

**FINAL PLAT**  
**LAKEWOOD TRAILS**  
**PHASE I**  
**A REPLAT OF LAKEWOOD ESTATES AND A TRACT OF**  
**LAND IN THE NE 1/4 SEC 23 T-59N R-34W**  
**ANDREW COUNTY, MISSOURI.**

**LEGAL DESCRIPTION:**

Commencing at the northeast corner of Section 23, Township 59 North, Range 34 West, Andrew County, Missouri; thence with the north line of the northeast quarter of said section north 89 degrees 29 minutes 13 seconds west, 327.77 feet to the Point of Beginning, thence departing from said line south 00 degrees 30 minutes 05 seconds west, 436.75 feet; thence south 08 degrees 56 minutes 45 seconds east, 483.26 feet; thence south 13 degrees 14 minutes 16 seconds west, 109.22 feet; thence south 44 degrees 00 minutes 27 seconds west, 108.25 feet; thence north 45 degrees 59 minutes 33 seconds west, 30.00 feet; thence north 74 degrees 58 minutes 16 seconds west, 104.61 feet; thence north 74 degrees 03 minutes 54 seconds west, 100.00 feet; thence north 45 degrees 28 minutes 44 seconds west, 98.07 feet; thence south 81 degrees 54 minutes 12 seconds west, 486.43 feet; thence south 62 degrees 59 minutes 30 seconds west, 311.17 feet; thence north 89 degrees 25 minutes 58 seconds west, 207.36 feet; thence north 09 degrees 47 minutes 49 seconds east, 170.00 feet; thence north 21 minutes 21 seconds east, 329.05 feet; thence north 03 degrees 53 minutes 00 seconds east, 199.32 feet; thence north 82 degrees 07 minutes 29 seconds west, 172.52 feet to the east right-of-way line of Highway 169; thence along said right-of-way north 21 degrees 25 minutes 11 seconds east, 74.10 feet; thence departing from said line south 75 degrees 31 minutes 37 seconds east, 183.16 feet; thence 62.73 feet by arc distance along a curve to the left having a radius of 1975.00 feet and a chord bearing of south 81 degrees 12 minutes 53 seconds east, 62.73 feet; thence south 82 degrees 07 minutes 29 seconds east, 147.31 feet; thence 95.21 feet by arc distance along a curve to the left having a radius of 1975.00 feet and a chord bearing of south 83 degrees 30 minutes 20 seconds east, 95.20 feet; thence north 08 degrees 44 minutes 35 seconds west, 188.72 feet; thence north 00 degrees 31 minutes 46 seconds east, 90.00 feet; thence north 89 degrees 28 minutes 14 seconds east, 120.80 feet; thence 41.42 feet by arc distance along a curve to the right having a radius of 50.00 feet and a chord bearing of north 01 degrees 52 minutes 50 seconds west, 40.25 feet; thence north 08 degrees 08 minutes 56 seconds west, 61.00 feet; thence north 00 degrees 31 minutes 27 seconds east, 278.93 feet; thence south 89 degrees 29 minutes 13 seconds east, 996.02 feet to the Point of Beginning.

The above-described tract of land contains 32.07 acres, more or less, and is subject to all recorded and unrecorded encumbrances, restrictions, and right-of-ways.

**SURVEYOR'S CERTIFICATION:**

**I HEREBY CERTIFY** that we have performed a survey and prepared the accompanying plat of the premises described hereon which meets or exceeds the current Missouri Minimum Standards for Property Boundary Surveys as jointly adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects and the Missouri Department of Natural Resources, Division of Geological Survey and Resources Assessment and that the results of said survey are represented on this plat to the best of my professional knowledge and belief.

WITNESS hand and seal this Thirteenth (13th) day of December, 2006.

Richard L. Mattson, P.L.S.  
 Missouri P.L.S. 2674

**DEDICATION:**

The undersigned owners of the real estate described herein have caused the same to be subdivided in the manner as shown on the accompanying plat, which subdivision and plat shall hereinafter be known as **Lakewood Trails Phase I**. An easement or license is hereby granted to Andrew County PWS#2, Aquila, Cablevision, Lakewood Trails Homeowners Association and other utility companies as approved by Lakewood Trails Homeowners Association and its assigns to locate, construct, and maintain, or to authorize the location, construction, and maintenance and use of conduits for sewer mains and all underground utilities, surface drainage, or any or all of them over, under, and along the strips marked "utility easement and common area for landscape and utilities".

The undersigned owners of the real estate described herein do also hereby reserve for themselves, their successors, and their assigns, the right to unrestricted access over and across that strip of land marked "utility easement and common area for landscape and utilities" on the accompanying plat.

**IN TESTIMONY WHEREOF**, Lakewood Development Company, LLC has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

BY: \_\_\_\_\_  
 Jerry A. Sigrist  
 Managing Partner

**NOTARY:**

STATE OF MISSOURI )  
 COUNTY OF \_\_\_\_\_ ) S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me appeared **Jerry A. Sigrist, Managing Partner of Lakewood Development Company, LLC**, to me personally known and by my duly sworn did say that he executed this instrument as his free act and deed.

**IN TESTIMONY WHEREOF** I have hereunto set my hand and affixed my official seal on the date last above written.

By: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
 Notary Public

BY: Steven A. Johnson BY: Nancy K. Johnson

**NOTARY:**

STATE OF MISSOURI )  
 COUNTY OF \_\_\_\_\_ ) S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me appeared **Steven A. Johnson and Nancy K. Johnson, husband and wife**, to me personally known and by my duly sworn did say that they executed this instrument as their free act and deed.

**IN TESTIMONY WHEREOF** I have hereunto set my hand and affixed my official seal on the date last above written.

By: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
 Notary Public

BY: Richard L. Sparks BY: Carol E. Sparks

**NOTARY:**

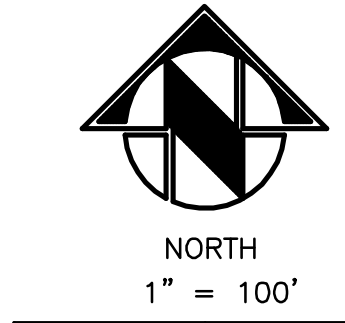
STATE OF MISSOURI )  
 COUNTY OF \_\_\_\_\_ ) S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2006, before me appeared **Richard L. Sparks and Carol E. Sparks, husband and wife**, to me personally known and by my duly sworn did say that they executed this instrument as their free act and deed.

**IN TESTIMONY WHEREOF** I have hereunto set my hand and affixed my official seal on the date last above written.

By: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
 Notary Public

LINE	BEARING	DISTANCE
L1	S 07°52'31" W	25.34
L2	N 61°15'03" E	25.00
L3	N 07°52'31" E	26.34
L4	N 89°33'14" W	40.25
L5	N 00°33'04" E	59.05
L6	N 61°15'03" E	25.79



- = SET MONUMENT LC000120
- = FOUND MONUMENT
- = COMPUTED CORNER
- = FOUND P.L.S.
- P = RECORD DISTANCE
- M = MEASURED DISTANCE
- GLO = ORIGINAL GOVERNMENT SURVEY
- ▲ = HWY, R/W MARKER
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	525.00	36.58	36.57	N 09°52'46" E
C2	275.00	21.66	21.64	N 01°23'52" E
C3	275.00	63.68	63.54	N 07°43'21" W
C4	150.00	28.51	28.46	S 08°54'44" E
C5	150.00	92.99	91.51	S 14°17'30" W
C6	150.00	18.87	18.86	S 35°39'16" W
C7	50.00	44.11	42.70	N 13°59'00" E
C8	50.00	24.82	24.56	N 42°58'05" W
C9	50.00	46.10	44.49	N 83°46'03" W
C10	50.00	6.10	6.10	S 66°29'18" W
C11	50.00	26.04	25.75	S 48°04'13" W
C12	50.00	54.04	51.45	S 02°11'07" W
C13	50.00	46.53	44.87	S 55°26'15" E
C14	100.00	61.43	60.47	N 64°29'50" W
C15	100.00	61.43	60.47	N 29°17'52" W
C16	225.00	61.19	61.00	N 03°54'27" W
C17	475.00	33.09	33.09	N 05°52'46" E
C18	2025.00	84.27	84.27	N 83°19'01" W
C19	2025.00	87.67	87.66	N 85°44'58" W
C20	525.00	19.65	19.65	N 80°03'42" W
C21	275.00	100.29	99.73	N 12°25'53" W
C22	275.00	55.14	55.05	N 31°44'55" W
C23	50.00	24.78	24.52	N 07°38'54" E
C24	50.00	66.42	61.64	N 44°36'12" W
C25	50.00	54.04	51.45	S 66°22'35" W
C26	50.00	63.01	73.80	S 12°08'54" E
C27	50.00	33.55	32.92	S 78°55'48" E
C28	225.00	63.67	63.46	N 29°14'21" W
C29	225.00	75.09	74.74	S 11°34'19" E
C30	525.00	122.71	122.43	S 78°42'40" W
C31	145.00	83.48	82.33	S 55°31'19" W
C32	175.00	26.32	26.29	N 58°43'07" W
C33	175.00	127.91	126.08	S 33°28'17" E
C34	175.00	17.82	17.81	S 09°36'55" E
C35	525.00	27.24	27.24	N 08°11'05" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C36	525.00	53.75	53.72	N 12°36'14" W
C37	50.00	45.51	43.96	N 17°22'15" E
C38	50.00	57.04	53.99	N 41°23'06" W
C39	50.00	54.04	51.45	S 74°58'18" W
C40	50.00	57.43	54.33	S 11°08'04" W
C41	50.00	47.77	45.97	S 49°10'25" E
C42	475.00	53.01	52.98	N 12°14'01" W
C43	475.00	19.39	19.39	N 07°52'03" W
C44	225.00	24.04	24.05	S 09°45'34" E
C45	225.00	82.39	81.94	S 24°36'35" E
C46	225.00	102.71	101.82	S 49°28'37" E
C47	145.00	47.24	47.03	S 09°49'44" W
C48	50.00	20.24	20.10	S 48°55'31" W
C49	50.00	61.67	57.84	S 01°59'36" W
C50	50.00	38.93	37.95	S 55°38'46" E
C51	50.00	38.93	37.95	N 56°40'19" E
C52	50.00	61.81	57.95	N 01°02'40" W
C53	50.00	20.09	19.95	N 47°58'03" W
C54	95.00	118.54	111.00	S 36°16'07" W
C55	475.00	85.37	85.81	S 77°48'11" W
C56	475.00	78.09	78.00	S 88°18'03" W
C57	525.00	87.41	87.31	S 01°45'34" E
C58	525.00	52.02	51.99	S 09°22'04" E
C59	175.00	51.72	51.54	N 03°44'19" W
C60	50.00	35.39	34.65	S 46°56'46" W
C61	50.00	41.06	39.92	S 03°08'35" W
C62	50.00	40.37	39.28	S 43°50'58" E
C63	50.00	78.85	71.63	N 67°36'07" E
C64	50.00	41.42	40.25	N 01°52'50" W
C65	50.00	23.66	23.44	N 39°10'16" W
C66	225.00	68.70	68.43	N 07°27'52" W
C67	475.00	40.86	40.85	S 09°44'29" E
C68	475.00	85.28	85.17	S 02°07'59" E
C69	1975.00	62.73	62.73	S 81°25'33" E
C70	1975.00	95.21	95.20	S 83°30'20" E
C71	1975.00	72.49	72.48	N 85°56'17" W

**ANDREW COUNTY COURT:**

This is to certify that this plat was presented to and approved by the County Court of Andrew County, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Signed: \_\_\_\_\_ Attest: \_\_\_\_\_  
 Presiding Commissioner County Clerk

**SURVEYOR'S NOTES:**

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- The west line of the northeast quarter of Section 23, Township 59 North, Range 34 West, Andrew County, Missouri was assumed to bear north 00 degrees 25 minutes 47 seconds east for the attached survey.
- The Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects classify this property as "suburban" property.

**ANDREW COUNTY RECORDER OF DEEDS:**

STATE OF MISSOURI )  
 COUNTY OF ANDREW ) S.S.

I, Rosa Lea Lancey, Recorder of Deeds of said County, do hereby certify that the within plat and dedication was at \_\_\_\_\_ o'clock and \_\_\_\_\_ minutes on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, duly filed for record in my office in Plat Book \_\_\_\_\_ on Page \_\_\_\_\_.

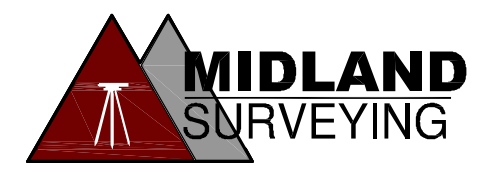
**IN TESTIMONY WHEREOF** I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Recorder of Deeds Deputy

CENTER SEC 23  
 T-59N R-34W  
 FOUND PLS 1959  
 MONUMENT SET ON  
 4/13/92

N 88°57'54" W  
 2644.56'

E 1/4 COR SEC 23  
 T-59N R-34W  
 FOUND PLS 2219  
 MONUMENT



**LAND SURVEYORS - PLANNERS**  
 501 North Market, Maryville, MO 64468  
 ph. (660) 582-8633 fax (660) 582-7173  
 4738 Frederick, St. Joseph, MO 64506  
 ph. (816) 233-7900 fax (816) 233-4852

FILE: SUBDIVISION LAYOUT - PHASE 1	DATE: 11/29/06	SCALE: 1"=100'	REVISED:	SHEET NO. OF
------------------------------------	----------------	----------------	----------	--------------