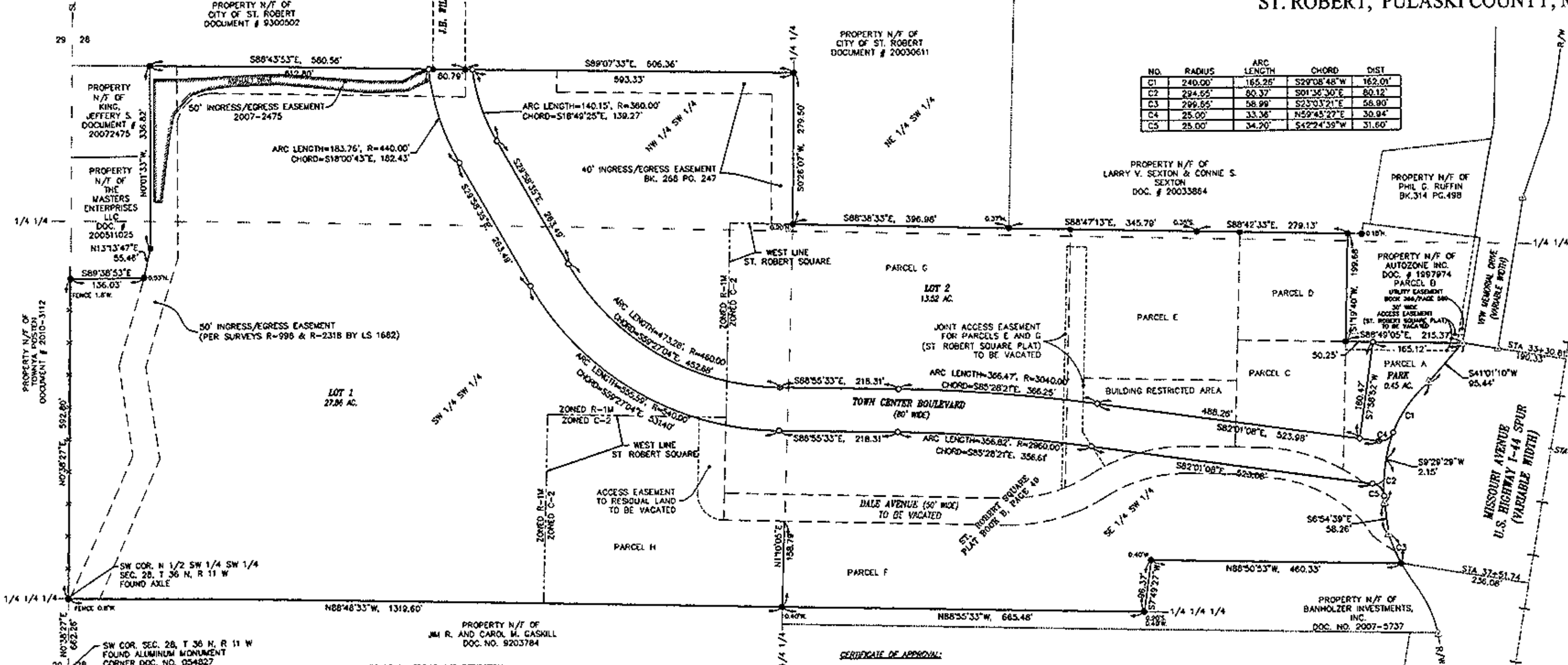
St. Robert Landing

PART OF ST. ROBERT SQUARE AND PART OF THE SW1/4 SEC. 28, T36N, R11W, ST. ROBERT, PULASKI COUNTY, MISSOURI

NO.	RADIUS	ARC LENGTH	CHORD	DIST
C1	240.00'	165.26'	S29°08'48"W	162.01'
C2	294.65'	80.37'	S01°36'30"E	80.12'
C3	299.65'	58.99'	S23°03'21"E	58.90'
C4	25.00'	33.36'	N59°45'27"E	30.94'
C5	25.00'	34.20'	S42°24'39"W	31.60'

LEGEND

- ○ SET 1/2" IRON ROD WITH CAP
- SET 5/8" IRON ROD WITH CAP
- ● FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- △ FOUND 5/8" IRON PIN RIGHT-OF-WAY MARKER
- ⊡ FOUND MONUMENT
- ——— PROPERTY LINE
- —x—x— WIRE FENCE



R-1M & C-2 ZONING
MINIMUM SETBACK REQUIREMENTS

	R-1M	C-2
FRONT YARD:	25'	30'
SIDE YARD:	10'	5'
REAR YARD:	15'	5'

SURVEY NOTES:

1. Basis of bearing system: Missouri Central Zone based upon GPS RTK observations using station MOSR of the MODOT GPS VRS network for corrections.
2. This tract is subject to and all easements recorded and unrecorded. No independent research was conducted for easements and encumbrances not shown on this plat.
3. Date of the field work: June, 2010.
4. This survey was executed in accordance with current "Missouri Minimum Standards for Property Boundary Surveys" (4 csr 30-16).
5. Tract is classified as Urban (4-csr 30-16.020).
6. This plat represents a survey of land described in Document No. 2010-4821.
7. The dimensions shown on this plat are as measured and of record. Vague description on record documents.
8. The directions (bearings) are based upon the State Plane Coordinate System of Missouri and may not match prior direction references.
9. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other current record title documentation was provided to the surveyor.
10. Tract is Zoned C-2 and R-1M.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

I hereby certify that I am the owner of the property described and shown here-on, which property is located within the subdivision regulation jurisdiction of the City of St. Robert, that I have caused this property to be platted as shown here-on and that said property shall be known and designated as ST. ROBERT LANDING. I hereby freely adopt this plan of subdivision and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I will maintain all such areas until the offer of dedication is formally accepted by the City of St. Robert. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the St. Robert Board of Aldermen in the public interest

Date ______ City of St. Robert: George Sanders, Mayor

Date ______ Attest: Debra Adkins, City Clerk

ACKNOWLEDGMENT:

STATE OF MISSOURI)
) ss.
COUNTY OF PULASKI)

On this ______ day of ______ 20______ before me personally appeared, George Sanders, Mayor of St. Robert, a Missouri Municipal Corporation, who being duly sworn, did say that he is the Mayor of St. Robert, and as such elected official did execute the within instrument on behalf of said city, and duly acknowledged the execution of same to be the free act and deed of said city

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in ______ ______, the day and year first above written.

My commission as a Notary Public will expire ______

______
Notary Public

CERTIFICATE OF APPROVAL:

We hereby certify that all streets shown on this plat are within the City of St. Robert. All streets and other improvements shown on this plat will be completed within 24 months and the development of all infrastructure improvements has been assured by the posting of a construction contract, maintenance contract or other sufficient surety that indemnifies the City against project delays, insolvency, design defects and failures in workmanship.

Date ______ Chairman, Planning and Zoning Commission

Date ______ Land Use Administrator

CERTIFICATE OF APPROVAL BY BOARD OF ALDERMEN:

I hereby certify that the subdivision shown on this plat of St. Robert Landing, an addition to the City of St. Robert, Pulaski County, Missouri, is in all respects in compliance with the St. Robert Land Development Regulations, and that this plat was duly submitted, adopted, and approved by the Board of Aldermen of the City of St. Robert, Missouri, at a open public hearing of said Board of Aldermen on the day ______ of ______ 20___.

Date ______ George Sanders, Mayor

Date ______ Debra Adkins, City Clerk

CITY TAX RELEASE:

I hereby certify that all property taxes levied by the City of St. Robert against the real estate described on this plat have been paid in full as of ______ and all prior years.

Date ______ City Collector

DESCRIPTION

A TRACT OF LAND BEING PART OF ST. ROBERT SQUARE, PLAT BOOK CABINET D, PAGE 40 OF PULASKI COUNTY RECORDS AND PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 11 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ST. ROBERT, PULASKI COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 11 WEST; THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 00 DEGREES 38 MINUTES 27 SECONDS EAST, 662.26 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID SECTION LINE, NORTH 00 DEGREES 38 MINUTES 27 SECONDS EAST, 592.80 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE MASTERS ENTERPRISES LLC RECORDED IN DOCUMENT NO. 200511025, OF SAID RECORD; THENCE ALONG THE SOUTH LINE OF SAID TRACT, SOUTH 89 DEGREES 38 MINUTES 53 SECONDS EAST, 136.03 FEET; THENCE ALONG THE EAST LINE OF OF SAID TRACT, NORTH 13 DEGREES 13 MINUTES 47 SECONDS EAST, 55.46 FEET; THENCE CONTINUING ALONG SAID LINE NORTH 00 DEGREES 01 MINUTES 33 SECONDS WEST, 336.82 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JEFFERY S. KING RECORDED IN DOCUMENT NO. 20072475 OF SAID RECORD; THENCE SOUTH 88 DEGREES 43 MINUTES 53 SECONDS EAST, 580.56 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY IN DEED TO THE CITY OF ST. ROBERT IN DOCUMENT NO. 20030611; THENCE SOUTH 89 DEGREES 07 MINUTES 33 SECONDS EAST 606.36 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID QUARTER-QUARTER LINE, SOUTH 00 DEGREES 26 MINUTES 07 SECONDS WEST, 279.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88 DEGREES 38 MINUTES 33 SECONDS EAST, 396.98 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LARRY V. SEXTON AND CONNIE S. SEXTON IN DOCUMENT NO. 20033864 OF SAID RECORD; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88 DEGREES 47 MINUTES 13 SECONDS EAST, 345.79 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH 88 DEGREES 42 MINUTES 33 SECONDS EAST, 279.13 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO AUTOZONE INC. IN DOCUMENT NO. 1997974 OF SAID RECORD; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 01 DEGREES 19 MINUTES 40 SECONDS WEST, 199.68 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88 DEGREES 49 MINUTES 05 SECONDS EAST, 215.37 FEET TO THE WEST RIGHT-OF-WAY OF MISSOURI BOULEVARD, CITY ROUTE US HIGHWAY I-44 (VARIABLE WIDTH); THENCE CONTINUING ALONG SAID LINE SOUTH 41 DEGREES 01 MINUTES 10 SECONDS WEST, 95.44 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 240.00 FEET, A CHORD THAT BEARS SOUTH 29 DEGREES 08 MINUTES 48 SECONDS WEST, 162.01 FEET, AN ARC DISTANCE OF 165.26 FEET; THENCE SOUTH 09 DEGREES 29 MINUTES 29 SECONDS WEST, 2.15 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 294.65 FEET, A CHORD THAT BEARS SOUTH 01 DEGREES 36 MINUTES 30 SECONDS WEST, 80.12 FEET, AN ARC DISTANCE OF 80.37 FEET; THENCE SOUTH 06 DEGREES 54 MINUTES 39 SECONDS EAST, 58.26 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 299.65 FEET, A CHORD THAT BEARS SOUTH 23 DEGREES 03 MINUTES 21 SECONDS EAST, 58.90 FEET, AN ARC DISTANCE OF 58.99 FEET TO THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BANHOLZER INVESTMENTS INC. RECORDED IN DOCUMENT NO. 20075737 OF SAID RECORD; THENCE ALONG THE NORTH LINE OF SAID TRACT NORTH 88 DEGREES 50 MINUTES 53 SECONDS WEST, 460.33 FEET; THENCE SOUTH 07 DEGREES 49 MINUTES 27 SECONDS WEST 96.37 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 33 SECONDS WEST 665.48 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 48 MINUTES 33 SECONDS WEST 1319.60 FEET TO THE POINT OF BEGINNING, CONTAINING 45.605 ACRES, MORE OR LESS.

COUNTY TAX RELEASE:

I hereby certify that all property taxes levied by the County of Pulaski against the real estate described on this plat have been paid in full as of ______ and all prior years.

Date ______ Collector of Revenue

RECORDER'S CERTIFICATE:

This plat was filed for record in my office on this ______ day of ______ 20______.
Plat Book Number ______ Page ______

Date ______ Recorder of Deeds, Pulaski County, Missouri

SURVEYOR'S CERTIFICATE:

This is to declare that at the request of the City of St. Robert, C.M. Archer Group, P.C., executed a property boundary survey in accordance with the current Minimum Standards for Property Boundary Surveys as established by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

C.M. Archer Group, P.C.
Corporate L.S. No. 2004017577D

☐ - Preliminary, not for construction, recording purposes or implementation.
☐ - This is a reduced copy, not for construction, recording purposes or implementation.

DESIGNED/DRAWN BY:	DATE:
rh/pm	04/01/11

No.	DATE	BY	REVISION BLOCK

CM ARCHER GROUP PC
ENGINEERING · SURVEYING
Corporate Authority:
PE: 2003023612; PLS: 2004017577-D

STATE OF MISSOURI — RONNIE L. NEWBAUGH — NUMBER 2004001332 — PROFESSIONAL LAND SURVEYOR
04/01/2011

ARCHER
1100 North Outer Road
St. James, Mo. 65559
573-265-0190 • Fax 573-265-0193

100 0 50 100
Scale: 1"=100'

CITY OF ST. ROBERT, MISSOURI

ST. ROBERT LANDING
ST. ROBERT, PULASKI COUNTY, MISSOURI

PROJECT NO. 23062644

DRAWING NO. A-3038