

DESCRIPTION: BOARDWALK SUBDIVISION PLAT 1

A tract of land being part of the Northwest quarter of Section 3, Township 41 North Range 1 West of the 5th, P.M. in the City of St. Clair, Franklin County, Missouri to wit: Commencing at a stone at the N.W. corner of Section 3, thence along the west line of said section S 1°54'01" E 1288.73' to a stone at the N.W. corner of the S.W. 1/4 of Section 3, thence S 89°57'52" E 884.84' to an iron rod at the point of beginning of the tract of land herein described, thence N 17°59'12" W 457.37' to an iron rod, thence N 67°58'39" W 35.99' to an iron rod, thence N 41°13'23" W 238.13' to an iron rod, thence N 46°46'37" E 135.06' to an iron rod, thence N 80°27'01" E 365.41' to an iron rod, thence N 9°32'59" W 150.0' to an iron rod, thence N 80°27'01" E 50.0' to an iron rod, thence S 9°32'59" E 160.49' to an iron rod, thence N 80°27'01" E 336.59' to an iron rod, thence S 0°52'40" E 488.96' to an iron rod, thence S 0°55'13" W 74.88' to an iron rod on the west RW line of Interstate I-44, thence along said RW line along a curve deflecting to the right and having a radius of 2,937.20' and a chord bearing of S 32°22'11" W and a chord of 327.01' to an iron rod, thence leaving said RW line N 89°57'52" W 325.75' to the point of beginning containing 11.45 acres.
Subject to any and all easements, restrictions, conditions, etc. of record.

SURVEYORS CERTIFICATE:

State of Missouri)
County of Franklin)

This is to certify that we have during the of January 2011, executed a survey and subdivision of a tract of land being part of Northwest Quarter of Section 3, Township 41 North, Range 1 West of the 5th, P.M. in the City of St. Clair, Franklin County, Missouri. To the best of my knowledge and belief this plat represents a true and accurate record of said survey and was executed in accordance with the current "Minimum Standards for Property Boundary Surveys" adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.
Witness my original signature and seal this _____ day of _____, 2011.

Kurt J. Muser, P.L.S. 1852
Registered Land Surveyor State of Missouri
P.O. Box 343 Washington, Missouri 63090
636-239-1247

CERTIFICATE OF OWNERSHIP:

We, hereby certify that we are the owners of the property described hereon, which property is within the subdivision regulations of Franklin County, Missouri and that we freely adopted this plan of subdivision

Mark Kalishman, President of Boulder Development, Inc.
Date: _____ Date: _____
Date: _____ Date: _____

We, the undersigned owners of the tract of land herein platted have caused the same to be surveyed and subdivided in the manner hereon shown and the subdivision platted shall hereafter be known as "Boardwalk Subdivision Plat 1"

The building lines and typical utility easements of record are hereby established and the utility easements may be used for the use, installation and maintenance of public utilities.

IN WITNESS WHEREOF, we have hereunto set our hands on this _____ day of 2011.

Mark Kalishman, President of Boulder Development, Inc.

NOTARY PUBLIC CERTIFICATION:

State of Missouri)
County of Franklin)

On this _____ day of _____, 2011, before me _____ a Notary Public in and for said state, personally appeared Mark Kalishman, President of Boulder Development, Inc., A Missouri Corporation, known to me to be the person who executed the foregoing instrument in behalf of said corporation, and acknowledged to me that she executed the same for the purpose therein stated.

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

Notary Public: _____ My commission expires: _____

FRANKLIN COUNTY COLLECTOR CERTIFICATE:

State of Missouri)
County of Franklin)

I, Linda Emmons, Collector of Revenue for Franklin County, Missouri, first being duly sworn, depose and say that I am familiar with the land shown and described on this plat and further state that there are no delinquent tax assessments on the above land shown due Franklin County in my office.

Linda Emmons, Collector of Revenue
Franklin County, Missouri

RECORDER OF DEEDS CERTIFICATE:

State of Missouri)
County of Franklin)

I, Sharon Birkmann, Recorder of Deeds within and for said County, do hereby certify that the foregoing instrument was filed for record on _____ at _____ o'clock _____ m. and duly recorded in Document Number _____ on said date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal in my office in Union, MO.

Recorder of Deeds: _____
By: _____

CERTIFICATE OF APPROVAL:

This is to certify that the major subdivision shown on this plat has been approved by the City of St. Clair, Missouri.

Myma Turner, Planning Director
City of St. Clair, Missouri

Date: _____

CITY COLLECTOR OF REVENUE CERTIFICATE:

I, Collector of Revenue for the City of St. Clair, Missouri, first being duly sworn, depose and say that I am familiar with the land shown and described on this plat and further state that there are no delinquent tax assessments on the above land shown due the City of St. Clair in my office.

Lynne Huff, Collector of Revenue
City of St. Clair, Missouri

CITY CLERK'S CERTIFICATE:

State of Missouri)
City of St. Clair)
County of Franklin)

I, City Clerk for and within the City of St. Clair, Missouri, do hereby certify that the above plat of "Boardwalk Subdivision Plat 1" was approved by the Board of Aldermen of the City of St. Clair, Missouri by Ordinance Number _____ passed and approved on the _____ day of _____, 2011.

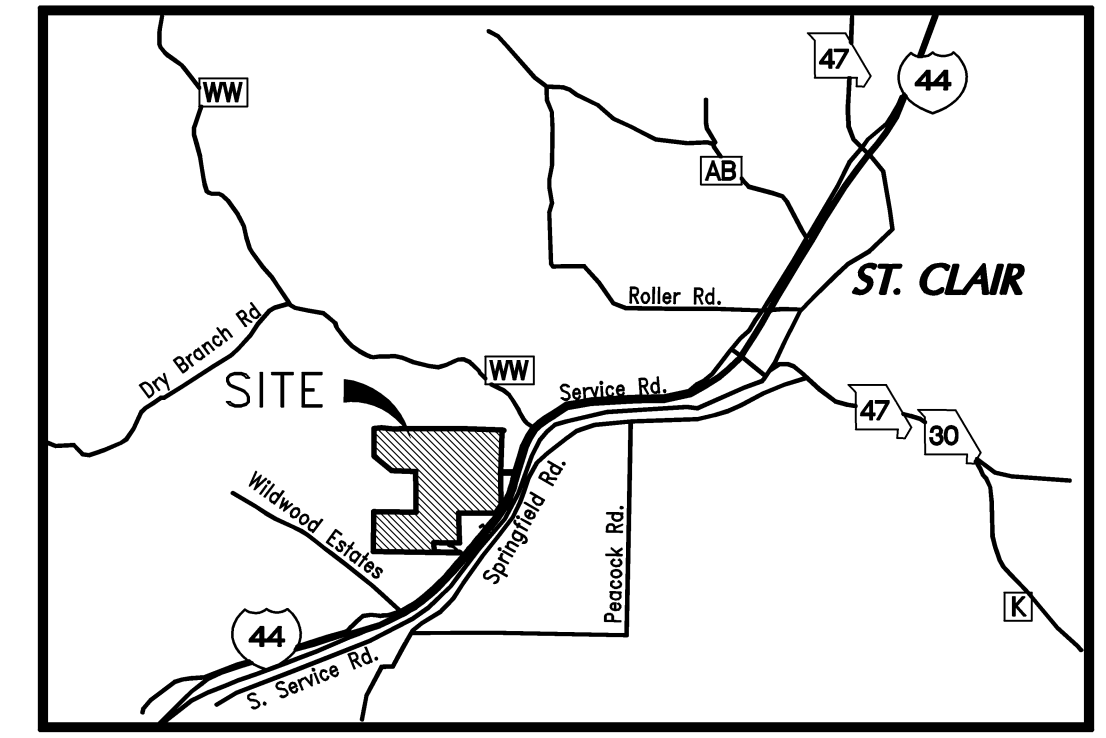
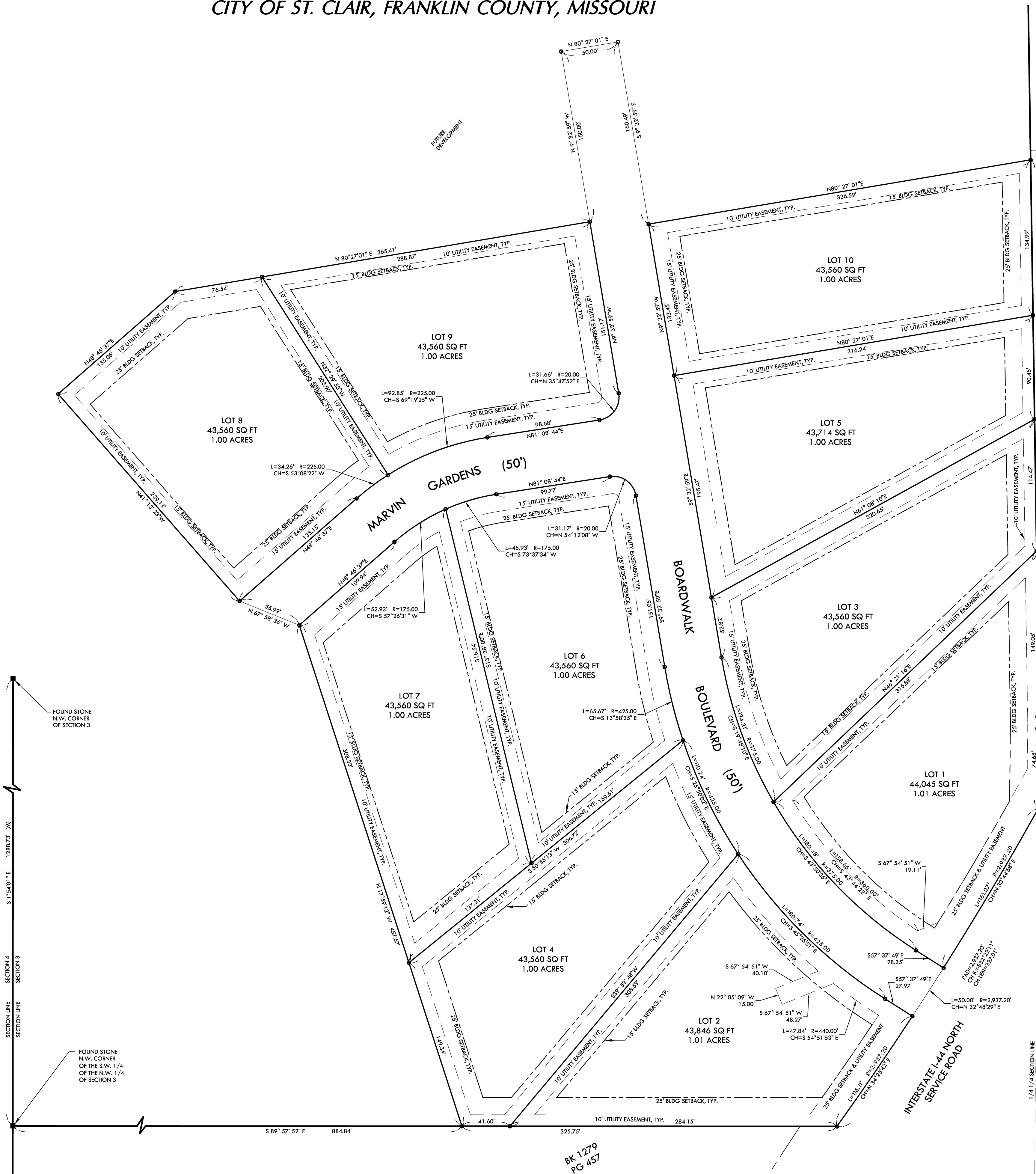
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the City of St. Clair, Missouri, this _____ day of _____, 2011.

Chris Fawc, City Clerk
City of St. Clair, Missouri

Ron Blum, Mayor
City of St. Clair, Missouri

Boardwalk Subdivision Plat 1

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 NORTH, RANGE 1 WEST OF THE 5TH PRINCIPAL MERIDIAN CITY OF ST. CLAIR, FRANKLIN COUNTY, MISSOURI



- NOTES:
1. North derived from bearing of record for the West line of Section 3, S 1°54'01" E.
 2. Recorded data obtained from existing plats and deeds of record.
 3. Zoning District R-1a.
 4. • - indicates found iron rod.
○ - indicates set iron rod.
■ - indicates found stone.

MUSER & ASSOCIATES
LAND SURVEYING
P.O. BOX 343
WASHINGTON, MO 63090

DRAWN BY: MAH	DATE: 1/28/11
CHECKED BY: KM	
JOB NO.: 2545	SHEET 1

BK 1279
PG 457