

FINAL PLAT OF CANTRELL CREEK ESTATES

A SUBDIVISION IN
WEBSTER COUNTY, MISSOURI

OWNER / SUBDIVIDER
REALVEST, INC. - BILL TROPP

DESCRIPTION

THE FINAL PLAT OF CANTRELL CREEK ESTATES, A SUBDIVISION IN WEBSTER COUNTY, MISSOURI, BEING COMPRISED OF THE FOLLOWING:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) AND A PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$), ALL IN SECTION 16, TOWNSHIP 30, RANGE 16. ALSO, A PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) AND A PART OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 21, TOWNSHIP 30, RANGE 16. THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING TENT PEG AT THE SOUTHWEST CORNER OF SAID NW $\frac{1}{4}$ OF SECTION 21; THENCE S 87°38'11" E, ALONG THE SOUTH LINE OF SAID NW $\frac{1}{4}$ FOR A POINT OF BEGINNING; THENCE N 30°44'08" W, 191.59 FEET TO AN IRON PIN; THENCE N 32°04'50" W, 190.92 FEET TO AN IRON PIN; THENCE N 43°34'49" W, 201.84 FEET TO AN IRON PIN; THENCE N 30°55'13" W, 321.30 FEET TO AN IRON PIN; THENCE N 20°04'05" W, 180.50 FEET TO AN IRON PIN; THENCE N 27°32'55" W, 319.65 FEET TO AN IRON PIN; THENCE N 06°49'10" E, 125.81 FEET TO AN IRON PIN; THENCE N 70°16'04" E, 492.72 FEET TO AN IRON PIN; THENCE N 35°25'03" E, 808.84 FEET TO A POINT ON THE CENTERLINE OF CANTRELL CREEK, (AS IT NOW EXISTS); THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID CENTERLINE OF CANTRELL CREEK, THE FOLLOWING SEVENTEEN (17) COURSES: 1) N 44°34'51" W, 42.62 FEET; 2) N 63°57'34" W, 97.07 FEET; 3) N 85°31'38" W, 79.38 FEET; 4) N 59°04'28" W, 88.75 FEET; 5) N 16°32'56" W, 114.93 FEET; 6) N 57°06'08" W, 202.97 FEET; 7) N 52°30'51" W, 294.48 FEET; 8) N 62°49'15" W, 314.27 FEET; 9) N 32°38'55" W, 134.02 FEET; 10) N 17°32'02" W, 160.69 FEET; 11) N 15°40'58" E, 148.99 FEET; 12) N 43°09'16" W, 220.54 FEET; 13) N 38°09'57" W, 168.84 FEET; 14) N 09°59'37" W, 121.52 FEET; 15) N 30°00'08" E, 118.81 FEET; 16) N 43°08'43" W, 281.75 FEET; 17) N 66°14'57" W, 60.29 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF SAID SW $\frac{1}{4}$ OF SECTION 21; THENCE S 88°11'37" E, ALONG SAID NORTH LINE, 115.16 FEET TO A POINT IN AN EXISTING FENCE LINE; THENCE S 71°15'39" E, ALONG SAID FENCE LINE, 34.53 FEET; THENCE S 65°31'10" E, CONTINUING ALONG SAID FENCE LINE, 85.50 FEET TO AN IRON PIN; THENCE S 88°06'21" E, ALONG SAID FENCE LINE, 1326.56 FEET TO AN IRON PIN; THENCE N 01°24'15" E, 396.00 FEET TO AN IRON PIN; THENCE S 88°11'37" E, 880.00 FEET TO AN IRON PIN; THENCE S 01°24'15" W, 396.00 FEET TO AN IRON PIN; THENCE S 86°49'26" E, 659.08 FEET TO AN IRON PIN; THENCE S 00°47'30" W, 1302.88 FEET TO AN IRON PIN; THENCE S 00°59'00" W, 2634.54 FEET TO AN IRON PIN ON THE SOUTH LINE OF THE SAID NE $\frac{1}{4}$ OF SECTION 21; THENCE N 87°38'11" W, ALONG SAID SOUTH LINE OF THE SE $\frac{1}{4}$, 335.51 FEET TO AN IRON PIN; THENCE N 69°25'16" W, 1019.58 FEET TO A POINT ON THE CENTERLINE OF AFOREMENTIONED CANTRELL CREEK; THENCE S 69°08'03" W, 808.04 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 229.33 ACRES. ALL IN WEBSTER COUNTY, MISSOURI.

DEDICATION & EXECUTION OF PLAT

I, BEING THE PRESIDENT OF REALVEST, INC., HAVE HAD THE ABOVE DESCRIBED TRACT OF LAND SUBDIVIDED AND DESIGNATED A "CANTRELL CREEK ESTATES", A SUBDIVISION IN SECTIONS 16 AND 21 OF TOWNSHIP 30, RANGE 16, WEBSTER COUNTY, MISSOURI, AS INDICATED ON THIS PLAT. ROADS AND EASEMENTS ARE DEDICATED FOR THE USE OF THE PUBLIC. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 22ND DAY OF NOVEMBER, 2005.

Bill Tropp
BILL TROPP - PRES.
REALVEST, INC.

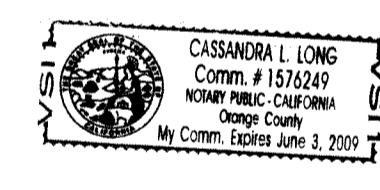
ACKNOWLEDGMENT

STATE OF CA } SS
COUNTY OF Orange }

ON THIS 22 DAY OF November, 2005 BEFORE ME PERSONALLY APPEARED BILL TROPP, PRESIDENT OF REALVEST, INC., TO ME KNOWN, WHO BEING DULY SWORN, DID SAY THAT HE EXECUTED THE FOREGOING INSTRUMENT AS HIS FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN Orange COUNTY, CA.

MY COMMISSION EXPIRES: 6-3-09

NOTARY PUBLIC: *Caroline M. ...*



DECLARATION BY SURVEYOR

I HEREBY DECLARE TO REALVEST, 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: BILL TROPP

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.

Denise D. Amsinger
DENISE D. AMSINGER
MISSOURI P.L.S. 2077
WEBSTER COUNTY SURVEYOR

PREPARED FOR
REALVEST, INC.
ATTN: BILL TROPP
442 DIAMOND STREET
LAGUNA, CALIFORNIA 92651

LAND SURVEYORS, CONSULTING ENGINEERS, & CONSTRUCTION STAKING	
DATE: SEPTEMBER 23, 2005	DRAWN BY: D.D.A. / J.E.S.
SCALE: 1" = 200'	CHECKED BY: D.D.A.
JOB NO.: 05170R14	DRAWING NO.: DA-102-768

SURVEYOR'S NOTE:
IRON PINS TO BE SET AT ALL LOT CORNERS AND AT THE INTERSECTIONS OF ALL LOT LINES AND RIGHT-OF-WAY LINES.

DECLARATION BY COLLECTOR

STATE OF MISSOURI } SS
COUNTY OF WEBSTER }

FILED FOR RECORD THIS 24TH DAY OF November, 2005, AT 4 O'CLOCK 04 MINUTES P.M. AND DULY RECORDED IN PLAT BOOK A, PAGE 281.

Stacy Atkinson
STACY ATKINSON - RECORDER

Sarah Bohm
SARAH BOHM - DEPUTY RECORDER

DECLARATION BY COLLECTOR

AS COUNTY COLLECTOR, I HEREBY CERTIFY THAT ALL COUNTY TAXES ASSESSED AGAINST THAT PORTION OF THE PROPERTY DESCRIBED HEREON, BEING LOCATED IN WEBSTER COUNTY, MISSOURI, HAVE BEEN PAID.

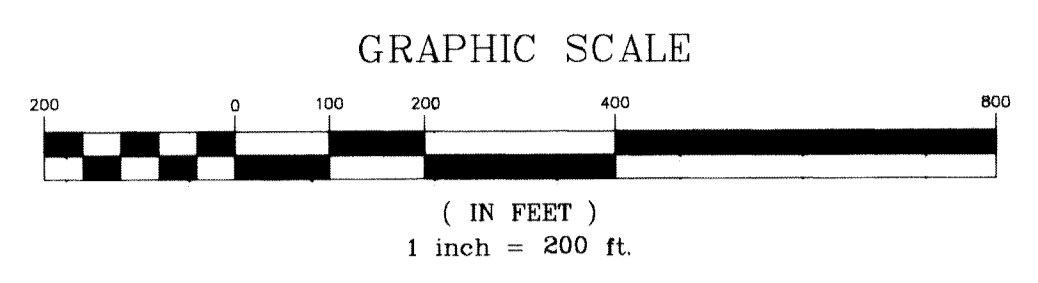
DATE: 11-29-2005
David Young
DAVID YOUNG - COLLECTOR

E-911 DECLARATION

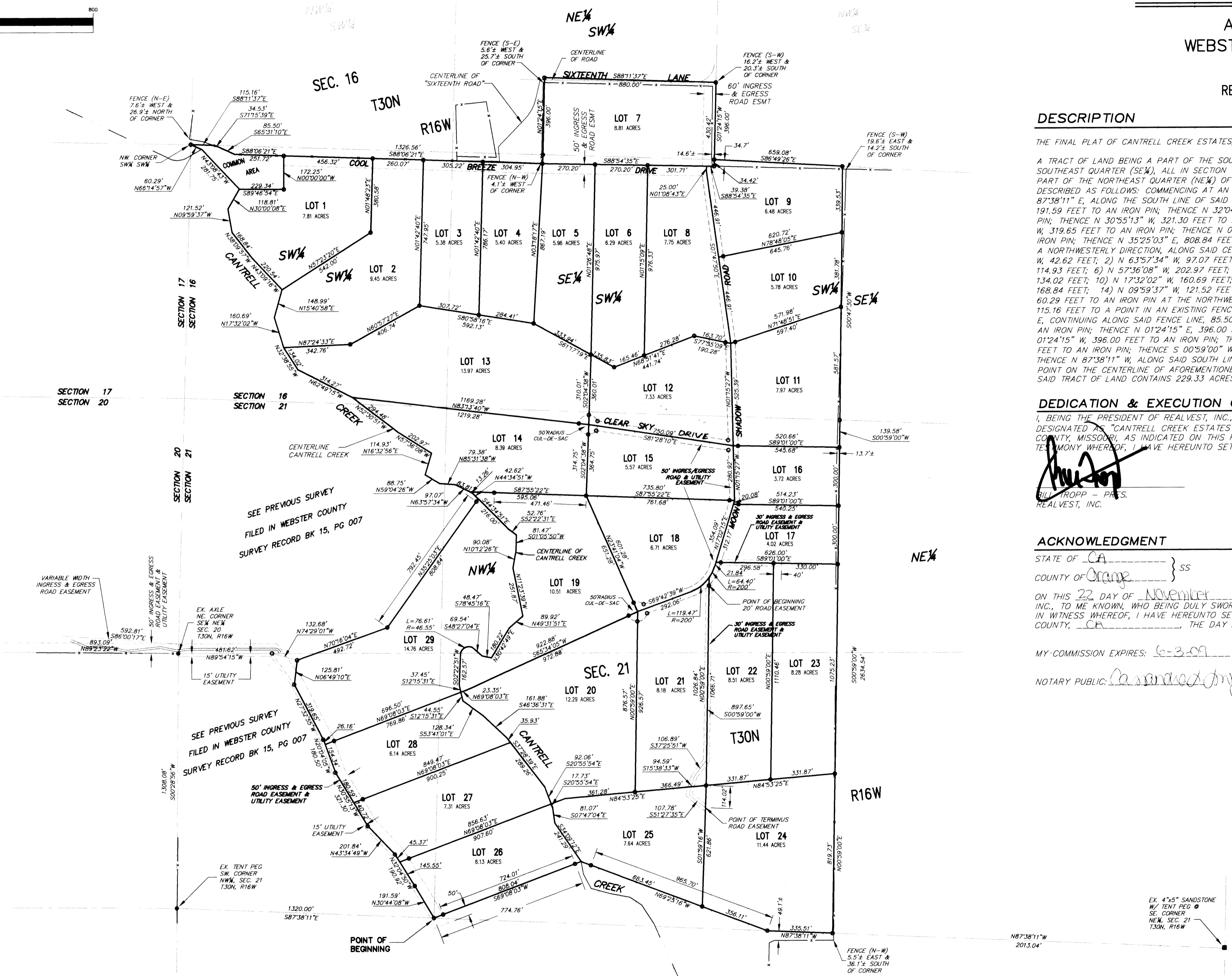
ROAD NAMES SHOWN ON THE ABOVE PLAT HAVE BEEN APPROVED BY THE OFFICE OF WEBSTER COUNTY 911 ADMINISTRATOR THIS 22 DAY OF November, 2005.

Bill Tropp
911 ADMINISTRATOR

- LEGEND**
- = EXISTING IRON PIN; EXCEPT AS NOTED.
 - = 5/8" IRON PIN SET CAPPED "LS-2077"; EXCEPT AS NOTED.
 - - - = WIRE FENCE.



NORTH BASED ON THE NORTH LINE OF SECTION 20 AS BEING S 89°27'00" E



SEE PREVIOUS SURVEY FILED IN WEBSTER COUNTY SURVEY RECORD BK 15, PG 007

SEE PREVIOUS SURVEY FILED IN WEBSTER COUNTY SURVEY RECORD BK 15, PG 007

CLASS OF PROPERTY = RURAL PROPERTY