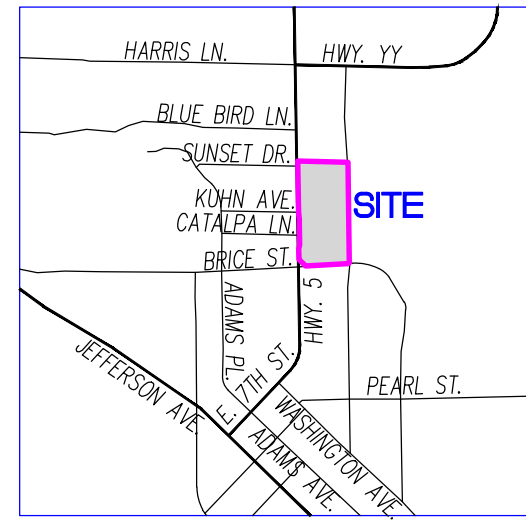
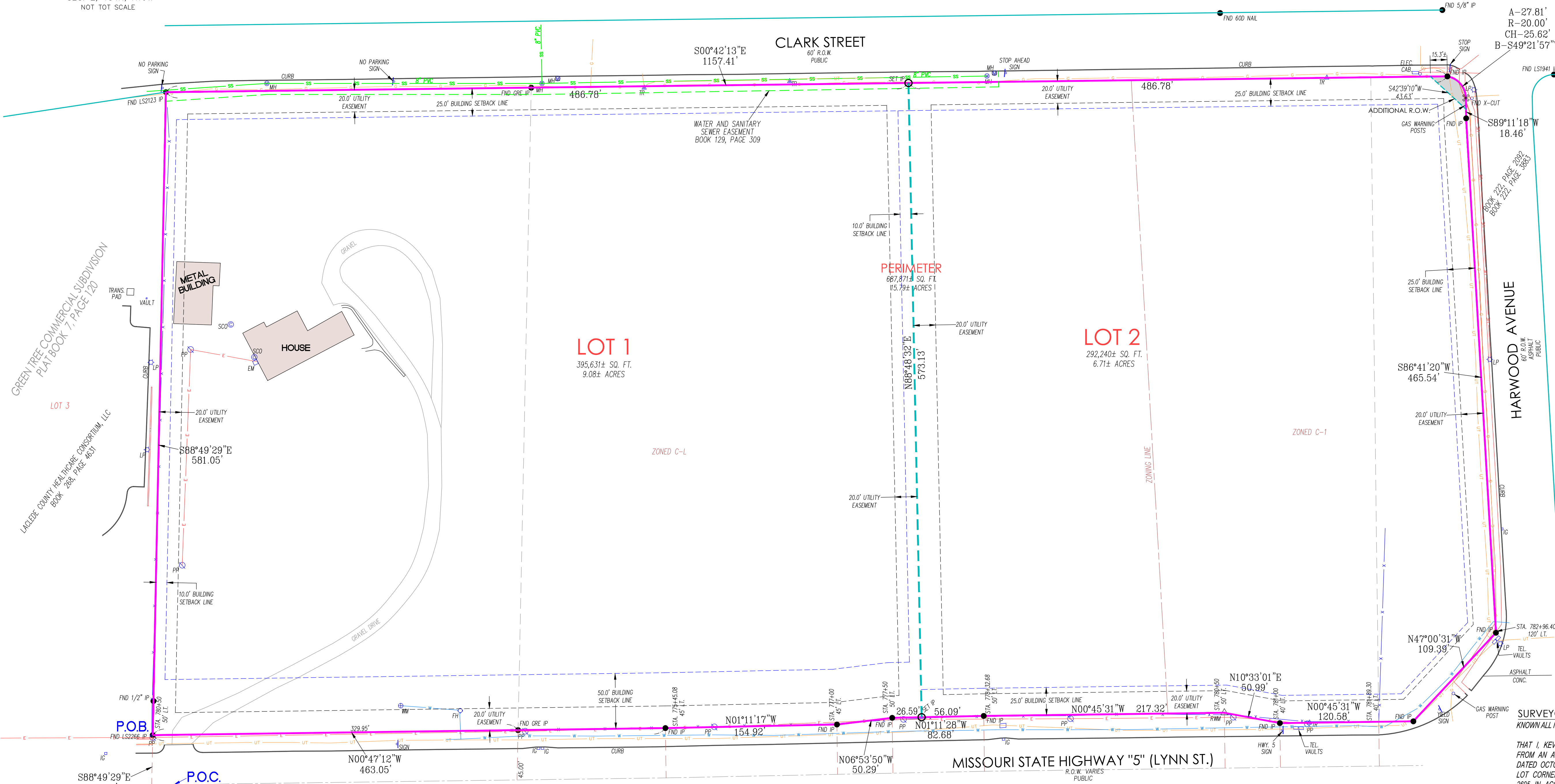
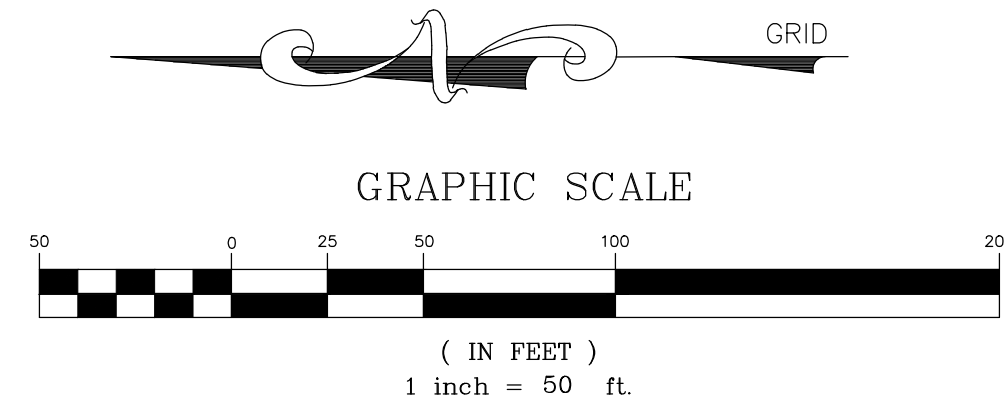


FINAL PLAT OF CEDARHURST SUBDIVISION

BEING A PART OF WEST HALF OF LOT 1 AND LOT 2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST, IN LACLEDE COUNTY, MISSOURI.



LOCATION SKETCH
SEC. 2, T34N, R16W
NOT TOT SCALE



OWNER'S CERTIFICATE
THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT AND SAID SUBDIVISION IS HEREAFTER TO BE KNOWN AS:

FINAL PLAT OF CEDARHURST SUBDIVISION

BEING A PART OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST, LEBANON, LACLEDE COUNTY, MISSOURI

STREETS AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC USE AS SUCH. IN WITNESS WHEREOF, I (WE), THE UNDERSIGNED, HAVE SET MY (OUR) HAND THIS ____ DAY OF _____ 20____.

NOTARY CERTIFICATE
STATE OF MISSOURI
COUNTY OF _____
ON THIS ____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN _____ COUNTY, MISSOURI, PERSONALLY APPEARED _____

TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE/SHE/HEY EXECUTED THE SAME AS HIS/HER/THEIR FREE ACT AND DEED AND IN HIS/HER/THEIR FIDUCIARY CAPACITY.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____ MISSOURI, ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MAYOR'S CERTIFICATE
MAYOR OF THE CITY OF LEBANON, MISSOURI, DO CERTIFY THAT THIS PLAT OF:

FINAL PLAT OF CEDARHURST SUBDIVISION

BEING A PART OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST, LEBANON, LACLEDE COUNTY, MISSOURI

A SUBDIVISION TO THE CITY OF LEBANON, MISSOURI WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AND WAS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THE ____ DAY OF _____ 20____ BY ORDINANCE NO. _____

MAYOR, CITY OF LEBANON, MISSOURI
ATTEST
LAINA STARNES
CITY CLERK, CITY OF LEBANON, MISSOURI

COLLECTOR'S CERTIFICATE
I HEREBY CERTIFY THAT ALL TAXES AGAINST THE LAND DESCRIBED IN THIS PLAT HAVE BEEN PAID, DATED THIS ____ DAY OF _____ 20____.

COUNTY COLLECTOR
LEBANON, LACLEDE COUNTY, MISSOURI

SURVEYOR'S CERTIFICATE
KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KEVIN L. LAMBETH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED OCTOBER 17, 2017 AND SIGNED BY KEVIN L. LAMBETH, PLS NO. 2695 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KEVIN L. LAMBETH, PLS NO. 2695 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI. DATE OF LAST REVISION OCTOBER 26, 2017.

ANDERSON ENGINEERING, INC. LC 62 BY:

KEVIN L. LAMBETH, PLS NO. 2695

10-26-2017
DATE PREPARED

PERIMETER DESCRIPTION

A TRACT OF LAND AS LYING IN THE WEST HALF OF LOT 1 AND LOT 2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST AS DESCRIBED IN THE LACLEDE COUNTY, MISSOURI RECORDERS OFFICE IN BOOK 6894, PAGE 8588 AND ALSO IN BOOK 239 PAGE 3159 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE CENTERLINE OF HIGHWAY 5 INTERSECTS WITH THE NORTH LINE OF THE WEST HALF OF LOT 1 OF THE NORTHWEST QUARTER SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST; THENCE ALONG SAID CENTERLINE, NORTH 00°42'27" WEST, 20.00 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 88°49'29" EAST, 45.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY OF HIGHWAY 5; THENCE LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 88°49'29" EAST, 581.05 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF CLARK STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°42'13" EAST, 1157.41 FEET; THENCE 27.81 FEET ALONG A 20.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 49°21'57" WEST, 25.62 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY OF HARWOOD AVENUE; THENCE LEAVING SAID WEST RIGHT-OF-WAY AND ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING COURSES, SOUTH 89°11'18" WEST, 18.46 FEET; THENCE SOUTH 86°41'20" WEST, 465.54 FEET; THENCE NORTH 47°00'31" WEST, 109.39 FEET TO A POINT LYING ON THE AFOREMENTIONED EAST RIGHT-OF-WAY OF HIGHWAY 5; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 00°45'31" WEST, 120.58 FEET; THENCE NORTH 10°33'01" EAST, 50.99 FEET; THENCE NORTH 00°45'31" WEST, 217.32 FEET; THENCE NORTH 01°11'28" WEST, 82.68 FEET; THENCE NORTH 06°53'50" WEST, 50.29 FEET; THENCE NORTH 01°11'17" WEST, 154.92 FEET; THENCE NORTH 00°47'12" WEST, 463.05 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE WEST HALF OF LOT 1 AND LOT 2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST, IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, CONTAINING 15.79 ACRES, MORE OR LESS, BEINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 110-993.

PREPARED BY
KEVIN L. LAMBETH, PLS
ANDERSON ENGINEERING, INC.
2045 W. WOODLAND
SPRINGFIELD, MO. 65807

OWNER AND DEVELOPER
LEBANON, MISSOURI ASSISTED LIVING
PROPERTY INVESTMENT, LLC
120 SOUTH CENTRAL AVE. SUITE 1050
CLAYTON, MO. 63105

ZONING DATA
SUBJECT PROPERTY IS ZONED C-1 (GENERAL COMMERCIAL DISTRICT) AND C-L (LIMITED COMMERCIAL DISTRICT).

LEGEND OF SYMBOLS AND ABBREVIATIONS

⊙ INTERNAL ANGLE # (SEE TABLE)	WV WATER VALVE
SS SANITARY SEWER LINE	GV GAS VALVE
E OVERHEAD ELECTRIC	WM WATER METER
G GAS LINE	TR TELEPHONE RISER
W WATER LINE	ER ELECTRIC RISER
UT UNDERGROUND TELEPHONE	RD ROOF DRAIN
UE UNDERGROUND ELECTRIC	TR TRANSFORMER PAD
X FENCE LINE	MH SANITARY MANHOLE
⊕ FIRE HYDRANT	RWM RIGHT-OF-WAY MARKER
⊙ LP LIGHT POLE	IP FOUND IRON PIN
P.O.C. POINT OF COMMENCEMENT	⊕ SET IRON PIN
MEASURED 100' M	⊕ SET PM
DEED 100' D	⊕ KEY NOTES
RECORD 100' R	

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • CONSULTING

2045 W. WOODLAND
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

FIELD: BH
DRAWN: BAC
CHECKED: KLL

DATE: 10-17-2017
FIELD BK:
JOB NO: 10168-17

WB 110-993
SHT. 1 OF 1 REV. _____