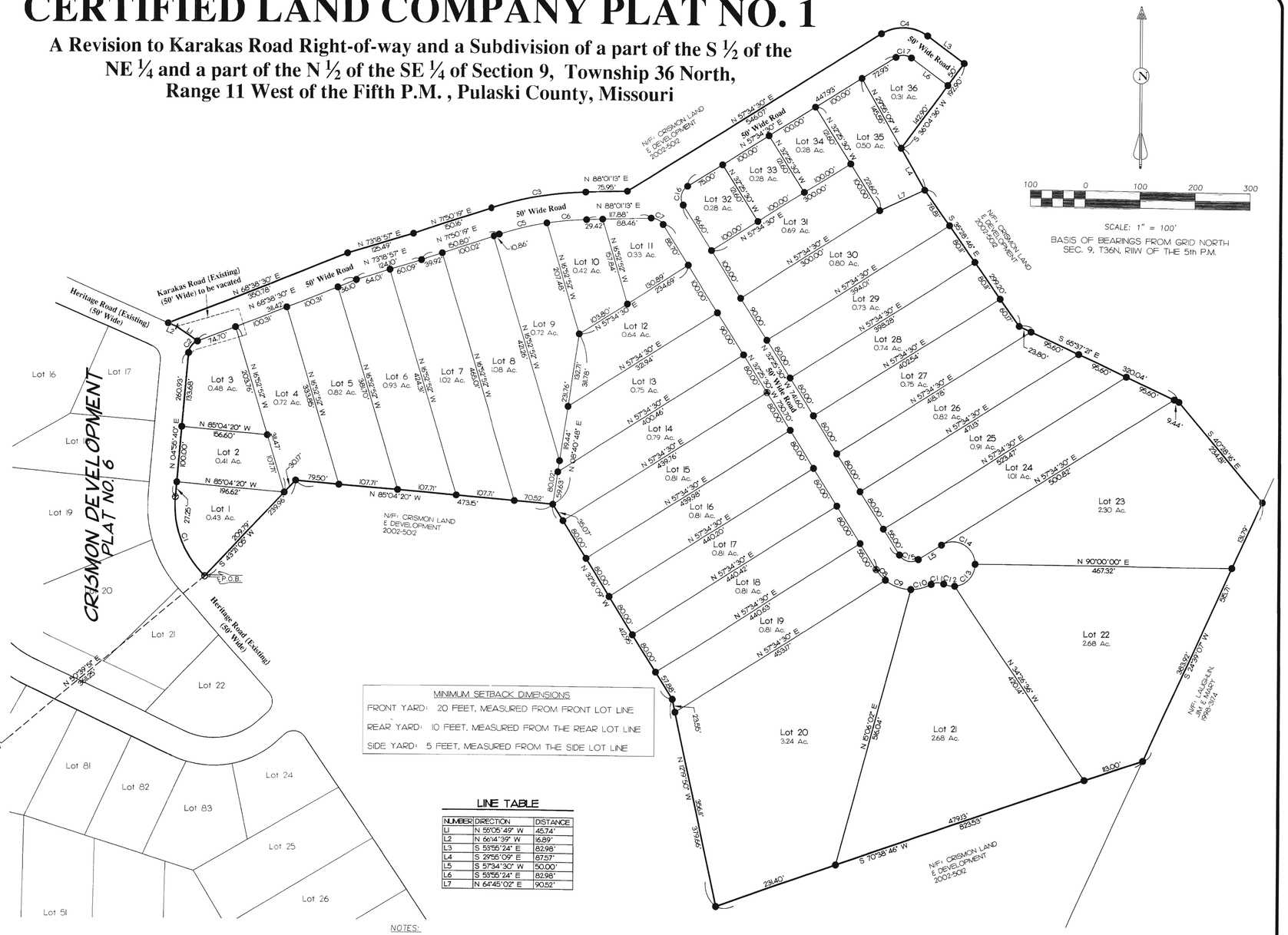
Date: Feb 2, 2010

RECORDER'S CERTIFICATE

This plat was filed for record in my office this 2nd day of Feb., 2010, Plat recorded at Plat Book Number 2010, Page 686.

Rachelle Beasley B-365
Recorder of Deeds
Pulaski County, Missouri

Date: 2/2/2010



MINIMUM SETBACK DIMENSIONS

FRONT YARD: 20 FEET, MEASURED FROM FRONT LOT LINE

REAR YARD: 10 FEET, MEASURED FROM THE REAR LOT LINE

SIDE YARD: 5 FEET, MEASURED FROM THE SIDE LOT LINE

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 55°05'49" W	45.74'
L2	N 66°14'39" W	16.89'
L3	S 53°55'24" E	82.98'
L4	S 29°55'09" E	87.57'
L5	S 57°34'30" W	50.00'
L6	S 53°55'24" E	82.98'
L7	N 64°45'02" E	90.52'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	5°34'56"	N 20°51'38" W	175.00	157.53	152.27
C2	63°42'49"	N 36°47'05" E	25.00	27.80	26.39
C3	16°10'54"	N 79°55'46" E	625.00	176.52	175.93
C4	68°30'06"	S 88°10'27" E	75.00	89.67	84.42
C5	08°54'19"	S 76°17'28" W	575.00	89.37	89.28
C6	07°16'35"	S 84°22'56" W	575.00	73.02	72.97
C7	59°33'17"	S 62°12'08" E	25.00	25.99	24.83
C8	97°28'16"	N 42°09'38" W	75.00	25.49	25.37
C9	38°06'14"	N 70°56'53" W	75.00	49.88	48.96
C10	29°38'48"	S 75°10'36" W	75.00	38.81	38.38
C11	54°45'56"	N 87°44'10" E	25.00	23.90	23.00
C12	29°20'16"	N 79°33'00" W	40.00	20.48	20.26
C13	85°46'52"	S 42°53'26" W	40.00	59.89	54.45
C14	122°25'30"	S 61°12'45" E	40.00	85.47	70.11
C15	90°00'00"	N 77°25'30" W	25.00	39.27	35.36
C16	90°00'00"	N 12°34'30" E	25.00	39.27	35.36
C17	68°30'06"	S 88°10'27" E	25.00	29.89	28.14

NOTES:

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.

2. This survey was executed in accordance with the current "Missouri Minimum Standards for Property Boundary Surveys" (4 CSR 30-16).

3. Tract is classified Suburban (4 CSR 30-16.020).

4. Date of field work: July 2009 – January 2010.

5. This plat represents original survey of Lots shown. Lots are part of lands described in document number 2002-5012, which lists ownership as CRISMON LAND & DEVELOPMENT COMPANY, LLC, now known as THE CERTIFIED LAND COMPANY, LLC per documents on file with the Missouri Secretary of State.

6. Bearings and distances shown are measured.

7. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided surveyor.

8. There may be structures and improvements located on this tract which are not shown.

9. This plat does not represent an "ALTA/ACSM Land Title Survey".

10. No statement is made concerning subsurface conditions, or the existence or nonexistence of underground or overhead containers or utilities which may affect the use or development of this tract. Environmental and subsurface conditions were not examined in this survey.

LEGEND

- ⊘ - FND. 1/2" I.P. w/ LS 2425 CAP
- ◇ - FND. ALUM. MON.
- ⊛ - Set 5/8" I.P. w/ "Integrity Engr 000369" Cap
- ● - Set 1/2" I.P. w/ "Integrity Engr 000369" Cap

SURVEYOR'S DECLARATION

I, Terris L. Cates, Missouri Registered Land Surveyor, PLS-2008000715, hereby declare that at the request of Rodney Jones, on behalf of The Certified Land Company, LLC, have caused a survey to be made under my direct supervision of the above described premises and that the results shown on this plat are represented correctly to the best of my belief and professional knowledge.

STATE OF MISSOURI
TERRIS L. CATES
2008000715
PROFESSIONAL LAND SURVEYOR
1/19/10

REVISIONS BY:

PROJECT FOR:
THE CERTIFIED LAND COMPANY, LLC
ST. LOUIS, MISSOURI

CERTIFIED LAND COMPANY PLAT NO. 1
Part of the S½ of the NE¼ and part of the N½ of the SE¼ of Section 9, Township 36 North, Range 11 West, Pulaski County, Missouri

INTEGRITY ENGINEERING, INC.
P.O. Box 700 / 1714 East 10th Street
Rolla, Missouri 65402 / 65401
Phone (573) 341-2100 / Fax (573) 341-2111
"Providing Engineering, Land Surveying, Environmental and Architectural Services With Integrity"

DRAWN BY: EDW
CHECKED BY: TLC
DATE: JANUARY 20, 2010
SCALE: AS SHOWN
JOB: CERTIFIED LAND CO. LLC
FILE: Certified_Land_Plat01.dwg
SURVEY NUMBER
I-1809

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