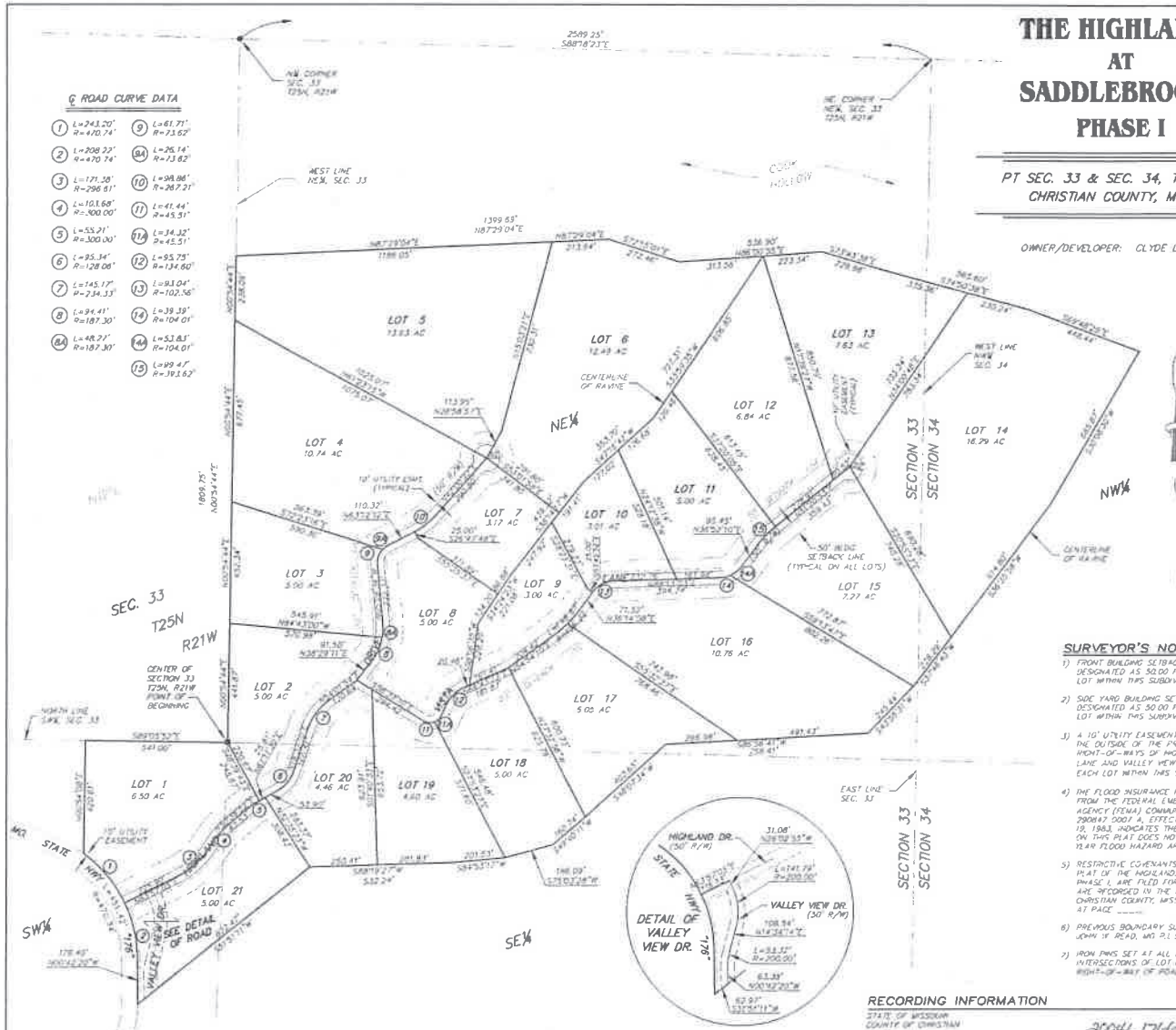
4-17600 H 239 24X36

THE HIGHLANDS AT SADDLEBROOKE PHASE I

PT SEC. 33 & SEC. 34, T25N, R21W
CHRISTIAN COUNTY, MISSOURI

OWNER/DEVELOPER: CLYDE L. LORANCE



℄ ROAD CURVE DATA

(1)	L=243.20' R=470.74'	(9)	L=61.71' R=73.62'
(2)	L=208.22' R=470.74'	(9A)	L=26.14' R=73.62'
(3)	L=171.38' R=296.81'	(10)	L=98.86' R=267.21'
(4)	L=103.68' R=300.00'	(11)	L=41.44' R=45.51'
(5)	L=55.21' R=300.00'	(11A)	L=34.32' R=45.51'
(6)	L=95.34' R=128.08'	(12)	L=95.75' R=134.60'
(7)	L=145.17' R=234.33'	(13)	L=93.04' R=102.56'
(8)	L=94.41' R=187.30'	(14)	L=39.39' R=104.01'
(8A)	L=48.27' R=187.30'	(14A)	L=53.83' R=104.01'
		(15)	L=99.47' R=39.62'

LEGEND

- ● = EXISTING IRON PIN, EXCEPT AS NOTED
- ○ = 5/8" IRON PIN SET CAPPED "LS-2077", EXCEPT AS NOTED

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE¼); A PART OF THE SOUTHEAST QUARTER (SE¼); AND ALSO A PART OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 25N, RANGE 21W, AND ALSO BEING A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 34, TOWNSHIP 25N, RANGE 21W, THE BOUNDARY OF SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING STONE AT THE CENTER OF SAID SECTION 33, THENCE N 00°54'44" E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE¼) OF SAID SECTION 33, 1809.75 FEET; THENCE N 87°29'04" E, 1399.68 FEET; THENCE S 72°13'01" E, 272.46 FEET; THENCE N 86°00'55" E, 536.90 FEET; THENCE S 73°43'38" E, 229.88 FEET; THENCE S 74°30'28" E, 365.90 FEET; THENCE S 69°48'29" E, 448.44 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING RAVINE (AS IT NOW EXISTS); THENCE IN A SOUTH AND WESTERLY DIRECTION, ALONG SAID RAVINE, THE FOLLOWING ELEVEN (11) COURSES: 1) S 30°08'30" W, 565.89 FEET; 2) S 38°35'58" W, 614.80 FEET; 3) S 37°46'47" W, 228.79 FEET; 4) S 43°52'39" W, 245.44 FEET; 5) S 24°58'41" W, 758.41 FEET; 6) S 48°37'38" W, 402.83 FEET; 7) S 49°47'17" W, 160.74 FEET; 8) S 29°15'09" W, 180.09 FEET; 9) S 84°53'17" W, 201.53 FEET; 10) S 89°18'27" W, 332.24 FEET; 11) S 57°59'36" W, 819.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "76"; THENCE N 00°43'20" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY "76", 178.40 FEET; THENCE NORTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 470.74 FEET) AN ARC LENGTH OF 451.42 FEET; THENCE N 00°54'08" E, 420.61 FEET TO A POINT ON THE NORTH LINE OF THE ABOVE MENTIONED SW¼ OF SAID SECTION 33; THENCE S 89°05'52" E, ALONG SAID NORTH LINE OF THE SW¼, 541.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 140.43 ACRES, ALL IN CHRISTIAN COUNTY, MISSOURI.

SAID LAND HAS BEEN SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN HEREON AND SAID SUBDIVISION IS TO HEREAFTER BE KNOWN AS THE FINAL PLAT OF THE HIGHLANDS AT SAGOLEBROOKE PHASE I, A SUBDIVISION IN THE VILLAGE OF SADDLEBROOKE, CHRISTIAN COUNTY, MISSOURI. ALL UTILITIES, STREETS AND ROADS THAT ARE SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF THE PUBLIC.

IN TESTIMONY WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 9TH DAY OF SEPTEMBER, 2004.

SADDLEBROOKE WEST, INC.
CLYDE L. LORANCE, PRESIDENT

ATTEST

ACKNOWLEDGMENT

STATE OF MISSOURI
COUNTY OF CHRISTIAN

ON THIS 9TH DAY OF September 2004, BEFORE ME APPEARED CLYDE L. LORANCE, TO ME PERSONALLY KNOWN AND WHO BEING, BY ME, DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF SADDLEBROOKE WEST, INC., A MISSOURI LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF IT'S PRESIDENT AND THAT SAID CLYDE L. LORANCE ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC

JANET M. NORRIS
Notary Public - Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires Aug. 9, 2005

My Commission Expires: Aug 9, 2005

SURVEYOR'S NOTES

1) FRONT BUILDING SETBACK LINES ARE DESIGNATED AS 50.00 FEET FOR EACH LOT WITHIN THIS SUBDIVISION PLAT.
2) SIDE YARD BUILDING SETBACK LINES ARE DESIGNATED AS 50.00 FEET FOR EACH LOT WITHIN THIS SUBDIVISION PLAT.
3) A 10' UTILITY EASEMENT BEING 10 FEET ON THE OUTSIDE OF THE PROPOSED RIGHT-OF-WAYS OF HIGHLAND DRIVE, PISTA LANE AND VALLEY VIEW DRIVE. (TYPICAL FOR EACH LOT WITHIN THIS SUBDIVISION PLAT.)
4) THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 290843 0007 A, EFFECTIVE MAP DATE: APRIL 15, 1983, INDICATES THE PROPERTY SHOWN ON THIS PLAT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
5) RESTRICTIVE COVENANTS PERTAINING TO THE PLAT OF THE HIGHLANDS AT SADDLEBROOKE PHASE I, ARE FILED FOR PUBLIC RECORD AND ARE RECORDED IN THE RECORDS OFFICE OF CHRISTIAN COUNTY, MISSOURI IN BOOK ____ AT PAGE ____.
6) PREVIOUS BOUNDARY SURVEY PERFORMED BY JOHN W. READ, MO. P.L.S #1335
7) IRON PINS SET AT ALL LOT CORNERS AND AT INTERSECTIONS OF LOT LINES AND THE RIGHT-OF-WAY OF ROADS.

DECLARATION BY SURVEYOR

I HEREBY DECLARE TO SADDLEBROOKE WEST, INC.
THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS DECEMBER 30, 1994, AND BASED ON INFORMATION PROVIDED BY: CLYDE LORANCE

MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY PERSONAL SUPERVISION.

PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.

APPARENT OWNERSHIP AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.

THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

DENNIS D. ANSINGER
MISSOURI P.L.S. 2077
WEBSTER COUNTY SURVEYOR

CERTIFICATE OF APPROVAL BY COUNTY COLLECTOR

APPROVED THIS 13th DAY OF September 2004, BY THE CHRISTIAN COUNTY COLLECTOR'S OFFICE, STATING THAT TAXES DUE, FOR THE PROPERTY SHOWN HEREON, HAVE BEEN PAID.
21-3-33-0-01
21-3-34-0-01.002 PD 11/15/04

COLLECTOR

CERTIFICATE OF ACCEPTANCE BY VILLAGE OF SADDLEBROOKE

ACCEPTED BY THE VILLAGE OF SADDLEBROOKE, CHRISTIAN COUNTY, MISSOURI, AND ADOPTED THIS ____ DAY OF _____ 2004.

MAYOR CLYDE L. LORANCE

ATTEST

RECORDING INFORMATION

STATE OF MISSOURI
COUNTY OF CHRISTIAN

2004L17660

I, Roy Meadows, RECORDER OF CHRISTIAN COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENTS OF WRITING WAS ON THIS 17th DAY OF September, 2004, A.D. AT 1 O'CLOCK 32 MINUTES P.M. AND DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS OF THIS OFFICE IN BOOK H AT PAGE 239

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT OZARK, CHRISTIAN COUNTY, MISSOURI, THIS 17th DAY OF September 2004.

ROY MEADOWS - RECORDER

Christian County, Missouri

PROPERTY CLASS: RURAL

PREPARED FOR
SADDLEBROOKE WEST, INC.
15111 S. U.S. HWY "65"
SADDLEBROOKE, MISSOURI 65630

ANSINGER SURVEYING INC
101 N. DRTTENDEN
WEBSTER COUNTY COURTHOUSE
MARSHFIELD, MISSOURI 65706
(417) 859-5916
FAX (417) 859-3933

LAND SURVEYORS, CONSULTING ENGINEERS, & CONSTRUCTION STAKING

DATE:	AUGUST 26, 2004	DRAWN BY:	AES
SCALE:	1" = 200'	CHECKED BY:	DDA
JOB NO.:	04286	DRAWING NO.:	04-122-401