SUMMER BAY CONDOMINIUM CERTIFICATE OF TANEY COUNTY 911 ADMINISTRATOR **DESCRIPTION AND EXECUTION OF PLAT:** AND COMMON ELEMENTS SUMMER BAY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE I HEREBY CERTIFY THAT THE PLAT SHOWN HAS BEEN APPROVED BY THE TANEY COUNTY PROPRIETOR OF ALL REAL ESTATE REFLECTED BY THIS PLAT AND HAS CAUSED THE 911 ADMINISTRATOR "A CONDOMINIUM PLAT" SAME TO BE SUBDIVIDED IN THE MANNER SHOWN HEREON. THE PLAT IS FILED FOR RECORD SUBJECT TO THE FOLLOWING PROVISIONS: LOCATED IN THE NE1/4 OF THE SW1/4 OF THE CONDOMINIUM IS SUBJECT TO DEVELOPMENT RIGHTS INCLUDING BUT NOT LIMITED SECTION 10, TOWNSHIP 22 NORTH, RANGE 22 WEST TO; THE RIGHT OF DECLARANT TO ADD SUCH ADDITIONAL PROPERTY TO THE CONDOMINIUM; TO CREATE UNITS, COMMON ELEMENTS AND LIMITED COMMON OF THE 5TH PRINCIPAL MERIDIAN ELEMENTS AND TO CREATE TIMESHARES THEREON AND. WITH THE CONSENT OF THE (911 ADMINISTRATOR) OWNERS, MAY CONTINUE TO DO SO; AND TO SUBDIVIDE OR CONVERT EXISTING UNITS TANEY COUNTY, MISSOURI WITHIN THE CONDOMINIUM AND OTHERWISE EXERCISE THE DEVELOPMENT RIGHTS AS CERTIFICATE OF TANEY COUNTY REGIONAL SEWER DISTRICT SET FORTH IN THE DECLARATION. THE LIMITED COMMON ELEMENTS WITHIN THE CONDOMINIUM ARE SET FORTH WITHIN THE DECLARATION. THAT CERTAIN I HEREBY CERTIFY THAT THE PLAT SHOWN HAS BEEN APPROVED BY THE TANEY COUNTY DECLARATION OF CONDOMINIUM FOR SUMMER BAY CONDOMINIUM IS RECORDED IN REGIONAL SEWER DISTRICT , IN THE OFFICE OF THE RECORDER OF DEEDS IN TANEY BOOK , AT PAGE COUNTY, MISSOURI. ESTATES AT MAJESTIC POINTE THE DECLARANT RETAINS A PERPETUAL BLANKET EASEMENT OVER, UNDER AND PLAT BOOK/SLIDE "I", AT PAGE 655 ACROSS ALL COMMON ELEMENTS REFLECTED UPON THE PLAT FOR PURPOSES OF MAJESTIC CIRCLE 50' R/W CONSTRUCTION AND MAINTAINING SUCH ROADS, STREETS, PARKING AND EASEMENT LOT 11 LOT 11 RECREATIONAL FACILITIES AS IT DEEMS TO BE NECESSARY OR DESIRABLE LOT 11 BOOK 2007, AT PAGE 48216 (TCRSD ADMINISTRATOR) LOT 11 THE DECLARANT RETAINS A PERPETUAL BLANKET UTILITY AND DRAINAGE EASEMENT LENHART LANE 40' R/W~ OVER, UNDER AND ACROSS ALL COMMON ELEMENTS REFLECTED HEREON FOR THE CERTIFICATE OF TANEY COUNTY COLLECTOR EX. IRON PIN IS EX. IRON PIN 171.33' PURPOSES OF INSTALLING AND MAINTAINING ALL UTILITY AND DRAINAGE FACILITIES AS EX. C.O.E. MONUMENT EX. IRON PIN S 38°14'11" E, 2.05' FROM-IT DETERMINES TO BE NECESSARY OR DESIRABLE. #235-1 = #236-4 S 88°04'43" E 988.68' I HEREBY CERTIFY THAT THE PLAT SHOWN HAS BEEN APPROVED BY THE TANEY COUNTY COMPUTED POSITION 757.40' EX. IRON PIN S 88°41'11" E 93.97' COMPUTED POSITION— **DESCRIPTION:** S 88°04'43" E 90.00' NORTHEAST CORNER NW1/4 SW1/4 N 87°42'14" W 333.23' N 88°41'11" W 155.57' SEE EXHIBIT "A" AS SHOWN IN CORRECTION DEED RECORDED IN BOOK 2018, AT PAGE SEC. 10, T22N, R22W UNIT 271.05' 23890, TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI. 736 S 88°41'11" E 90.00' _ 62.18' -; 408 **V** LOT 11 S 88°41'11" E 93.97' 26 PARKING SPACES | -S 88°04'43" E 90.00' \ IN TESTIMONY WHEREOF. THE UNDERSIGNED SUCCESSOR HAS HEREUNTO SET HIS [⊥]S 87°42'14" E 225.00' HAND THIS _____ DAY OF ______ 2022. 45.00' -UNIT (COLLECTOR) 632 45.00' UNIT SUMMER BAY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY 732 ^{,|} S 88°41'11" E 90.00' 404 TANEY COUNTY PLANNING COMMISSION CERTIFICATION S 88°41'11" E 93.97' S 88°04'43" E 90.00' UNIT UNIT UNIT UNIT UNIT 112 5 APPROVED BY THE TANEY COUNTY PLANNING COMMISSION THIS وً 108 104 100 UNIT UNIT 628 728 400 S 88°41'11" E 90.00' S 88°41'11" E 93.97' - 45.00' ~ KARL FINKENBINDER, MANAGER N 87°42'14" W N 88°04'43" W 90.00' UNIT UNIT N 88°22'22" W 181.83' CENTERLINE OF 24' WIDE ROAD (TYP.) 624 724 S 88°41'11" E 90.00' STATE OF_ S 88°41'11" E 93.97' (CHAIRMAN) UNIT N 88°04'43" W 103.84' 2022 BEFORE ME, A NOTARY PUBLIC IN AND FOR N 2°56'41" E 28.11' THIS PLAT DOES NOT VIOLATE THE PROVISIONS OF THE TANEY COUNTY DEVELOPMENT 620 LOT 10 SAID STATE PERSONALLY APPEARED KARL FINKENBINDER, MANAGER OF SUMMER BAY GUIDANCE CODE OR THE TANEY COUNTY SUBDIVISION REGULATIONS. S 88°41'11" E 90.00' 17 PARKING SPACES 720 DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE S 88°04'43" E 187.00' S 88°41'11" E 93.97' THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID UNIT COMPANY BY AUTHORITY OF ITS MANAGER, KARL FINKENBINDER, WHO ACKNOWLEDGED UNIT UNIT. UNIT UNIT UNIT . SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID SUMMER BAY 616 UNIT 220 UNIT 216 716 212 DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY AS THE MANAGER OF 208 204 S 88°41'11" E 90.00' UNIT. 200 UNIT . UNIT S 88°41'11" E 93.97' SAID COMPANY. 312 308 304 300 (ADMINISTRATOR) UNIT 50.89' -IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL - 45.00' -UNIT - 45.00' -45.00' -612 CERTIFICATION: SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR N 87°03'19" W 282.89' 712 .LS 19, ! S 88°41'11" E 90.00' FIRST ABOVE WRITTEN. ALL DIMENSIONS AND ELEVATIONS SHOWN ARE A RESULT OF AN ACTUAL SURVEY; IN MY N 88°04'43" W 187.00' S 88°41'11" E 93.97' OPINION THE PLAT CONTAINS ALL INFORMATION REQUIRED BY CHAPTER 448.2 - 109 UNIT SUMMER BAY CONDOMINIUM RSMO. OF THE "UNIFORM CONDOMINIUM ACT". AND THAT THIS SURVEY AND PLAT ARE IN 608 AND COMMON ELEMENTS COMPLIANCE WITH THE REQUIREMENTS FOR PROPERTY BOUNDARY SURVEYS ADOPTED [!] S 88°41'11" E 90.00' 708 N 87°57'54" W 194.67' BY MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND ±513,426.31 SQ. FT. S 88°41'11" E 93.97' SURVEYORS AND WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS 25 PARKING SPACES UNIT S 87°57'54" E 232.00' ±11.79 ACRES AS PROMULGATED BY THE DEPARTMENT OF NATURAL RESOURCES. SEAL OR STAMP NOTARY PUBLIC UNIT 604 45.00' -~ 45.00' —·[^] ~ 45.00' ~ ^J S 88°41'11" E 90.00' 704 PLAT NOTES: 88°41'11" E 93.97 1. PARKING STALLS ON THIS PLAT COMPLY WITH SECTION 024.020(D) OF THE TANEY UNIT 516 [2] 512 [3] 508 [3] 5 504 [3] MY COMMISSION EXPIRES: COUNTY ZONING REGULATIONS. 600 UNIT EX. C.O.E. MONUMENT 2. THERE IS A TOTAL OF 194 PARKING SPACES AVAILABLE ON THIS CONDOMINIUM PLAT. #236-3A 45.00' ~ 45.00' ~ 3. ALL OWNERSHIP INFORMATION OF ADJOINING PARCELS, AS SHOWN HEREON, WAS N 88°41'11" W 93.97' GAINED FROM THE TANEY COUNTY GIS MAPPING WEB SITE, FOUND AT (http://beacon.schneidercorp.com/), STATE OF MISSOURI, COUNTY OF TANEY. NO GUARANTEE COMPUTED CORNER — `i **_33.25′ IS GIVEN TO THE ACCURACY OF THIS INFORMATION. N 87°57'54" W 989.74' 50.01 CLASSIFICATION OF SURVEY: EXCEPTION BOOK 2018, AT PAGE 23890 "URBAN SURVEY" MAJESTIC AT TABLE ROCK LLC <u>RECORD SOURCE:</u> C/O DANIEL C RUDA BOOK 505. AT PAGE 1452 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. G.F.T.L. $lap{}$ ALL OF THE ABOVE BEING RECORDED IN THE TANEY COUNTY RECORDER'S OFFICE, "TANEY COUNTY, MISSOURI. EX. C.O.E. MONUMENT <u>ABBREVIATION LEGEND.</u> #236-3 EX. - EXISTING R/W - RIGHT-OF-WAY TYP - TYPICAL BLDG. - BUILDING C.E. - COMMON ELEMENT L.C.E. - LIMITED COMMON ELEMENT RECORDER'S SPACE RECORDER'S SPACE PREPARED FOR: SECTIONAL MAP SURVEYOR'S CERTIFICATION: BASIS OF BEARINGS: SEC. 10, T22N, R22W SUMMER BAY DEVELOPMENT, LLC GRID NORTH BASED ON I HEREBY CERTIFY THAT AT THE REQUEST Houseman MISSOURI STATE PLANE COORDINATE Land Survey OF: SUMMER BAY DEVELOPMENT, LLC, THAT SYSTEM 1983 BY USE OF MODOT RTK NETWORK PROJECT #: 149 I HAVE MADE AN ACTUAL AND ACCURATE MONUMENT LEGEND: DRAWING #: 149 CONDO 1 SURVEY OF THE LAND DESCRIBED HEREON Missouri • Arkansas DATE: 9/26/2022 AND FOUND THE CONDITIONS TO BE AS O - SET 1/2" IRON PIN REVISION DATE: 10/17/2022 101 STATE DRIVE, SUITE 200 INDICATED. IN MY OPINION THIS SURVEY ● - EX. 1/2" IRON PIN DRAWN BY: June 18 HOLLISTER. MO 65672 WAS PERFORMED IN ACCORDANCE WITH ☐ - EX. STONE PHONE: 417-544-1147 THE CURRENT MISSOURI STANDARDS FOR CHECKED BY: J. HOUSEMAN - EX. C.O.E. MONUMENT JACK E. HOUSEMAN P.L.S. 2005019222 PROPERTY BOUNDARY SURVEYS. SHEET: 1 OF 1 - EX. R.O.W. MONUMENT PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN (IN FEET) TANEY COUNTY, MO SCALE: 1" = 60' - EX. ALUMINUM MONUMENT FRAUDULENTLY ALTERED. DISREGARD ALL INFORMATION UNLESS VERIFIED BY 1 INCH = 60 FT. THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.