

DESCRIPTION AND EXECUTION OF PLAT:

SUMMER BAY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE PROPRIETOR OF ALL REAL ESTATE REFLECTED BY THIS PLAT AND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON. THE PLAT IS FILED FOR RECORD SUBJECT TO THE FOLLOWING PROVISIONS:

THE CONDOMINIUM IS SUBJECT TO DEVELOPMENT RIGHTS INCLUDING BUT NOT LIMITED TO: THE RIGHT OF DECLARANT TO ADD SUCH ADDITIONAL PROPERTY TO THE CONDOMINIUM; TO CREATE UNITS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AND TO CREATE TIMESHARES THEREON AND, WITH THE CONSENT OF THE OWNERS, MAY CONTINUE TO DO SO; AND TO SUBDIVIDE OR CONVERT EXISTING UNITS WITHIN THE CONDOMINIUM AND OTHERWISE EXERCISE THE DEVELOPMENT RIGHTS AS SET FORTH IN THE DECLARATION. THE LIMITED COMMON ELEMENTS WITHIN THE CONDOMINIUM ARE SET FORTH WITHIN THE DECLARATION. THAT CERTAIN DECLARATION OF CONDOMINIUM FOR SUMMER BAY CONDOMINIUM IS RECORDED IN BOOK _____, AT PAGE _____, IN THE OFFICE OF THE RECORDER OF DEEDS IN TANEY COUNTY, MISSOURI.

THE DECLARANT RETAINS A PERPETUAL BLANKET EASEMENT OVER, UNDER AND ACROSS ALL COMMON ELEMENTS REFLECTED UPON THE PLAT FOR PURPOSES OF CONSTRUCTION AND MAINTAINING SUCH ROADS, STREETS, PARKING AND RECREATIONAL FACILITIES AS IT DEEMS TO BE NECESSARY OR DESIRABLE.

THE DECLARANT RETAINS A PERPETUAL BLANKET UTILITY AND DRAINAGE EASEMENT OVER, UNDER AND ACROSS ALL COMMON ELEMENTS REFLECTED HEREON FOR THE PURPOSES OF INSTALLING AND MAINTAINING ALL UTILITY AND DRAINAGE FACILITIES AS IT DETERMINES TO BE NECESSARY OR DESIRABLE.

DESCRIPTION:

SEE EXHIBIT "A" AS SHOWN IN CORRECTION DEED RECORDED IN BOOK 2018, AT PAGE 23890, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

IN TESTIMONY WHEREOF, THE UNDERSIGNED SUCCESSOR HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____ 2022.

SUMMER BAY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY

BY: KARL FINKENBINDER, MANAGER

ACKNOWLEDGMENT STATE OF COUNTY OF

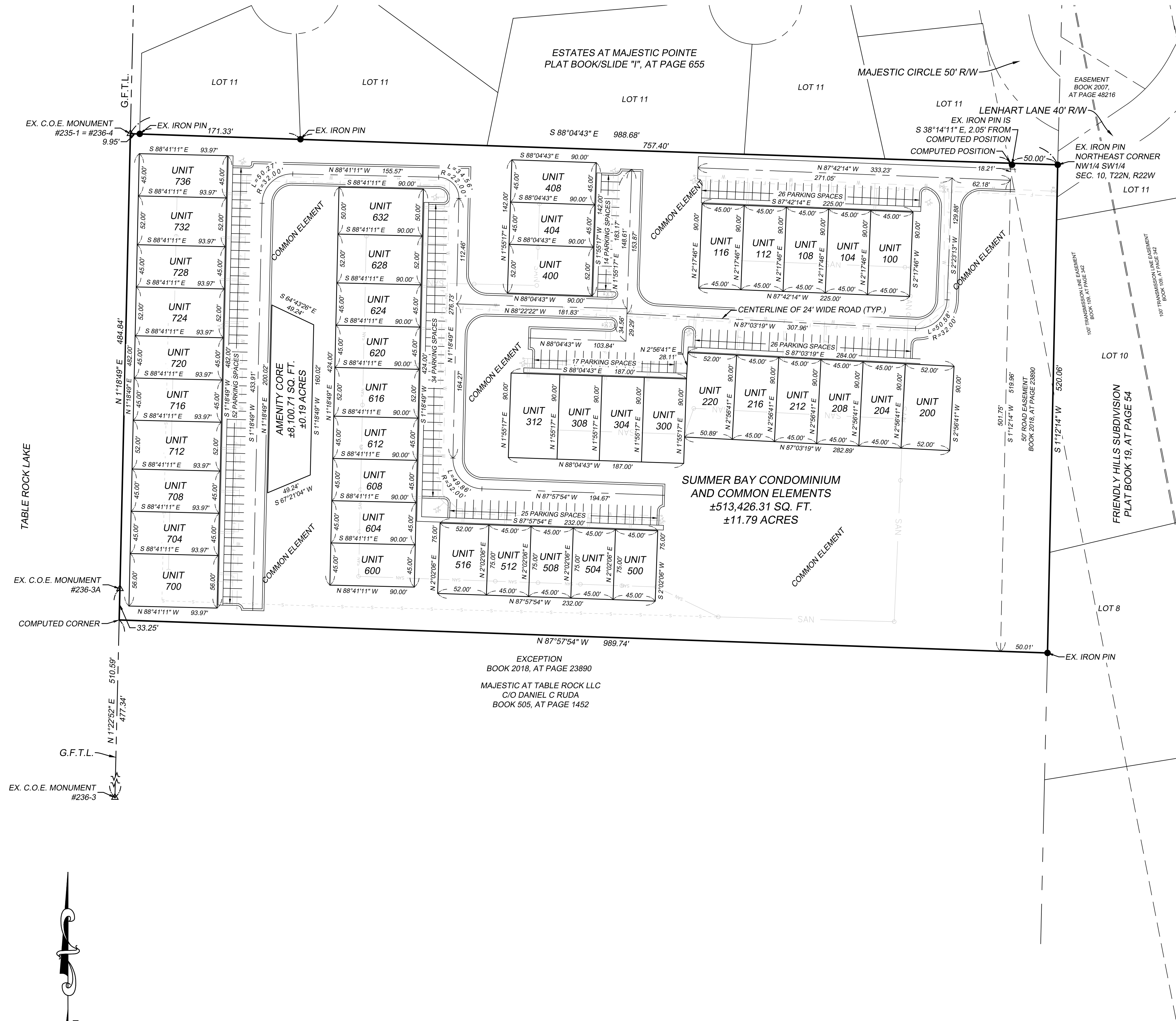
ON THIS _____ DAY OF _____ 2022 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED KARL FINKENBINDER, MANAGER OF SUMMER BAY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS MANAGER, KARL FINKENBINDER, WHO ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID SUMMER BAY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY AS THE MANAGER OF SAID COMPANY.

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

SEAL OR STAMP NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUMMER BAY CONDOMINIUM AND COMMON ELEMENTS "A CONDOMINIUM PLAT" LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 10, TOWNSHIP 22 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN TANEY COUNTY, MISSOURI



EXCEPTION BOOK 2018, AT PAGE 23890 MAJESTIC AT TABLE ROCK LLC C/O DANIEL C RUDA BOOK 505, AT PAGE 1452

CERTIFICATE OF TANEY COUNTY 911 ADMINISTRATOR

I HEREBY CERTIFY THAT THE PLAT SHOWN HAS BEEN APPROVED BY THE TANEY COUNTY 911 ADMINISTRATOR

(911 ADMINISTRATOR) DATE

CERTIFICATE OF TANEY COUNTY REGIONAL SEWER DISTRICT

I HEREBY CERTIFY THAT THE PLAT SHOWN HAS BEEN APPROVED BY THE TANEY COUNTY REGIONAL SEWER DISTRICT

(TCRSD ADMINISTRATOR) DATE

CERTIFICATE OF TANEY COUNTY COLLECTOR

I HEREBY CERTIFY THAT THE PLAT SHOWN HAS BEEN APPROVED BY THE TANEY COUNTY COLLECTOR

(COLLECTOR) DATE

TANEY COUNTY PLANNING COMMISSION CERTIFICATION:

APPROVED BY THE TANEY COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 2022.

(CHAIRMAN)

THIS PLAT DOES NOT VIOLATE THE PROVISIONS OF THE TANEY COUNTY DEVELOPMENT GUIDANCE CODE OR THE TANEY COUNTY SUBDIVISION REGULATIONS.

(ADMINISTRATOR)

CERTIFICATION:

ALL DIMENSIONS AND ELEVATIONS SHOWN ARE A RESULT OF AN ACTUAL SURVEY; IN MY OPINION THE PLAT CONTAINS ALL INFORMATION REQUIRED BY CHAPTER 448.2 - 109 RSMO. OF THE "UNIFORM CONDOMINIUM ACT", AND THAT THIS SURVEY AND PLAT ARE IN COMPLIANCE WITH THE REQUIREMENTS FOR PROPERTY BOUNDARY SURVEYS ADOPTED BY MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS AND WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE DEPARTMENT OF NATURAL RESOURCES.

PLAT NOTES:

- 1. PARKING STALLS ON THIS PLAT COMPLY WITH SECTION 024.020(D) OF THE TANEY COUNTY ZONING REGULATIONS.
2. THERE IS A TOTAL OF 194 PARKING SPACES AVAILABLE ON THIS CONDOMINIUM PLAT.
3. ALL OWNERSHIP INFORMATION OF ADJOINING PARCELS, AS SHOWN HEREON, WAS GAINED FROM THE TANEY COUNTY GIS MAPPING WEB SITE, FOUND AT (http://bacon.schneidercorp.com/), STATE OF MISSOURI, COUNTY OF TANEY. NO GUARANTEE IS GIVEN TO THE ACCURACY OF THIS INFORMATION.

CLASSIFICATION OF SURVEY:

"URBAN SURVEY"

RECORD SOURCE:

CORRECTION DEED RECORDED IN BOOK 2018, AT PAGE 23890.
ESTATES AT MAJESTIC POINTE RECORDED IN PLAT BOOK/SLIDE "I", AT PAGE 655.
FRIENDLY HILLS SUBDIVISION RECORDED IN PLAT BOOK 19, AT PAGE 54.

ALL OF THE ABOVE BEING RECORDED IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI.

ABBREVIATION LEGEND:

- EX - EXISTING
R/W - RIGHT-OF-WAY
TYP - TYPICAL
BLDG - BUILDING
C.E. - COMMON ELEMENT
L.C.E. - LIMITED COMMON ELEMENT

RECORDER'S SPACE

GRAPHIC SCALE (IN FEET) 1 INCH = 60 FT. BASIS OF BEARINGS: GRID NORTH BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM 1983 BY USE OF MDOOT RTK NETWORK

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT AT THE REQUEST OF: SUMMER BAY DEVELOPMENT, LLC, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS. JACK E. HOUSEMAN P.L.S. 2005019222

PREPARED FOR: SUMMER BAY DEVELOPMENT, LLC PROJECT #: 149 DRAWING #: 149 CONDO 1 DATE: 9/26/2022 REVISION DATE: 10/17/2022 DRAWN BY: J. HOUSEMAN CHECKED BY: J. HOUSEMAN SHEET: 1 OF 1 SCALE: 1" = 60'

SECTIONAL MAP SEC. 10, T22N, R22W TANEY COUNTY, MO Houseman Land Survey Missouri • Arkansas 101 STATE DRIVE, SUITE 200 HOLLISTER, MO 65672 PHONE: 417-544-1147

RECORDER'S SPACE