

# VINTAGE POINT

PART OF LOT 3 HORSESHOE BEND PALISADES NO. 1  
SEC. 27 AND 34-T40N-R16W CAMDEN COUNTY, MO

**Note:**

1. Bearings and Distances in parenthesis are from recorded deed(s) and/or plat(s).
2. All monuments set and found are 1/2" Iron Pins, unless otherwise noted.
3. Subject to Ameren Dam Pool and Flood Rights.

**LEGEND**

Standard symbols that may appear on this drawing

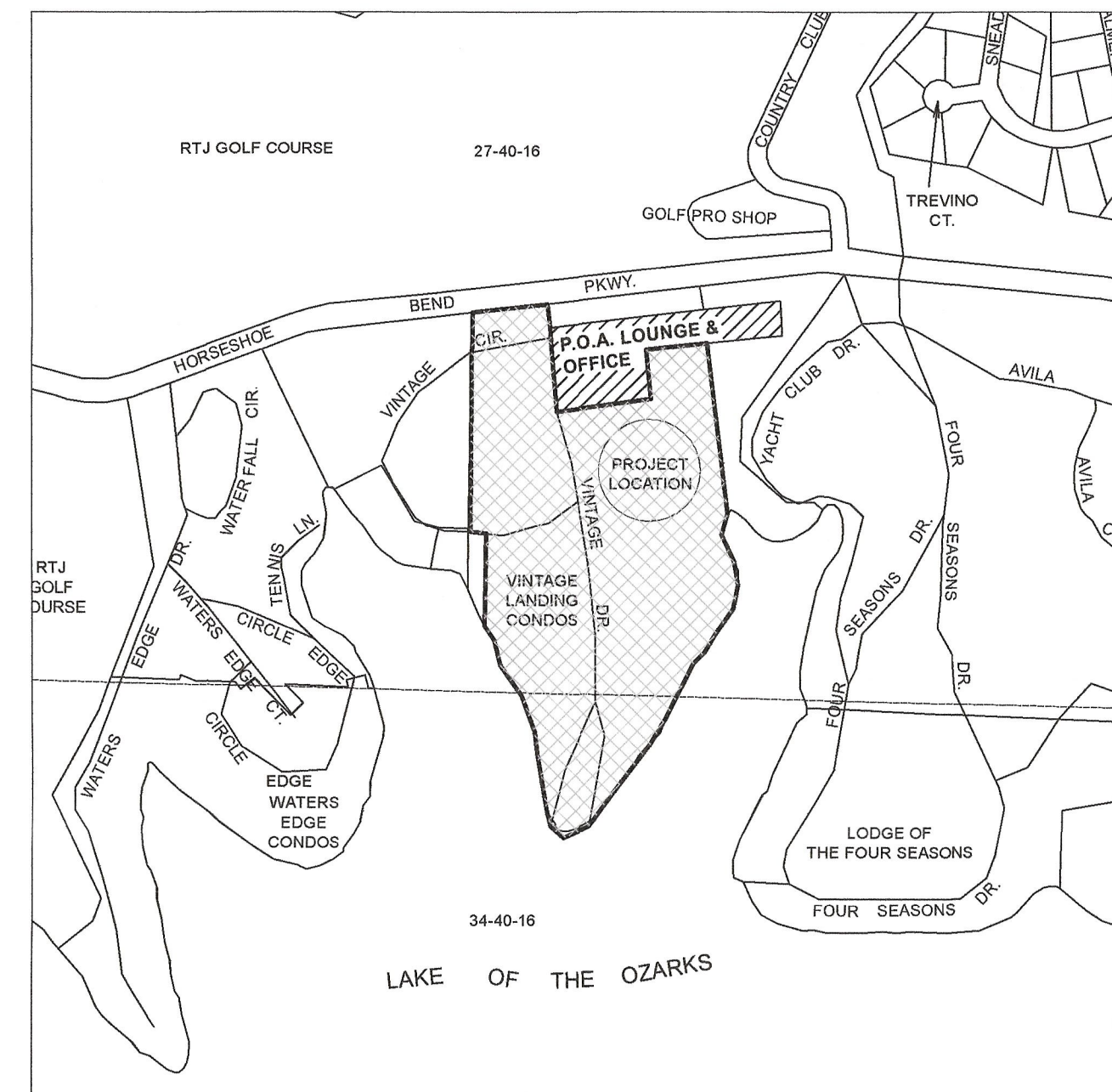
- Centerline of Road
- R-O-W Line
- Property Line
- Setbacks
- Closure Line
- Found Monument
- Set Monument
- No Found or Set Monument
- Government Corner
- Utility Pole
- Sewer Valve
- Manhole
- Cleanout
- Electric Box

-100 0 100 200

GRAPHIC SCALE- FEET  
SCALE 1" = 100'

**EASEMENT LINE TABLE**

E1	S 24°14'05" W	36.99'
E2	N 65°46'21" W	10.00'
E3	N 24°14'10" E	30.23'
E4	N 80°10'48" E	12.07'



PROJECT LOCATION NOT TO SCALE

**LAND DESCRIPTION**

A Tract of land, lying in part of Section 27 and 34, Township 40 North, Range 16 West, and also a part of Lot 3 of Horseshoe Bend Palisades No. 1, a Subdivision of Record at Book 3, Page 30 of the Records of Camden County, Missouri, and more particularly described as follows:

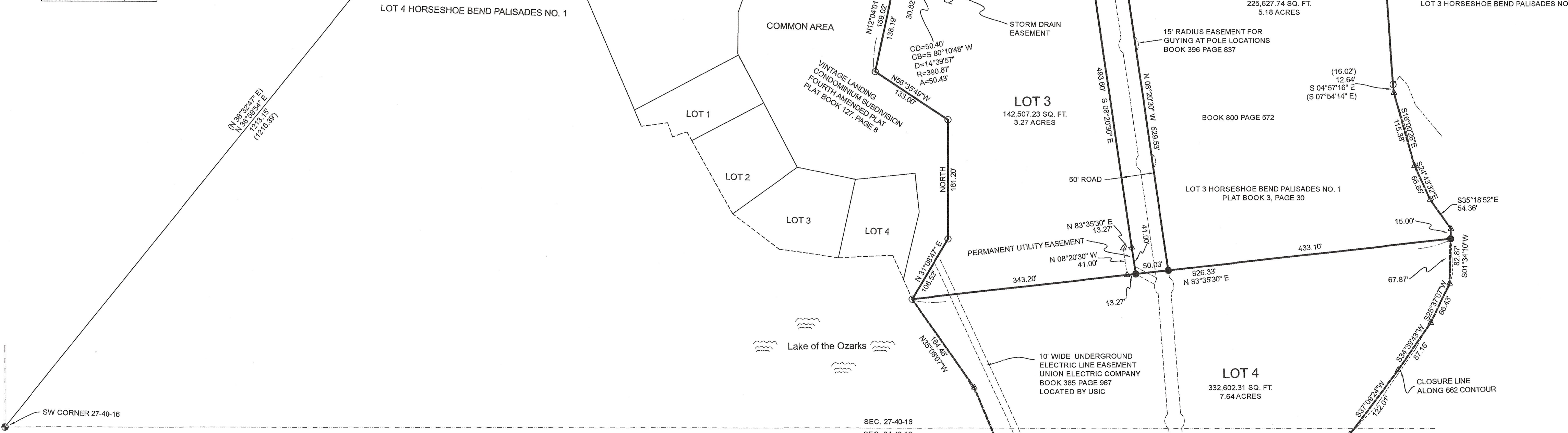
"Commencing Southwest Corner of said Section 27, run North 38 degrees 59 minutes 54 seconds East a distance of 1213.15 feet (old deed = North 38 degrees 32 minutes 47 seconds East a distance of 1,216.39 feet) to an existing iron pin marking the Westerly line of Lot 3, Horseshoe Bend Palisades No. 1, on the South right-of-way of Missouri State Route "H"; thence along and with said South right-of-way line North 69 degrees 24 minutes 28 seconds East (old deed = North 69 degrees 05 minutes 45 seconds East) a distance of 75.64 feet; thence along a 08 degree 24 minute 02 second degree curve to the right with a radius of 662.04 feet and an arc length of 167.35 feet (old deed = 168.64 feet); thence North 83 degrees 34 minutes 28 seconds East (old deed = North 83 degrees 15 minutes 45 seconds East) a distance of 387.77 feet to an iron pin being the true POINT OF BEGINNING; thence continue along said right-of-way North 83 degrees 34 minutes 28 seconds East (old deed = North 83 degrees 15 minutes 45 seconds East) a distance of 231.38 feet to another iron pin; thence departing said right-of-way, South 06 degrees 24 minutes 30 seconds East (old deed = South 06 degrees 43 minutes 13 seconds East) a distance of 324.00 feet to an existing iron pin; thence North 83 degrees 35 minutes 30 seconds East (old deed = North 83 degrees 16 minutes 47 seconds East) a distance of 295.00 feet to another existing iron pin; thence North 06 degrees 24 minutes 30 seconds West (old deed = North 06 degrees 43 minutes 13 seconds West) a distance of 149.00 feet to another iron pin; thence North 83 degrees 33 minutes 22 seconds East (old deed = North 83 degrees 16 minutes 47 seconds East) a distance of 113.14 feet to another iron pin; thence South 04 degrees 01 minute 14 seconds East a distance of 435.87 feet (old deed = South 04 degrees 19 minutes 58 seconds East a distance of 439.16 feet) to an existing iron pin on the 662 contour of the Lake of the Ozarks; thence along and with said 662 contour the following twenty six (26) bearings and distances: (1) South 04 degrees 57 minutes 16 seconds East a distance of 12.64 feet, (old deed = South 07 degrees 54 minutes 14 seconds East a distance of 16.02 feet), (2) South 16 degrees 00 minutes 26 seconds East a distance of 115.38 feet, (3) South 24 degrees 43 minutes 32 seconds East a distance of 58.85 feet, (4) South 35 degrees 18 minutes 52 seconds East a distance of 54.36 feet, (5) South 01 degree 34 minutes 10 seconds West a distance of 82.87 feet, (6) South 25 degrees 37 minutes 07 seconds West a distance of 68.43 feet, (7) South 34 degrees 39 minutes 43 seconds West a distance of 87.18 feet, (8) South 37 degrees 09 minutes 24 seconds West a distance of 122.01 feet, (9) South 28 degrees 32 minutes 55 seconds West a distance of 85.12 feet, (10) South 24 degrees 19 minutes 12 seconds West a distance of 117.52 feet, (11) South 39 degrees 05 minutes 41 seconds West a distance of 65.32 feet, (12) South 35 degrees 48 minutes 28 seconds West a distance of 57.61 feet, (13) South 39 degrees 17 minutes 09 seconds West a distance of 85.58 feet, (14) South 35 degrees 49 minutes 50 seconds West a distance of 106.59 feet, (15) South 33 degrees 49 minutes 07 seconds West a distance of 18.33 feet, (16) South 41 degrees 53 minutes 02 seconds West a distance of 24.44 feet, (17) South 63 degrees 27 minutes 59 seconds West a distance of 63.31 feet, (18) North 77 degrees 17 minutes 54 seconds West a distance of 25.70 feet, (19) North 39 degrees 11 minutes 13 seconds West a distance of 60.15 feet, (20) North 03 degrees 58 minutes 42 seconds West a distance of 70.49 feet, (21) North 23 degrees 15 minutes 35 seconds West a distance of 20.08 feet, (22) North 06 degrees 37 minutes 08 seconds West a distance of 65.55 feet, (23) North 07 degrees 35 minutes 52 seconds West a distance of 81.18 feet, (24) North 16 degrees 59 minutes 38 seconds West a distance of 91.75 feet, (25) North 22 degrees 29 minutes 26 seconds West a distance of 213.55 feet and (26) North 35 degrees 08 minutes 07 seconds West a distance of 164.46 feet; thence departing said 662 contour, North 31 degrees 08 minutes 47 seconds East a distance of 106.52 feet to another existing pin; thence North a distance of 181.20 feet to another existing pin; thence North 56 degrees 35 minutes 49 seconds West a distance of 133.00 feet to another existing pin; thence North 12 degrees 04 minutes 01 second East a distance of 169.02 feet to another existing pin; thence North 03 degrees 05 minutes 37 seconds East a distance of 347.95, returning to the Point of Beginning."

Containing 19.29 Acres +/-  
Subject to any right-of-ways, restrictions, reservations, condition easements and exceptions of record.

**Surveyor's Certificate**

This is to certify that I, Ricky L. Wilson, a registered Land Surveyor in the State of Missouri, during the month of November, 2021, by order of Vintage Landing Phase I, L.L.C. did survey and monument VINTAGE POINT, a part of Sections 27 and 34, Township 40 North, Range 16 West, Camden County, Missouri. The attached plat is a representation of said survey. The survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers and Land Surveyors, contingent upon accurate and complete deed, easement and/or title information supplied to me by the client. The survey contains all information required by Section 448.2-109, RSMo and meets the current Missouri Minimum Standards for Property Boundary Surveys.

In Witness Whereof, I have hereunder signed and sealed the foregoing this 16 day of November, 2021.  
*Ricky L. Wilson*  
Ricky L. Wilson  
MO. REG. NO. L.S. 2638



**OWNER'S CERTIFICATE**

I hereby certify that VINTAGE LANDING PHASE I, L.L.C., a Missouri limited liability company, is the owner of part of Section 16, Township 39 North, Range 16 West, Camden County, Missouri, and have caused the same to be resurveyed in the manner shown on the accompanying plat and shall hereafter be known as "VINTAGE POINT".  
I further certify that I have caused the said tract to be surveyed into four (4) lots as shown on the accompanying plat and shall hereafter be known as "VINTAGE POINT".

VINTAGE LANDING PHASE I, L.L.C.  
MEMBER

STATE OF MISSOURI )  
COUNTY OF )SS

On this \_\_\_ day of \_\_\_\_\_, 2021, before me appeared \_\_\_\_\_, to be sworn and did say that he/she is a Member of VINTAGE LANDING PHASE I, L.L.C., and that the foregoing instrument was signed on behalf of said limited liability company and that the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of VINTAGE LANDING PHASE I, L.L.C. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in \_\_\_\_\_, Missouri, the day and year last above written.

Notary Public  
My commission expires: \_\_\_\_\_

**CONSENT OF VILLAGE OF FOUR SEASONS**  
The undersigned, duly authorized officers of the Village of Four Seasons, on behalf of said Village of Four Seasons do hereby evidence the approval and consent of this plat " VINTAGE POINT":

Trustee \_\_\_\_\_ Clerk \_\_\_\_\_

DRAWING DATE: 11/15/21

REVISIONS:	
DRAWN BY:	BFH
SCALE:	1" = 100'
PROJECT #:	MC 21302
SHEET:	1 OF 1
FIELD BOOK:	bk 302 pg 23
MO LSC NO.	2011027104

VINTAGE POINT  
SEC. 27 AND 34-T40N-R16W CAMDEN COUNTY, MO

FILE LOCATION: S:\Projects\PROJECTS\VINTAGE LANDING\Vintage landing.dwg

**MILLER COMPANIES**  
Engineering • Land Surveying • Environmental Services  
P.O. BOX 282, OSAGE BEACH, MO 65685  
Eng. (673) 348-9799 Surv. (673) 348-6552 Fax: (673) 348-2854  
www.themillercos.com

