

Springstone Estates Phase V

being a resubdivision of Lot 41 of Springstone Estates Phase III, a subdivision filed for record in Plat Book 24 at Pages 5 & 6 and Lot 42 of Springstone Estates Phase IV, a subdivision filed for record in Plat Book 24 at Pages 89 & 90 of the Office of Recorder of Deeds of Washington County, Missouri

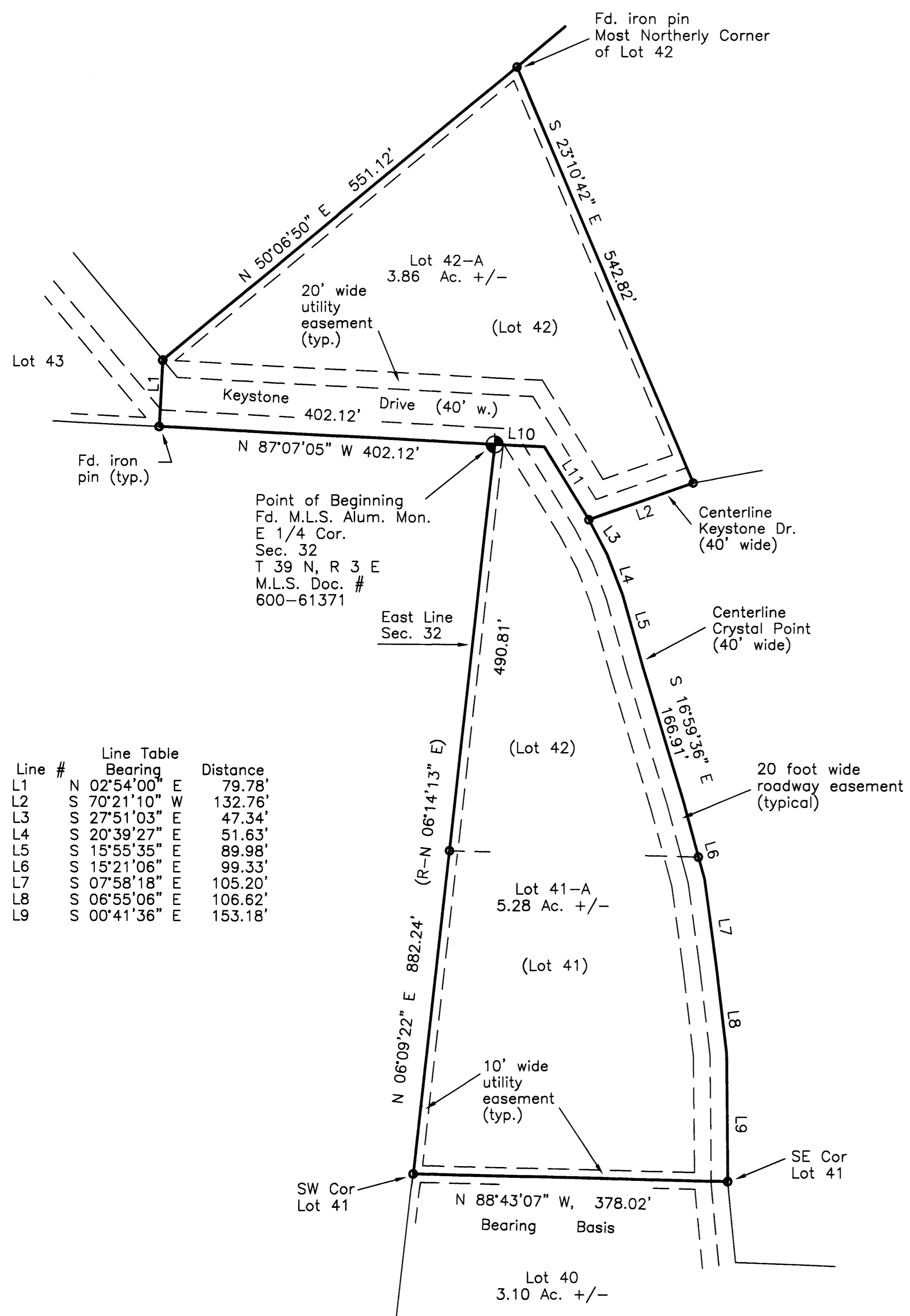


Scale: 1" = 100'
0 50 100 200

BEARING BASIS
North Line, Lot 40

Recorded in Washington County, Missouri

Recording Date/Time: 10/12/2017 at 03:22:03 PM
Instr #: 2017003850
Book: 28 Page: 33
Type: PLAT
Pages: 1
Fee: \$69.00 \$ 20170003493



Line #	Bearing	Distance
L1	N 02°54'00" E	79.78'
L2	S 70°21'10" W	132.76'
L3	S 27°51'03" E	47.34'
L4	S 20°39'27" E	51.63'
L5	S 15°55'35" E	89.98'
L6	S 15°21'06" E	99.33'
L7	S 07°58'18" E	105.20'
L8	S 06°55'06" E	106.62'
L9	S 00°41'36" E	153.18'

Property Description

A tract of land being all of Lot 41 of Springstone Estates Phase III and all of Lot 42 of Springstone Estates Phase IV, subdivisions filed for record in Plat Book 24 at Pages 5 & 6 and Plat Book 24 at Pages 89 & 90, respectively, of the Office of Recorder of Deeds of Washington County, described as follows: Beginning at a found M.L.S. Aluminum Monument marking the East 1/4 Corner of said Section 32 and more particularly described in M.L.S. Document #600-61371; thence on the East/West 1/4 Section Line of said Section 32, North 87°07'05" West, 402.12 feet to a found iron pin marking the Southwest Corner of said Lot 42; thence leaving said East/West 1/4 Section Line, North 02°54'00" East, 79.78 feet to a found iron pin; thence North 50°06'50" East, 551.12 feet to a found iron pin marking the Most Northerly Corner of Lot 42; thence South 23°10'42" East, 542.82 feet to a found iron pin on the centerline of Keystone Drive; thence on said centerline of Keystone Drive, South 70°21'10" West, 132.76 feet to a found iron pin on the centerline of Crystal Point; thence on said centerline of Crystal Point as follows, South 27°51'03" East, 47.34 feet, South 20°39'27" East, 51.63 feet, South 15°55'35" East, 89.98 feet, South 15°21'06" East, 99.33 feet, South 07°58'18" East, 105.20 feet, South 06°55'06" East, 106.62 feet and South 00°41'36" East, 153.18 feet to a found iron pin marking the Southeast Corner of abovesaid Lot 41; thence leaving said centerline of Crystal Point, North 88°43'07" West, 378.02 feet to a found iron pin on the East Line of said Section 32 marking the Southwest Corner of said Lot 41; thence on said East Line of Section 32, North 06°09'22" East, 882.24 feet (R-N 06°14'13" E) to the point of beginning, containing 9.14 acres, more or less, subject to conditions, reservations, restrictions and easements of record and not of record.

SURVEYOR'S CERTIFICATE

WE HEREBY DECLARE That at the request of Pyramid Homes & Dev., LLC., have executed a survey of the land comprising the subdivision as shown upon this plat. Said property being located in Lot 41 of Springstone Estates Phase III and Lot 42 of Springstone Estates Phase IV, subdivisions recorded in Plat Book 24 at Pages 5 & 6 and Plat Book 24 at Pages 89 & 90, respectively, of the Office of Recorder of Deeds of Washington County, Missouri. We further declare that we have subdivided the same in the manner as indicated hereon. #4 rebar with caps have been set at all property corners as shown hereon, unless otherwise indicated. Said set #4 rebar are designated by the initials RTD, PLS 2096 on yellow caps that are attached to the top.

Witness corners were set where lot lines intersect road right of way lines.

This is a Rural Class Property Boundary Survey per the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16.030).

I also declare that under my direct supervision and to the best of my ability and professional judgement that the results shown hereon are correct and are made in compliance with the current Missouri Minimum Standards for Property Boundary Surveys (20 CSR 2030-16.030 & 20 CSR 2030-16.090).

IN WITNESS WHEREOF, We have hereunto set our firm name at our office in Potosi, Washington County, Missouri, this 28th day of March, 2016.

T. DAUGHERTY & ASSOCIATES, LLC

By R. Timothy Daugherty
MO. P.L.S. No. 2096
112 East High St.,
Potosi, MO 63664
March 28, 2016

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That, Pyramid Homes & Dev., LLC., hereby certifies that they are the owners of the lands comprising the subdivision as shown upon this plat and mentioned in the Surveyor's Certificate hereto and that they have had the same surveyed and subdivided in the manner as shown hereon and to be hereafter known as "Springstone Estates Phase V".

Keystone Drive and Crystal Point, each being 40 feet wide, are hereby dedicated for the use of the lot owners of all present and future phases of Springstone Estates, their heirs and assigns, all future property owners and invitees. In addition, the undersigned hereby reserve an easement for ingress and egress over the roadway easements as hereby set forth in the plat of Springstone Estates Phase V. Further, there is hereby reserved an easement 20 feet in width parallel and adjacent to said roadway easements and an easement 10 feet in width adjacent to all lot lines for utility purposes. Lot 42-A, along a portion of its South Line, is subject to the entire 40 foot wide roadway easement for Keystone Drive and its adjacent utility easements.

IN WITNESS WHEREOF, The undersigned owners have hereunto set their names and affixed their seals this 12th day of October, 2017.

By Guy G. Wood Managing Member and Debbie M. Wood Managing Member

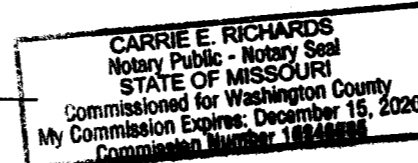
NOTARY'S CERTIFICATE

STATE OF MISSOURI)
)SS

COUNTY OF WASHINGTON)
On this 12th day of October, 2017, before me personally appeared Guy G. Wood, Managing Member and Debbie M. Wood, Managing Member of Pyramid Homes & Dev., LLC., who being by me duly sworn, did acknowledge this instrument to be the free act and deed of each individual signing this instrument.

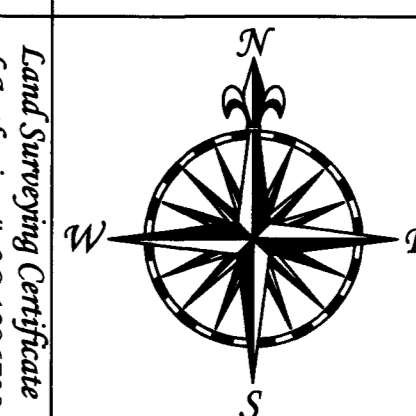
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County and State aforesaid, the day and year last above written.

MY TERM EXPIRES: Dec 15 2020



Date: 03-28-16	Scale: 1"=100'	Drawn By: rtd	Field Work By: BB:TD
Client: Pyramid Homes & Dev.		Drawing Number 20160035	

Timothy Daugherty
3-28-16



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