

FINAL PLAT OF
GRACIE'S BLUEBIRD HILL EQUESTRIAN ESTATES PHASE FOUR

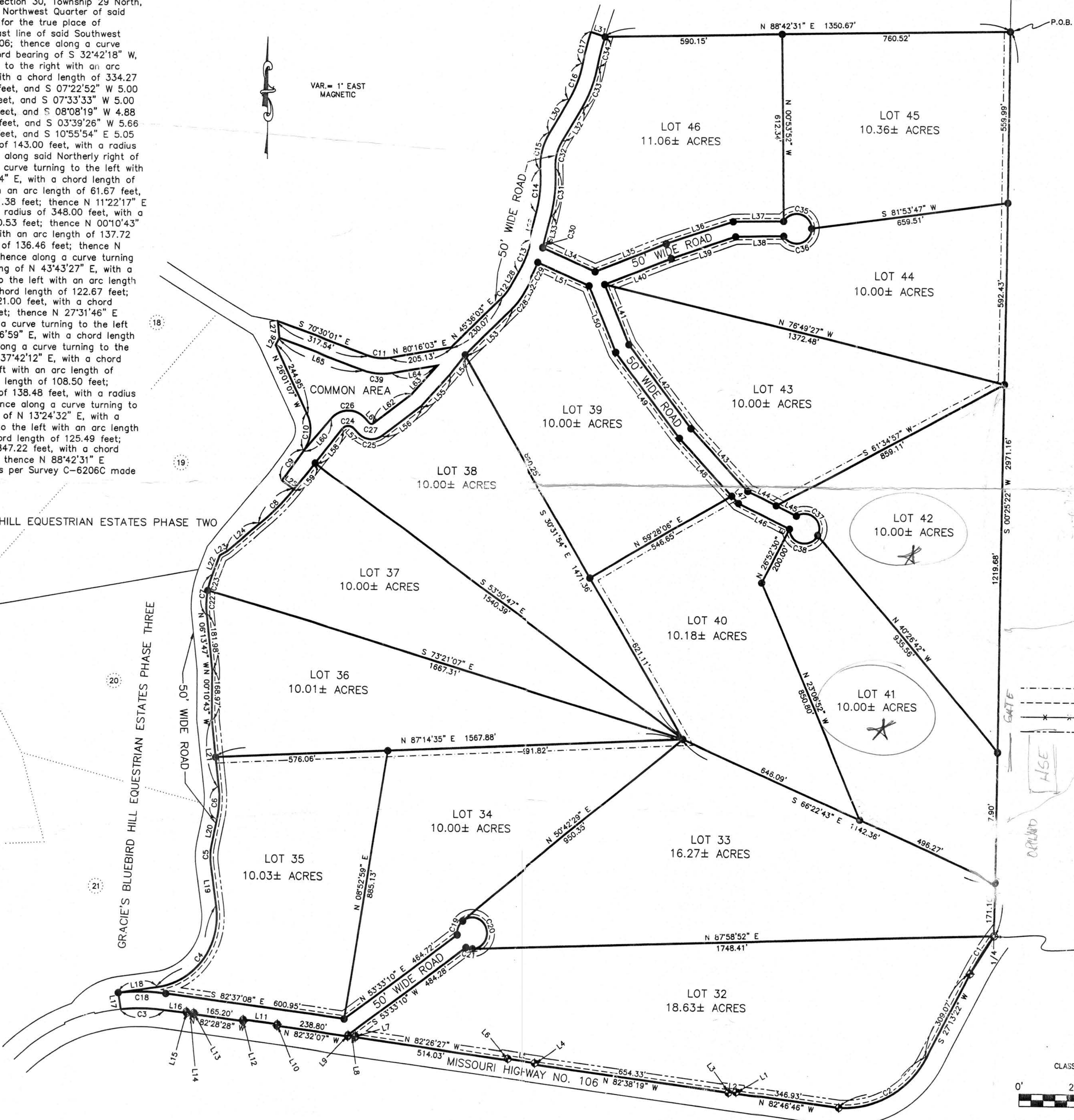
A SUBDIVISION IN SHANNON COUNTY, MISSOURI

PROPERTY DESCRIPTION

A part of the Southwest Quarter, and a part of the South Half of the Northwest Quarter of Section 30, Township 29 North, Range 3 West of the 5th P.M., described as follows: Beginning at the Northeast corner of the Northwest Quarter of said Section 30; thence S 00°25'22" W 1600.00 feet along the East line of said Northwest Quarter for the true place of beginning; thence continuing S 00°25'22" W 2971.16 feet along said East line and along the East line of said Southwest Quarter to the Northern right of way line of Missouri Highway No. 106, as located October, 2006; thence along a curve turning to the left with an arc length of 144.56 feet, with a radius of 849.00 feet, with a chord bearing of S 32°42'18" W, with a chord length of 144.39 feet, and S 27°13'22" W 309.07 feet, and along a curve turning to the right with an arc length of 353.29 feet, with a radius of 308.30 feet, with a chord bearing of S 60°03'03" W, with a chord length of 334.27 feet, and N 82°46'46" W 346.93 feet, and N 07°13'14" E 5.00 feet, and N 83°29'55" W 24.79 feet, and S 07°22'52" W 5.00 feet, and N 82°38'19" W 654.33 feet, and N 07°21'41" E 5.00 feet, and N 82°31'00" W 99.14 feet, and S 07°33'33" W 5.00 feet, and N 82°26'27" W 514.03 feet, and N 07°21'43" E 4.64 feet, and N 83°51'08" W 24.84 feet, and S 08°08'19" W 4.88 feet, and N 82°32'07" W 238.80 feet, and N 11°11'03" E 5.27 feet, and N 82°56'52" W 114.65 feet, and S 03°39'26" W 5.66 feet, and N 82°28'29" W 165.20 feet, and N 10°24'45" W 5.33 feet, and N 81°25'15" W 24.92 feet, and S 10°55'54" E 5.05 feet, and N 83°21'26" W 78.32 feet, and along a curve turning to the left with an arc length of 143.00 feet, with a radius of 603.70 feet, with a chord bearing of N 89°24'17" W, with a chord length of 142.67 feet, all along said Northern right of way line; thence N 09°32'39" W 55.09 feet; thence N 81°34'42" E 130.24 feet; thence along a curve turning to the left with an arc length of 358.05 feet, with a radius of 227.00 feet, with a chord bearing of N 37°03'34" E, with a chord length of 322.07 feet; thence N 08°02'40" W 139.12 feet; thence along a curve turning to the right with an arc length of 61.67 feet, with a radius of 182.00 feet, with a chord bearing of N 01°39'49" E, with a chord length of 61.38 feet; thence N 11°22'17" E 87.92 feet; thence along a curve turning to the left with an arc length of 108.98 feet, with a radius of 348.00 feet, with a chord bearing of N 02°24'00" E, with a chord length of 108.54 feet; thence N 06°34'18" W 220.53 feet; thence N 00°10'43" W 168.97 feet; thence N 06°13'47" W 181.98 feet; thence along a curve turning to the right with an arc length of 137.72 feet, with a radius of 293.00 feet, with a chord bearing of N 07°14'11" E, with a chord length of 136.46 feet; thence N 20°42'08" E 69.17 feet; thence N 59°36'19" E 28.55 feet; thence N 49°28'42" E 140.83 feet; thence along a curve turning to the left with an arc length of 163.70 feet, with a radius of 163.70 feet, with a chord bearing of N 01°39'49" E, with a chord length of 163.70 feet; thence N 52°01'48" W 50.74 feet; thence along a curve turning to the left with an arc length of 122.69 feet, with a radius of 1882.97 feet, with a chord bearing of N 36°06'01" E, with a chord length of 122.67 feet; thence along a curve turning to the left with an arc length of 127.24 feet, with a radius of 121.00 feet, with a chord bearing of N 04°06'27" E, with a chord length of 121.46 feet; thence N 04°06'27" E, with a chord length of 121.46 feet; thence N 26°01'07" W 244.95 feet; thence N 27°31'46" E 26.17 feet; thence N 05°51'30" W 55.33 feet; thence S 70°30'01" E 317.54 feet; thence along a curve turning to the left with an arc length of 78.57 feet, with a radius of 154.00 feet, with a chord bearing of S 85°06'59" E, with a chord length of 77.72 feet; thence N 80°16'03" E 205.13 feet; thence N 45°36'03" E 230.07 feet; thence along a curve turning to the left with an arc length of 50.72 feet, with a radius of 184.00 feet, with a chord bearing of N 37°42'12" E, with a chord length of 50.56 feet; thence N 29°48'21" E 55.98 feet; thence along a curve turning to the left with an arc length of 108.85 feet, with a radius of 397.00 feet, with a chord bearing of N 21°57'05" E, with a chord length of 108.50 feet; thence N 14°05'49" E 98.43 feet; thence along a curve turning to the left with an arc length of 138.48 feet, with a radius of 439.68 feet, with a chord bearing of N 05°01'37" E, with a chord length of 137.91 feet; thence along a curve turning to the right with an arc length of 129.41 feet, with a radius of 213.00 feet, with a chord bearing of N 13°24'32" E, with a chord length of 127.42 feet; thence N 30°48'48" E 124.49 feet; thence along a curve turning to the left with an arc length of 126.14 feet, with a radius of 359.00 feet, with a chord bearing of N 20°44'51" E, with a chord length of 125.49 feet; thence along a curve turning to the right with an arc length of 108.64 feet, with a radius of 847.22 feet, with a chord bearing of N 14°21'18" E, with a chord length of 108.56 feet; thence S 71°58'18" E 50.00 feet; thence N 88°42'31" E 1350.67 feet; to the true place of beginning. Subject to all easements of record. Description as per Survey C-6206C made by Carmack Surveying, Inc.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 07°13'14" E | 5.00' |
| L2 | N 83°29'55" W | 24.79' |
| L3 | S 07°22'52" W | 5.00' |
| L4 | N 07°21'41" E | 5.00' |
| L5 | N 82°31'00" W | 99.14' |
| L6 | S 07°33'33" W | 5.00' |
| L7 | N 07°21'43" E | 4.64' |
| L8 | N 83°51'08" W | 24.84' |
| L9 | S 08°08'19" W | 4.88' |
| L10 | N 11°11'03" E | 5.27' |
| L11 | N 82°56'52" W | 114.65' |
| L12 | S 03°39'26" W | 5.66' |
| L13 | N 10°24'45" W | 5.33' |
| L14 | N 81°25'15" W | 24.92' |
| L15 | S 10°55'54" E | 5.05' |
| L16 | N 83°21'26" W | 78.32' |
| L17 | N 09°32'39" W | 55.09' |
| L18 | N 81°34'42" E | 130.24' |
| L19 | N 08°02'40" W | 139.12' |
| L20 | N 11°22'17" E | 87.92' |
| L21 | N 06°34'18" W | 220.53' |
| L22 | N 02°24'00" E | 69.17' |
| L23 | N 59°36'19" E | 28.55' |
| L24 | N 49°28'42" E | 140.83' |
| L25 | N 52°01'48" W | 50.74' |
| L26 | N 27°31'46" E | 26.17' |
| L27 | N 05°51'30" W | 55.33' |
| L28 | N 29°48'21" E | 55.98' |
| L29 | N 14°05'49" E | 98.43' |
| L30 | N 30°48'48" E | 124.49' |
| L31 | S 71°58'18" E | 50.00' |
| L32 | S 30°48'48" W | 124.49' |
| L33 | S 14°05'50" W | 98.07' |
| L34 | S 66°43'06" E | 190.81' |
| L35 | N 68°52'09" E | 253.91' |
| L36 | N 71°22'18" E | 234.67' |
| L37 | N 89°06'08" E | 167.48' |
| L38 | S 89°06'08" W | 159.68' |
| L39 | S 71°22'18" W | 225.76' |
| L40 | S 68°52'09" W | 237.24' |
| L41 | S 22°34'29" E | 213.40' |
| L42 | S 37°36'11" E | 342.86' |
| L43 | S 42°54'41" E | 282.20' |
| L44 | S 63°07'30" E | 106.24' |
| L45 | S 63°07'30" E | 75.96' |
| L46 | N 63°07'30" W | 191.11' |
| L47 | N 42°54'41" W | 33.16' |
| L48 | N 42°54'41" W | 260.12' |
| L49 | N 37°36'11" W | 351.62' |
| L50 | N 22°34'29" W | 235.73' |
| L51 | N 66°43'06" W | 186.87' |
| L52 | S 29°48'21" W | 55.98' |
| L53 | S 45°36'03" W | 212.51' |
| L54 | S 38°21'55" W | 61.70' |
| L55 | S 42°07'41" W | 137.49' |
| L56 | S 52°51'23" W | 161.37' |
| L57 | N 43°14'17" W | 21.74' |
| L58 | S 37°58'12" W | 145.01' |
| L59 | S 37°58'12" W | 114.01' |
| L60 | N 39°57'38" E | 136.50' |
| L61 | S 43°14'17" E | 21.74' |
| L62 | N 52°51'23" E | 156.68' |
| L63 | N 42°07'41" E | 129.09' |
| L64 | S 80°16'03" W | 151.92' |
| L65 | N 70°30'01" W | 293.84' |

| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|---------------|--------------|
| C1 | 144.56' | 849.00' | S 32°42'18" W | 144.39' |
| C2 | 353.29' | 308.30' | S 60°03'03" W | 334.27' |
| C3 | 143.00' | 603.70' | N 89°24'17" W | 142.67' |
| C4 | 358.05' | 227.00' | N 37°03'34" E | 322.07' |
| C5 | 61.67' | 182.00' | N 01°39'49" E | 61.38' |
| C6 | 108.98' | 348.00' | N 02°24'00" E | 108.54' |
| C7 | 137.72' | 293.00' | N 07°14'11" E | 136.46' |
| C8 | 163.70' | 815.00' | N 43°43'27" E | 163.43' |
| C9 | 122.69' | 1882.97' | N 36°06'01" E | 122.67' |
| C10 | 127.24' | 121.00' | N 04°06'27" E | 121.46' |
| C11 | 78.57' | 154.00' | S 85°06'59" E | 77.72' |
| C12 | 50.72' | 184.00' | N 37°42'12" E | 50.56' |
| C13 | 108.85' | 397.00' | N 21°57'05" E | 108.50' |
| C14 | 138.48' | 439.68' | N 05°01'37" E | 137.91' |
| C15 | 129.41' | 213.00' | N 13°24'32" E | 127.42' |
| C16 | 126.14' | 359.00' | N 20°44'51" E | 125.49' |
| C17 | 108.64' | 847.22' | N 14°21'18" E | 108.56' |
| C18 | 159.25' | 658.70' | S 89°32'42" E | 158.86' |
| C19 | 49.88' | 50.00' | N 22°07'50" E | 47.83' |
| C20 | 189.46' | 50.00' | S 20°44'23" E | 94.80' |
| C21 | 22.46' | 50.00' | N 79°19'03" W | 22.27' |
| C22 | 83.24' | 293.00' | N 01°54'34" E | 82.96' |
| C23 | 54.48' | 293.00' | N 19°22'31" E | 54.40' |
| C24 | 44.83' | 26.00' | N 87°21'57" E | 39.48' |
| C25 | 87.87' | 60.00' | S 85°11'27" E | 80.22' |
| C26 | 131.04' | 76.00' | N 87°21'57" E | 115.40' |
| C27 | 14.64' | 10.00' | S 85°11'27" E | 13.37' |
| C28 | 64.51' | 234.00' | N 37°42'12" E | 64.30' |
| C29 | 62.30' | 447.00' | N 25°48'46" E | 62.25' |
| C30 | 10.06' | 447.00' | N 14°44'30" E | 10.06' |
| C31 | 154.63' | 489.68' | N 05°03'02" E | 153.99' |
| C32 | 99.03' | 163.00' | N 13°24'32" E | 97.51' |
| C33 | 143.71' | 409.00' | N 20°44'51" E | 142.97' |
| C34 | 102.23' | 797.22' | N 14°21'18" E | 102.16' |
| C35 | 130.90' | 50.00' | S 75°53'52" E | 96.59' |
| C36 | 130.90' | 50.00' | S 74°06'08" W | 96.59' |
| C37 | 130.90' | 50.00' | S 48°07'30" E | 96.59' |
| C38 | 130.90' | 50.00' | N 78°07'30" W | 96.59' |
| C39 | 104.08' | 204.00' | N 85°06'59" W | 102.95' |



DEDICATION

WHEREAS JEFF B. ROBERTS, A SINGLE PERSON, ARE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO BLOCKS AND LOTS, IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "GRACIE'S BLUEBIRD HILL EQUESTRIAN ESTATES PHASE FOUR" A SUBDIVISION IN SHANNON COUNTY, MISSOURI;

NOW THEREFORE JEFF B. ROBERTS, A SINGLE PERSON, DO DEDICATE TO THE PUBLIC USE, FOREVER THE STREET AND EASEMENTS SHOWN ON THIS PLAT AND THAT THE DESCRIBED PREMISES SHALL BE KNOWN AS AND NAMED "GRACIE'S BLUEBIRD HILL EQUESTRIAN ESTATES PHASE FOUR" A SUBDIVISION IN SHANNON COUNTY, MISSOURI.

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF SHANNON

ON THIS _____ DAY OF _____, 200____, BEFORE ME PERSONALLY APPEARED JEFF B. ROBERTS, A SINGLE PERSON: TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "GRACIE'S BLUEBIRD HILL EQUESTRIAN ESTATES PHASE FOUR" A SUBDIVISION IN SHANNON COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____ MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 200____ AND ALL PRIOR YEARS.

COLLECTOR OF REVENUE
SHANNON COUNTY, MISSOURI

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 2004 AT _____ O'CLOCK _____ M. PLAT RECORDED IN BOOK _____ AT PAGE _____

RECORDER OF DEEDS
SHANNON COUNTY, MISSOURI

LEGEND

These standard symbols will be found in the drawing.

- 20' WIDE EQUESTRIAN EASEMENT LINE
- 10' WIDE UTILITY EASEMENT LINE
- FENCE LINE
- BUILDING SET BACK LINE
- R.O.W. MARKER
- FOUND MONUMENT
- FOUND REBAR

FOUND IRON PIN
N 02°12'25" W, 15.84'
FROM CORNER

CLASS OF PROPERTY: RURAL

SCALE: 1" = 200'

DATE: 10/18/06

PROJECT NO. C-6206C

| SURVEY FOR JEFF B. ROBERTS | | | |
|-------------------------------|----------|---------------------|--|
| DRAWN | DATE | SHANNON COUNTY, MO. | |
| RLS | 10/18/06 | SEC.30 | |
| APPROVED | DATE | T29N, R3W | |
| LEC | 10/18/06 | PROJECT NO. | |
| SCALE | SHEET | 1 OF 1 | |
| 1" = 200' | | C-6206C | |