

ALL LOT NUMBERS AND RECORD INFORMATION  
ARE FROM KEY LARGO PLAT 1, A SUBDIVISION RECORDED  
AT PLAT BOOK 12, PAGE 42

## SURVEY PLAT

A TRACT OF LAND LOCATED  
IN THE SW $\frac{1}{4}$  OF THE SE $\frac{1}{4}$  OF  
SECTION 21, TOWNSHIP 39  
NORTH, RANGE 16 WEST

Recorded at Book 128  
Page 36A-B

A tract of land situated in the Southwest quarter of the Southeast quarter of Section 21, Township 39 North, Range 16 West, 5th P.M., in the County of Camden, State of Missouri, more particularly described as follows:

Commencing at a Flintstone at the South Quarter Corner of Section 21, Township 39 North, Range 16 West as shown on Document Number 600-47186 as recorded at the Missouri Department of Natural Resources' Land Survey Program; thence N 23 deg. 49 min. 46 sec. E a distance of 1437.48 feet to a  $\frac{1}{8}$  inch rebar with aluminum Cap, hereinafter referred to as a monument, 190.00 feet right of Route 54 Median Centerline Station 377+17.00, said monument being on the existing Westerly Right of Way line of Route 54, (MoDOT project #J5P0347A), (hereinafter referred to as Right of Way line) said monument also being the **POINT OF BEGINNING** of this description; thence, along and with the Right of Way line the following courses: S 22 deg. 23 min. 02 sec. E a distance of 235.57 feet to a monument 190.00 feet right of Route 54 Median Centerline P.C. Station 379+52.57; thence S 07 deg. 19 min. 17 sec. W a distance of 104.04 feet to a monument 240.00 feet right of Route 54 Median Centerline Station 380+51.22; thence on a non-tangential curve to the right, the radius being 2624.79 feet, the central angle being 06 deg. 46 min. 58 sec., the arc length being 310.73 feet, the chord being S 17 deg. 01 min. 11 sec. E a distance of 310.54 feet to a monument 240.00 feet right of Route 54 Median centerline station 383+90.36, said monument being at the intersection of aforesaid Right of Way line as described in Camden County Deed Book 597, Page 793 and the Northerly line of Lot 37 of Key Largo Plat 1, a subdivision recorded in Camden County Plat Book 12, Page 42; thence departing the Right of Way line, along and with said Northerly Lot line, N 87 deg. 48 min. 00 sec. E a distance of 1.56 feet to a monument at the Northeast corner of said Lot 37, said monument being 238.47 feet right of Route 54 Median centerline station 383+90.69; thence departing said Northerly Lot line, along and with the Easterly Line of Key Largo Plat 1, S 02 deg. 07 min. 52 sec. E a distance of 248.75 feet to a point not set due to utilities 276.52 feet right of Route 54 Median centerline station 386+60.90, said monument being at the intersection of said Easterly line and the Right of Way line, thence departing said Easterly line and continuing along and with the Right of Way line the following courses: S 25 deg. 06 min. 29 sec. W a distance of 43.20 feet to a monument 300.00 feet right of Route 54 Median Centerline Station 387+01.22; thence S 05 deg. 54 min. 40 sec. E a distance of 134.28 feet to a monument 300.00 feet right of Route 54 Median Centerline Station 388+51.22; thence S 31 deg. 06 min. 55 sec. E a distance of 208.08 feet to a monument 200.00 feet right of Route 54 Median Centerline Station 390+51.22; thence S 26 deg. 15 min. 05 sec. E a distance of 110.53 feet to a monument 150.00 feet right of Route 54 Median Centerline Station 391+56.22; thence, departing the Right of Way line, N 71 deg. 12 min. 23 sec. E a distance of 58.63 feet to a monument 95.00 feet right of Route 54 Median Centerline Station 391+35.00, said monument being on the new Easterly Boundary line of Key Largo Road, also being the new Westerly Boundary line of Route 54; thence along and with said Boundary lines the following courses: N 02 deg. 16 min. 51 sec. W a distance of 130.49 feet to a monument 100.00 feet right of Route 54 Median Centerline Station 390+00.00; thence N 08 deg. 52 min. 06 sec. W a distance of 682.98 feet to a monument 104.00 feet right of Route 54 Median Centerline Station 382+90.00; thence N 16 deg. 07 min. 47 sec. W a distance of 221.98 feet to a monument 97.00 feet right of Route 54 Median Centerline Station 380+60.00; thence N 22 deg. 34 min. 52 sec. W a distance of 306.34 feet to a monument 100.00 feet right of Route 54 Median Centerline Station 377+50.00; thence departing the aforesaid Boundary lines S 87 deg. 45 min. 08 sec. W a distance of 95.86 feet to the point of beginning, containing 4.02 acres., subject to all rights-of-way, easements, restrictions, reservations, government regulations or conditions, and utilities, whether of record or not.

MISSOURI HIGHWAYS AND TRANSPORTATION  
COMMISSION



DISTRICT: CD	SCALE: 1" = 100'	DATE PREPARED: 4/30/2013	SHEET: 1 OF 1
ROUTE: 54	PROJECT: J5P0347	COUNTY: CAMDEN	TOWNSHIP: 39N
		RANGE: 16W	PROJECT SURVEYOR: FREDRICK J. WILDE P.L.S. 2006016643

SURVEY FOR: MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY WAS COMPLETED IN OCTOBER, 2012. SAID SURVEY WAS MADE ON THE HERIN DESCRIBED PROPERTY, AND SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE REQUIREMENTS FOR AN URBAN CLASS SURVEY AS SET FORTH IN THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY SEAL AND SIGNATURE THIS 27TH DAY OF NOVEMBER, 2012

FREDRICK J. WILDE, MISSOURI REGISTRATION NO. P.L.S. 2006016643

SCALE



### NOTARY

SUBSCRIBED AND SWORN BEFORE ME THIS  
27TH DAY OF NOVEMBER, 2012,  
A NOTARY PUBLIC, IN AND FOR COLE  
COUNTY, STATE OF MISSOURI.

CURT KOLB, NOTARY PUBLIC

### SURVEY NOTES:

- BASIS OF BEARINGS - GRID NORTH, 1927 MISSOURI STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. DERIVED BY REAL-TIME KINEMATIC (RTK) GPS OBSERVATIONS USING MODOT PROJECT CONTROL GRID TO GROUND SCALE PROJECTION MULTIPLIER = 1.0001041, PER MODOT PROJECT #J5P0347A.
- DISTANCES REPORTED ON THIS PLAT, UNLESS OTHERWISE NOTED, ARE GROUND DISTANCES.
- BEARING AND DISTANCES SHOWN IN PARENTHESES ARE RECORD CALLS.
- THE LOCATION OF ALL PROPERTY LINES SHOWN SHALL BE CONSIDERED APPROXIMATE UNLESS OTHERWISE INDICATED.
- APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.
- SUBJECT TO ALL EASEMENTS OF RECORD.
- CONVENANTS, LIMITS OF ACCESS, AND RIGHTS RETAINED BY GRANTOR OF THE HEREIN SHOWN PROPERTY ARE NOT SHOWN, BUT MAY BE DISCLOSED BY A FULL TITLE SEARCH.
- ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL NOT SHOWN.
- PROPERTY WAS SURVEYED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.
- RELATIVE POSITIONAL ACCURACY OF THE COORDINATES OF THIS SURVEY ARE WITHIN THE SPECIFICATIONS FOR AN URBAN SURVEY WHICH IS MAXIMUM OF 0.030 METERS.
- ALL STATIONS AND OFFSETS LOCATED FROM THE MEDIAN CENTERLINE OF ROUTE 54

### LEGEND

- LAND CORNER
- FND.  $\frac{1}{8}$ " SMOOTH BAR OR AS NOTED
- SET  $\frac{3}{8}$ " REBAR WITH ALUM. CAP
- CALCULATED POINT
- E OF ROADWAY
- PARCEL BOUNDARY
- PUBLIC LAND LINE
- EXISTING MHTC R/W LINE
- PERMANENT EASEMENT
- MHTC = MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION

APPROX  $\frac{1}{4}$  SEC. LINE

NW $\frac{1}{4}$  SE $\frac{1}{4}$  21  
T39N R16W

APPROX  $\frac{1}{4}$  SEC. LINE

- TIMBERLAKE DEV CORP  
LOTS 29 THRU 36, 39, 40
- MORIE FOX  
LOTS 37, 38
- KENNETH HAYVE  
LOTS 41 THRU 44
- BEHNEN INC  
BK 504 PG 585
- MHTC  
BK 558 PG 897

EXISTING ROUTE 54  
RW LINE MODOT  
PROJECT # J5P0347A

6° 46' 58" (RT)  
310.73'  
2,624.79'  
CHORD S17°01'11"E - 310.54'

POINT NOT SET DUE TO UTILITIES  
INTERSECTION OF RW LINE PER  
BOOK 597 PAGE 793 AND THE EAST  
LINE OF SUBDIVISION, LAND EAST  
OF THIS LINE AND WEST OF RW LINE  
ACQUIRED BY BOOK 558 PAGE 897

CALCULATED AT RECORD ANGLE  
FROM SW CORNER LOT 41

SW $\frac{1}{4}$  SE $\frac{1}{4}$  21  
T39N R16W

CALCULATED AT RECORD ANGLE FROM  
NW CORNER LOT 44, INTERSECTING EAST  
LINE OF SUBDIVISION

FND AXLE

NW $\frac{1}{4}$  NE $\frac{1}{4}$  28  
T39N R16W

FLINTSTONE AT THE SOUTH  
QUARTER CORNER OF SECTION 21,  
T39N, R16W AS SHOWN ON  
MLS DOC# 600-47186

APPROX  $\frac{1}{4}$  SEC. LINE

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