FINAL PLAT OF
SACAJAWEA ESTATES
A RURAL TYPE SURVEY
PETTIS COUNTY, MISSOURI

BEING A REPLAT OF LOTS 33, 35–39, 46–51,
AND PART OF LOTS 34, 40, 45, 52, 63–65,
PLATTED GASLIGHT LANE, CAMBRIDGE DRIVE AND SYCAMORE DRIVE,
CAMBRIDGE COUNTRY ESTATES, AS RECORDED IN PLAT CABINET A AT PAGE 126,
AS RECORDED IN WARRANTY DEEDS RECORDED IN PETTIS COUNTY
DEED DOCUMENT 2017–2316 AND DEED DOCUMENT # 2018–1371,
AND A PART OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE 5TH P.M., PETTIS COUNTY, MISSOURI,
AT THE REQUEST OF ALLA GALCHENKO

2020-3493
RECORDED ON
07/13/2020 09:47 AM
PAGES: 1
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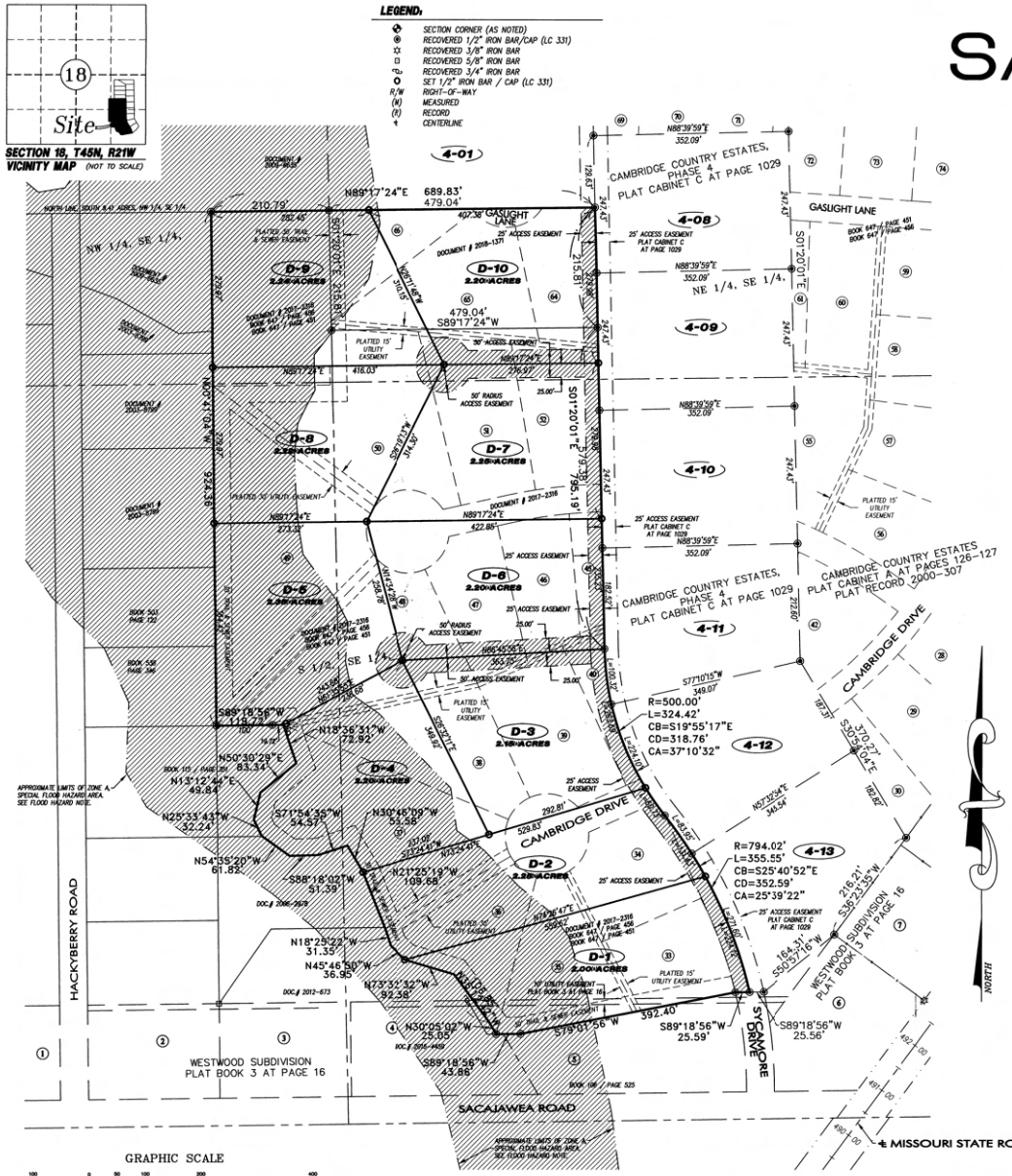
BARBARA CLEVENGER
RECORDER OF DEEDS
PETTIS COUNTY, MO
RECORDING FEE 69.00



FINAL PLAT SURVEYED DESCRIPTIONS:
PETTIS COUNTY DEED DOCUMENT # 2017-2316:

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE 5TH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI AND BEING A PART OF LOTS 33–40, 45–52, 64–65, PLATTED CAMBRIDGE DRIVE AND SYCAMORE DRIVE, OF CAMBRIDGE COUNTRY ESTATES, A SUBDIVISION IN PETTIS COUNTY, MISSOURI AS RECORDED IN PLAT CABINET A AT PAGES 126–127, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AT THE SOUTHWEST CORNER OF LOT 10, CAMBRIDGE COUNTRY ESTATES, PHASE 3, A SUBDIVISION IN PETTIS COUNTY, MISSOURI AS RECORDED IN PLAT CABINET A AT PAGES 311–312; THENCE S01°20'01"E, A DISTANCE OF 700.00 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP; THENCE S89°27'39"W, A DISTANCE OF 513.20 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN PETTIS COUNTY DEED DOCUMENT NO. 2016–2842; THENCE S01°20'01"E, A DISTANCE OF 1028.24 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AND THE POINT OF BEGINNING; THENCE CONTINUING S01°20'01"E, A DISTANCE OF 579.38 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AT A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET AND A CHORD BEARING OF S19°55'17"E (CHORD DISTANCE: 318.76 FEET), AN ARC DISTANCE OF 324.42 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AT A TANGENT REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 794.02 FEET AND A CHORD BEARING OF S25°40'52"E (CHORD DISTANCE: 352.59 FEET), AN ARC DISTANCE OF 355.55 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP ON THE NORTH LINE OF WESTWOOD SUBDIVISION, A SUBDIVISION IN PETTIS COUNTY, MISSOURI, AS RECORDED IN PLAT BOOK 3 AT PAGE 16; THENCE S89°18'56"W ALONG THE SAID NORTH LINE, A DISTANCE OF 25.59 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AT THE NORTHEAST CORNER OF LOT 5 OF SAID WESTWOOD SUBDIVISION; THENCE S79°01'56"W ALONG SAID NORTH LINE, A DISTANCE OF 392.40 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AT THE NORTHERLY ANGLE POINT ON THE NORTH LINE OF LOT 5 AND LOT 4 OF SAID WESTWOOD SUBDIVISION; THENCE S89°18'56"W ALONG SAID NORTH LINE, A DISTANCE OF 43.86 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP ON THE WEST BANK OF A CREEK, BEING THE WEST LINE OF A TRACT OF LAND DESCRIBED IN PETTIS COUNTY DEED BOOK 647 AT PAGE 451; THENCE LEAVING SAID NORTH LINE OF WESTWOOD SUBDIVISION, N30°05'02"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 25.05 FEET; THENCE N36°17'47"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 106.85 FEET; THENCE N73°32'32"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 92.38 FEET; THENCE N45°46'50"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 36.95 FEET; THENCE N18°25'22"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 31.35 FEET; THENCE N21°25'19"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 109.68 FEET; THENCE N30°46'09"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 53.58 FEET; THENCE S71°54'35"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 54.57 FEET; THENCE S88°18'02"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 51.39 FEET; THENCE N54°35'20"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 61.82 FEET; THENCE N25°33'43"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 32.24 FEET; THENCE N13°12'44"E ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 49.84 FEET; THENCE N50°30'29"E ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 83.34 FEET; THENCE N18°36'31"W ALONG SAID WEST BANK AND SAID WEST LINE, A DISTANCE OF 72.92 FEET; THENCE LEAVING SAID WEST BANK OF THE CREEK, S89°18'56"W ALONG THE SAID WEST LINE, A DISTANCE OF 119.72 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP; THENCE N00°41'04"W ALONG SAID WEST LINE, A DISTANCE OF 924.36 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP ON THE NORTH LINE OF THE SOUTH 9.41 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE N89°17'24"E ALONG THE NORTH LINE OF THE SOUTH 9.41 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 210.79 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AT THE NORTHEAST CORNER OF THE SOUTH 9.41 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE S01°20'01"E ALONG THE EAST LINE OF THE SOUTH 9.41 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 215.81 FEET; THENCE LEAVING SAID EAST LINE, N89°17'24"E, A DISTANCE OF 479.04 FEET TO THE POINT OF BEGINNING, AS SHOWN AS TRACT A ON PLAT OF SURVEY PREPARED BY WHITEHEAD CONSULTANTS, INC. IN JOB NO. 17–095. SUBJECT TO AND TOGETHER WITH AN ACCESS EASEMENT ALONG THE EAST 25 FEET OF THE ABOVE DESCRIBED TRACT. SUBJECT TO EASEMENTS APPARENT OR OF RECORD AND RESTRICTIONS, IF ANY.

PETTIS COUNTY DEED DOCUMENT # 2018-1371:

THE SOUTH 215.81 FEET OF THE FOLLOWING DESCRIBE TRACT: A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 45 NORTH, RANGE 21 WEST OF THE 5TH PRINCIPAL MERIDIAN, PETTIS COUNTY, MISSOURI AND BEING A PART OF LOT 50 AND LOTS 63–69 AND PLATTED GASLIGHT LANE, OF CAMBRIDGE COUNTRY ESTATES, A SUBDIVISION IN PETTIS COUNTY, MISSOURI AS RECORDED IN PLAT CABINET A AT PAGES 126–127, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AT THE SOUTHWEST CORNER OF LOT 10, CAMBRIDGE COUNTRY ESTATES, PHASE 3, A SUBDIVISION IN PETTIS COUNTY, MISSOURI AS RECORDED IN PLAT CABINET A AT PAGES 311–312; THENCE S01°20'01"E, A DISTANCE OF 700.00 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP; THENCE S89°27'39"W, A DISTANCE OF 513.20 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN PETTIS COUNTY DEED DOCUMENT NO. 2016–2842; THENCE S01°20'01"E, A DISTANCE OF 514.62 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP AND THE POINT OF BEGINNING; THENCE CONTINUING S01°20'01"E, A DISTANCE OF 514.62 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP; THENCE S89°17'24"W, A DISTANCE OF 479.04 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE N01°20'01"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 515.33 FEET TO A 1/2" IRON BAR WITH PLASTIC STAMPED CAP; THENCE LEAVING SAID WEST LINE, N89°22'31"E, A DISTANCE OF 479.05 FEET TO THE POINT OF BEGINNING, AS SHOWN AS TRACT B ON PLAT OF SURVEY PREPARED BY WHITEHEAD CONSULTANTS, INC. IN JOB NO. 17–095. SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. SUBJECT TO AND TOGETHER WITH AN ACCESS EASEMENT ALONG THE EAST 25 FEET OF THE ABOVE DESCRIBED TRACT.

GENERAL NOTES:

1. BEARINGS BASED ON A PREVIOUS SURVEY BY MO PLS 2000161238, IN FINAL PLAT OF CAMBRIDGE COUNTRY ESTATES, PHASE 3, DATED 09/01/2006, RECORDED IN PLAT CABINET A AT PAGES 311–312.
2. PARENT PARCEL DEED DESCRIPTIONS PROVIDED BY CLIENT; ALSO RECORDED IN PETTIS COUNTY DEED DOCUMENT # 2017–2316 AND DEED DOCUMENT # 2018–1371.
3. APPARENT OWNERSHIPS ARE BASED ON INFORMATION PROVIDED BY THE CLIENT AND THE OTHER INFORMATION OBTAINED FROM PETTIS COUNTY RECORDS. THIS SURVEY DOES NOT REPRESENT AN OPINION AS TO TITLE.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. EXCEPT AS SHOWN ON THE SURVEY, THE CLIENT HAS NOT DELIVERED/FURNISHED ANY ADDITIONAL EASEMENTS.
5. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. NO ABOVE GROUND OR BELOW GROUND UTILITIES ARE SHOWN EXCEPT AS NOTED.
6. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR PRESENT ON IT.
8. NEW DESCRIPTION AREA PERIMETER DETERMINED BY CLIENT REQUEST. SUBJECT TO ALL STATE AND COUNTY LAWS, RULES AND REGULATIONS THAT MAY AFFECT THE NEW TRACT, IF ANY.
9. THE SURVEYOR HAS NOT MADE AN ASSESSMENT AS TO WHETHER THE SEWAGE TREATMENT FACILITIES THAT SERVE THIS TRACT MEET APPLICABLE DNR REGULATIONS CONCERNING LOT SIZE, SETBACK REQUIREMENTS, ETC.

SURVEY REFERENCES:

1. FINAL PLAT OF CAMBRIDGE COUNTRY ESTATES, PHASE 3, DATED 09/01/2006, RECORDED IN PLAT CABINET A AT PAGES 311–312.
2. SURVEY BY MO PLS 2000161238, FOR NOLAN SPARKS, PREPARED BY WHITEHEAD CONSULTANTS, INC. IN JOB NO. 17–095, DATED 04/14/2017.
3. FINAL PLAT OF CAMBRIDGE COUNTRY ESTATES, PHASE 4, DATED 12/13/2019, RECORDED IN PLAT CABINET C AT PAGE 1029.

WHITEHEAD CONSULTANTS, INC FIELD CREW:

FIELD WORK PERFORMED ON 01/14/2020 TO 01/15/2020.
CREW: JOSH MARRIOTT

FLOOD HAZARD NOTE:

A PORTION (HATCHED) OF THE SUBJECT TRACT, BY GRAPHIC PLOTTING ONLY, LIES IN ZONE A, SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S, NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAP, COMMUNITY–PANEL NUMBER 290823 0200 A, BEARING AN EFFECTIVE DATE OF 12/15/1983 AND CONVERTED BY LETTER EFFECTIVE 05/01/1994.

DEDICATION:

THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED IN THE MANNER INDICATED HEREON AND SAID SUBDIVISION SHALL HEREAFTER BE KNOWN AS " SACAJAWEA ESTATES ".

IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER WHICH APPEARS ON SAID LOT FOLLOWED BY THE WORDS " SACAJAWEA ESTATES " A SUBDIVISION IN PETTIS COUNTY, MISSOURI.

THE UTILITY EASEMENTS (U/E) INDICATED HEREON, ARE HEREBY DEDICATED TO THE USE OF THE PROPERTY OWNERS FOR THE PURPOSE OF THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

THE ACCESS EASEMENTS INDICATED HEREON, ARE HEREBY DEDICATED TO THE USE OF LOT OWNERS FOR THE PURPOSE OF INGRESS AND EGRESS AND THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

ALL LOTS ARE SUBJECT TO CONDITIONS AND RESTRICTIONS SET FORTH IN AN INSTRUMENT OF EVEN DATE TO BE FILED HEREWITH.

OWNER(S) OWNER(S)
OWNER(S) OWNER(S)

ACKNOWLEDGMENT:

STATE OF MISSOURI)
COUNTY OF PETTIS)

ON THIS 1st DAY OF July 2020, BEFORE ME PERSONALLY APPEARED Pavel Galchenko TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 6-12-2022
NOTARY PUBLIC
SEAL

MARY ROSE PIERCE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994000200
MY COMMISSION EXPIRES JUNE 12, 2022

ACKNOWLEDGMENT:

STATE OF MISSOURI)
COUNTY OF PETTIS)

ON THIS 1st DAY OF July 2020, BEFORE ME PERSONALLY APPEARED Alla Galchenko TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES 6-12-2022
NOTARY PUBLIC
SEAL

MARY ROSE PIERCE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994000200
MY COMMISSION EXPIRES JUNE 12, 2022

MORTGAGE HOLDER(S) MORTGAGE HOLDER(S)

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MISSOURI. THIS SURVEY HAS BEEN EXECUTED IN ACCORDANCE WITH THE CURRENT "MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (20 CSR 2030–16).

SEAL OF MISSOURI
MICHAEL L. MILLER
MO. PLS 2000161238
LICENSED LAND SURVEYOR

01/15/20 MICHAEL L. MILLER (LS) SURVEYOR MO. P.L.S. 2000161238
DATE (PRINTING AGENT FOR L.C. 331)

SACAJAWEA ESTATES

PART OF THE SE 1/4 OF SECTION 18,
TOWNSHIP 45 NORTH, RANGE 21 WEST, 5TH P.M.,
PETTIS COUNTY, MISSOURI

Whitehead Consultants, Inc.
Engineers, Surveyors
114 NORTH MAIN STREET
P.O. BOX 461
CLINTON, MISSOURI 64735
Phone: (660) 885-8311
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312 WEST MAIN STREET
P.O. BOX 799
WARSAW, MISSOURI 65355
Phone: (660) 438-9473
Fax: (660) 438-9574

DATE	DRAWN BY	CHECKED BY	JOB NO.	SCALE	SHEET NO.
01/15/20	JEB	MLT	19-427	1"=100'	1 OF 1