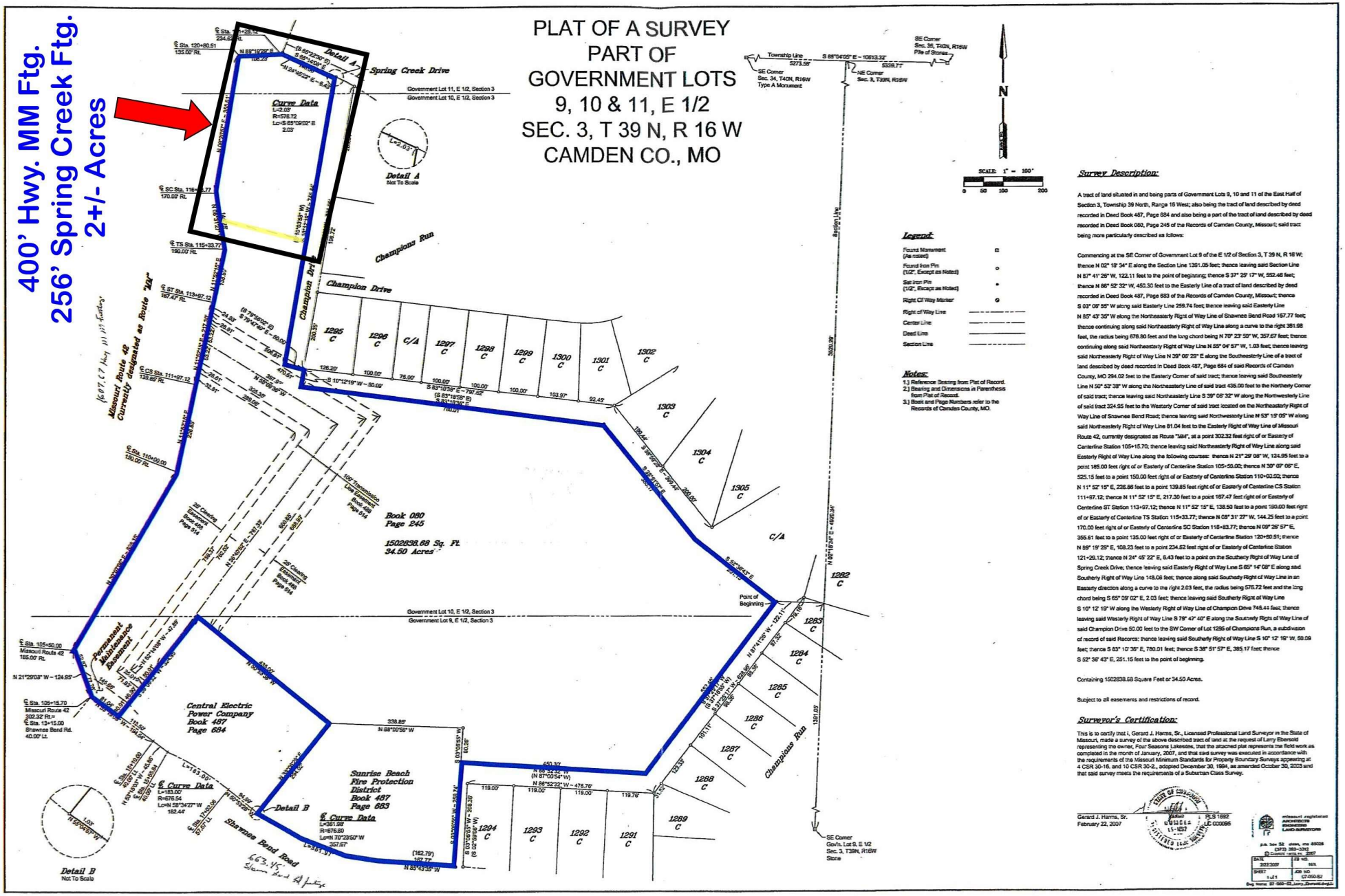
400' Hwy. MM Ftg.
256' Spring Creek Ftg.
2+/- Acres

PLAT OF A SURVEY
PART OF
GOVERNMENT LOTS
9, 10 & 11, E 1/2
SEC. 3, T 39 N, R 16 W
CAMDEN CO., MO



Legend:

- Found Monument (As noted)
- Found Iron Pin (1/2", Except as Noted)
- Set Iron Pin (1/2", Except as Noted)
- Right Of Way Marker
- Right of Way Line
- Center Line
- Deed Line
- Section Line

Notes:

1.) Reference Bearing from: Plat of Record.
2.) Bearing and Dimensions in Parenthesis from Plat of Record.
3.) Book and Page Numbers refer to the Records of Camden County, MO.

Survey Description:

A tract of land situated in and being parts of Government Lots 9, 10 and 11 of the East Half of Section 3, Township 39 North, Range 16 West; also being the tract of land described by deed recorded in Deed Book 487, Page 684 and also being a part of the tract of land described by deed recorded in Deed Book 080, Page 245 of the Records of Camden County, Missouri; said tract being more particularly described as follows:

Commencing at the SE Corner of Government Lot 9 of the E 1/2 of Section 3, T 39 N, R 16 W; thence N 02° 18' 34" E along the Section Line 1391.05 feet; thence leaving said Section Line N 87° 41' 26" W, 122.11 feet to the point of beginning; thence S 37° 25' 17" W, 552.46 feet; thence N 86° 52' 32" W, 450.30 feet to the Easterly Line of a tract of land described by deed recorded in Deed Book 487, Page 683 of the Records of Camden County, Missouri; thence S 03° 09' 55" W along said Easterly Line 259.74 feet; thence leaving said Easterly Line N 85° 43' 35" W along the Northeasterly Right of Way Line of Shawnee Bend Road 157.77 feet; thence continuing along said Northeasterly Right of Way Line along a curve to the right 361.98 feet, the radius being 676.80 feet and the long chord being N 70° 23' 50" W, 357.67 feet; thence continuing along said Northeasterly Right of Way Line N 55° 04' 57" W, 1.03 feet; thence leaving said Northeasterly Right of Way Line N 29° 06' 29" E along the Southeasterly Line of a tract of land described by deed recorded in Deed Book 487, Page 684 of said Records of Camden County, MO 294.02 feet to the Easterly Corner of said tract; thence leaving said Southeasterly Line N 50° 53' 38" W along the Northeasterly Line of said tract 435.00 feet to the Northerly Corner of said tract; thence leaving said Northeasterly Line S 39° 06' 32" W along the Northwesterly Line of said tract 324.95 feet to the Westerly Corner of said tract located on the Northeasterly Right of Way Line of Shawnee Bend Road; thence leaving said Northwesterly Line N 53° 13' 05" W along said Northeasterly Right of Way Line 81.04 feet to the Easterly Right of Way Line of Missouri Route 42, currently designated as Route "MM", at a point 302.32 feet right of or Easterly of Centerline Station 105+15.70; thence leaving said Northeasterly Right of Way Line along said Easterly Right of Way Line along the following courses: thence N 21° 29' 08" W, 124.95 feet to a point 185.00 feet right of or Easterly of Centerline Station 105+50.00; thence N 30° 07' 05" E, 525.15 feet to a point 150.00 feet right of or Easterly of Centerline Station 110+00.00; thence N 11° 52' 15" E, 226.88 feet to a point 139.85 feet right of or Easterly of Centerline CS Station 111+97.12; thence N 11° 52' 15" E, 217.30 feet to a point 157.47 feet right of or Easterly of Centerline ST Station 113+97.12; thence N 11° 52' 15" E, 138.50 feet to a point 190.00 feet right of or Easterly of Centerline TS Station 115+33.77; thence N 08° 31' 27" W, 144.25 feet to a point 170.00 feet right of or Easterly of Centerline SC Station 116+83.77; thence N 09° 26' 57" E, 355.61 feet to a point 135.00 feet right of or Easterly of Centerline Station 120+80.51; thence N 89° 19' 29" E, 108.23 feet to a point 234.52 feet right of or Easterly of Centerline Station 121+29.12; thence N 24° 45' 22" E, 6.43 feet to a point on the Southerly Right of Way Line of Spring Creek Drive; thence leaving said Easterly Right of Way Line S 65° 14' 08" E along said Southerly Right of Way Line 148.08 feet; thence along said Southerly Right of Way Line in an Easterly direction along a curve to the right 2.03 feet, the radius being 576.72 feet and the long chord being S 65° 09' 02" E, 2.03 feet; thence leaving said Southerly Right of Way Line S 10° 12' 19" W along the Westerly Right of Way Line of Champion Drive 745.44 feet; thence leaving said Westerly Right of Way Line S 79° 47' 40" E along the Southerly Right of Way Line of said Champion Drive 50.00 feet to the SW Corner of Lot 1295 of Champions Run, a subdivision of record of said Records: thence leaving said Southerly Right of Way Line S 10° 12' 19" W, 59.09 feet; thence S 83° 10' 39" E, 780.01 feet; thence S 38° 51' 57" E, 385.17 feet; thence S 52° 38' 43" E, 251.15 feet to the point of beginning.

Containing 1502838.68 Square Feet or 34.50 Acres.

Subject to all easements and restrictions of record.

Surveyor's Certification:

This is to certify that I, Gerard J. Harms, Sr., Licensed Professional Land Surveyor in the State of Missouri, made a survey of the above described tract of land at the request of Larry Ebersold representing the owner, Four Seasons Lakesides, that the attached plat represents the field work as completed in the month of January, 2007, and that said survey was executed in accordance with the requirements of the Missouri Minimum Standards for Property Boundary Surveys appearing at 4 CSR 30-16, and 10 CSR 30-2., adopted December 20, 1994, as amended October 30, 2003 and that said survey meets the requirements of a Suburban Class Survey.

Gerard J. Harms, Sr.
February 22, 2007

STATE OF MISSOURI — GERARD J. HARMS — LS-1652 — SURVEYING

PLS 1652
LC 000095

missouri registered ARCHITECTS ENGINEERS LAND SURVEYORS
p.o. box 52 elsberry, mo 63343 (573) 383-3312
Corporate certificate no. 2007

DATE	EB NO.
2/22/2007	N/A
SHEET	JOB NO.
1 of 1	07-050-02

Dwg name: 07-050-02_Larry_Ebersold.dwg.LJ