

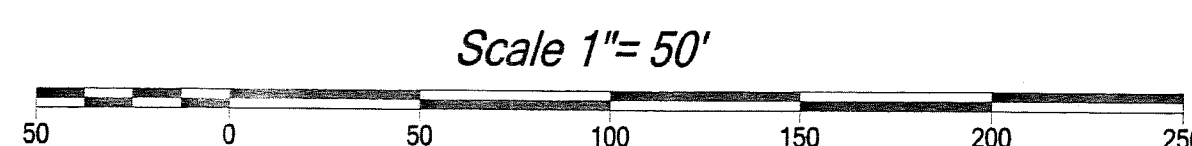
RE-SUBDIVISION OF LOTS 42, 43, 45, 46, 47, 48, & 49, OF CERTIFIED LAND COMPANY PLAT NO. 2

Part of the NW 1/4 of the SE 1/4 of Section 9, T36N-RT11W of the 5th P.M., Pulaski County, Missouri

FILED

MAY 14 2012

RACHELLE BEASLEY
CIRCUIT CLERK & EX. OFFICIO
RECORDER OF DEEDS
PULASKI COUNTY, MO



Parent Tract Title Reference: 2010-8286

Bearing Directly from Certified Land Company Plat No. 2

POINT LEGEND

- ⊕ FND. 3/8" I. ROD
- ⊙ FND. 5/8" I. ROD
- ⊙ FND. 1/2" I. ROD
- ⊙ UTILITY POLE
- ▲ FND. R/R SPIKE
- SET 1/2" I. ROD

LINE LEGEND

- FENCE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- OVERHEAD ELECTRIC
- WATERLINE

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	100°37'46"	40.00'	70.25'	61.57'	N 35°19'27" W
C2	40°41'24"	40.00'	28.41'	27.81'	N 35°20'08" E
C3	40°40'49"	40.00'	28.40'	27.81'	N 76°01'15" E
C4	100°38'05"	40.00'	70.26'	61.57'	S 33°19'18" E
C5	50°03'27"	40.00'	34.95'	33.85'	S 73°19'28" W

MINIMUM SETBACK DIMENSIONS:

- Front Yard: The minimum setback for buildings shall be 20 feet, measured from the front lot line.
- Rear Yard: The minimum setback for the buildings shall be 10 feet, measured from the rear lot line.
- Side Yard: Each side yard is a minimum of 5 feet.

DEDICATION

Whereas, CERTIFIED LAND COMPANY, LLC, a Missouri Limited Liability Corporation, ("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 "RESUBDIVISION OF LOTS 42, 43, 45, 46, 47, 48, & 49, OF CERTIFIED LAND COMPANY PLAT NO. 2".

Now, therefore, DEDICATOR does hereby dedicate to the public use forever all streets and easements shown upon this plat so that all of said premises will not be known as "RESUBDIVISION OF LOTS 42, 43, 45, 46, 47, 48, & 49, OF CERTIFIED LAND COMPANY PLAT NO. 2".

In witness whereof, the DEDICATOR has executed this dedication this 14th day of May, 2012.

CERTIFIED LAND COMPANY, LLC

BY: Rodney Jones
Rodney Jones
Vice President

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, other than possible easements which were visible at the time of making of this survey; 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) Dimensions show are measured. For record dimensions, see document(s) noted.
- (3) Tract is classified: Suburban (4 CSR 30-16.020).
- (5) Only the Record Documents noted hereon were provided to, or discovered by Surveyor. No abstract nor other record title documentation was provided to Surveyor.
- (6) No statement is made concerning subsurface conditions, or the existence or non-existence of underground or overhead containers or utilities which may affect the use or development of this tract. Environmental & subsurface conditions were not examined in the survey.

COUNTY TAX RELEASE

I hereby certify that all Property taxes by the County of Pulaski against the real estate described on this plat have been paid in full for 2011, and all prior years.

Terri L. Mitchell
Collector of Revenue
Pulaski County, Missouri

Date May 14, 2012

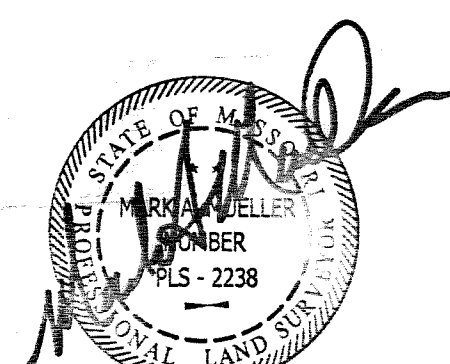
RECORDER'S CERTIFICATE

This plat was filed for record in my office this 14th day of May, 2012.
Plat recorded at Plat Book Number C, Page 5.

Rachelle Beasley
Recorder of Deeds
Pulaski County, Missouri

SURVEYOR'S DECLARATION

I hereby declare that this survey was conducted and plat was prepared under my supervision and in compliance with the current "Minimum Standards for Property Boundary Surveys", of the Missouri Department of Natural Resources, Division of Geology and Land Survey. Iron pins shown as set were placed under my personal supervision.



9-21-2011

MUELLER SURVEYING

140 MERRILLVILLE DRIVE, CUBA, MISSOURI 65453
PHN: (573) 885-6811 FAX: (573) 885-2593

Scale: 1"= 50'	Approved By: <u>Rodney Jones</u>	Drawn By: MM
Date: 9-21-2011	Revised:	
FOR: CERTIFIED LAND COMPANY, LLC		
ADDRESS: 8029 LINDENWOOD CT. ST. LOUIS, MO. 63129		Drawing Number: 092111

STATE OF MISSOURI)
COUNTY OF PULASKI)

On this 14 day of May, 2012, before me personally appeared Rodney Jones, who, being by me duly sworn did say: That he is the Vice President of CERTIFIED LAND COMPANY, LLC, a Missouri Limited Liability Corporation, and that he has the 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.

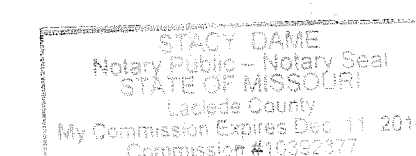
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal in the County and State, aforesaid, Missouri the day and year last written.

MY COMMISSION EXPIRES: 12-11-14

COUNTY OF: Pulaski

NOTARY PUBLIC: Stacy Dame

(Print Notary name): Stacy Dame



BOUNDARY DESCRIPTION

All of Lots 42, 43, 45, 46, 47, 48 and 49 of Certified Land Company Plat No. 2 as per Plat Cabinet B-355, Document #2010-4201, being in part of the NW 1/4 of the SE 1/4 of Section 9, T36N-R11W of the 5th P.M. in Pulaski County, Missouri.

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 pertaining to above said subdivision, which restrictive covenants shall be binding upon all Grantees herein and upon all persons hereafter having interest in the said real estate.