PLAT OF SUBDIVISION

CROSSROADS ESTATES

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 50 NORTH, RANGE 1 EAST, LINCOLN COUNTY, MISSOURI

(AS MADE FOR A. D. RENTAL PROPERTIES, INC.)

81.882 ACRES
DEED BK. 1484, PAGE 156

SUBDIVISION PROPERTY DESCRIPTION

Beginning at an iron pipe marking the West Quarter Corner of Section 14, Township 50 North, Range 1 East, Lincoln County, Missouri; thence along the West line of said Section 14, said line also being the East line of Section 15, North 00 degrees, 10 minutes and 50 seconds East 2821.20 feet to a point on the South right-of-way line of Missouri State Route "V", from which a found iron point bears North 37 degrees, 27 minutes and 31 seconds West 0.29 feet; thence leaving the West line of Section 14 and along the South right-of-way line of Missouri State Route "V" the following courses: South 89 degrees, 04 minutes and 06 seconds East 122.66 feet to a found right-of-way blade 35.00 feet right of Route "V" Station P.I. 392+70.00; thence South 89 degrees, 29 minutes and 06 seconds East 730.13 feet to an iron pin 35.00 feet right of Route "V" Station 310+00; thence South 88 degrees, 37 minutes and 21 seconds East 100.12 feet to an iron pin 40.00 feet right of Route "V" Station 311+00; thence South 89 degrees, 29 minutes and 06 seconds East 275.00 feet to an iron pin; thence South 44 degrees, 29 minutes and 06 seconds East 113.14 feet to an iron pin 120.00 feet right of Route "V" Station 314+50; thence leaving said South right-of-way line of Missouri State Route "V" and perpendicular to the centerline of Missouri State Route "W" North 89 degrees, 35 minutes and 51 seconds East 3.62 feet to an iron pin 40.00 feet right of Missouri State Route "W" Station 168+54.62; thence along the Westerly right-of-way line of Missouri State Route "W" the following courses: South 00 degrees, 24 minutes and 09 seconds East 1486.78 feet to an iron pin 40.00 feet right of State Route "W" Station P.C. 183+41.40; thence along the arc of a curve to the left 293.81 feet to an iron pin, said curve having a radius of 1183.92 feet; thence South 14 degrees, 36 minutes and 09 seconds East 161.10 feet to an iron pin; thence along the arc of a curve to the right 274.44 feet to an iron pin, said curve having a radius of 2824.79 feet; thence South 09 degrees, 02 minutes and 05 seconds East 285.06 feet to an iron pin; thence along the arc of a curve to the right 66.40 feet to an iron pin at the intersection of said Westerly right-of-way line and the South line of the Northwest Quarter of Section 14, said curve having a radius of 533.69 feet; thence leaving said Westerly right-of-way line and along the South line of the Northwest Quarter of said Section 14 North 89 degrees, 52 minutes and 37 seconds West 1516.37 feet to the point of beginning, containing 81.882 acres, more or less and have caused the same to be surveyed and platted and subdivided into lots 1 through 28 for the purpose of conveying the same; and said tract of land as so subdivided shall hereafter be known as "CROSSROADS ESTATES" and said subdivision shall be subject to all roadway, utility, well and other easements now of record and as platted hereon and said subdivision also being subject to restrictions and covenants as recorded. Per Survey #03-1354 of Martin T. Wasson, Professional Land Surveyor #2003013183-Missouri during April and September of 2003.

No. 16101 Book 13 Page 136
State of Missouri, County of Lincoln
Recorded in Book 13 Page/Slide 136 - 139
Oct 26, 2005 3:14 PM Fees $19.00
Bettie I. Crenshaw Recorder of Deeds

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY AND FOR THE COUNTY OF LINCOLN, MISSOURI ON THIS

_____ DAY OF _____ 2003.

COUNTY COMMISSIONER
LINCOLN COUNTY, MISSOURI

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2002 AND PRIOR YEARS HAVE BEEN PAID ON THE PROPERTY AS SET OUT HEREIN

COUNTY COLLECTOR
LINCOLN COUNTY, MISSOURI

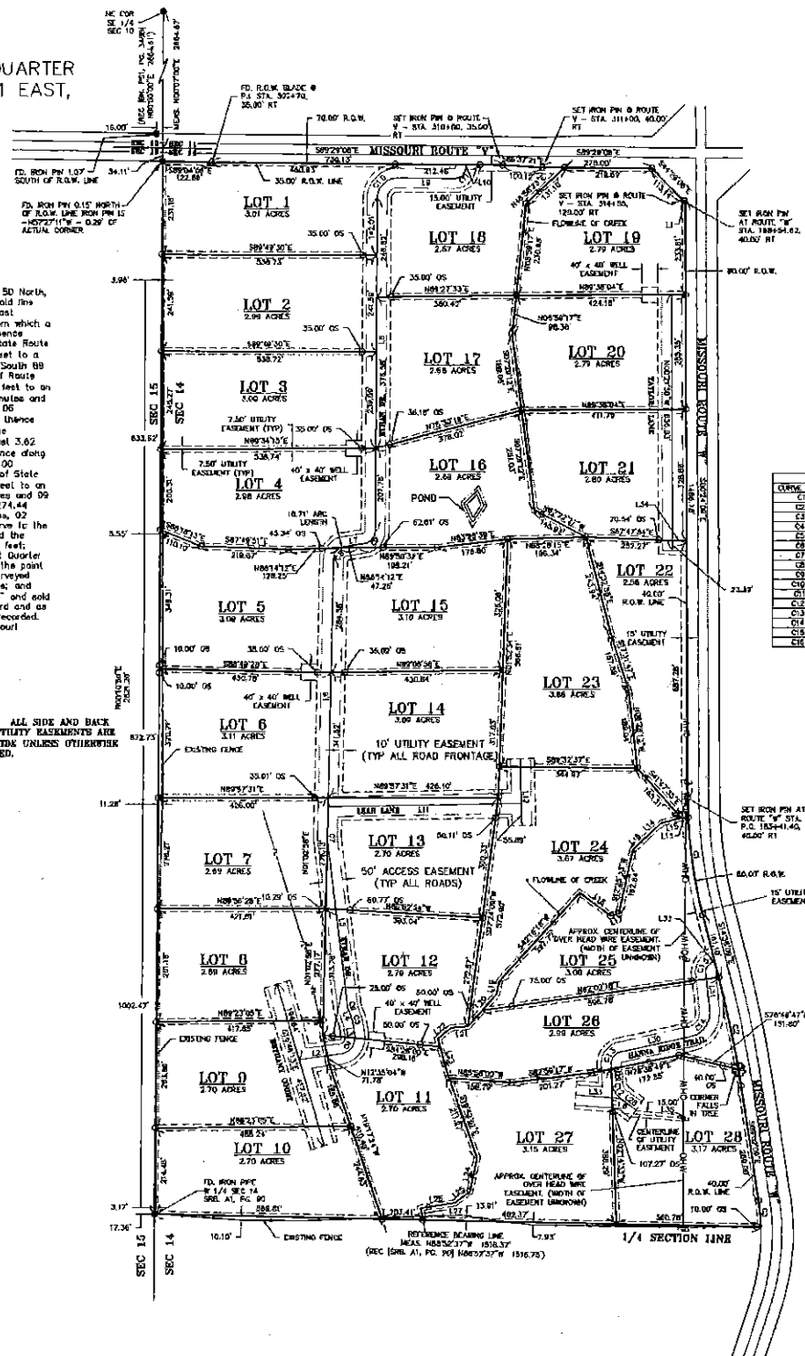
I HEREBY CERTIFY THAT THE EASEMENTS AS SHOWN HEREON ARE APPROVED BY AND FOR LINCOLN COUNTY PUBLIC WATER SUPPLY DISTRICT #.

—OHW— = OVER HEAD WIRES
= EXISTING POWER POLE
● = FOUND IRON POINT
○ = 5/8" IRON PIN SET
▲ = FOUND STONE
● = FOUND DNR MONUMENT
△ = FOUND R.O.W. MARKER

SURVEY CLASSIFICATION:
SUBURBAN CLASS SURVEY

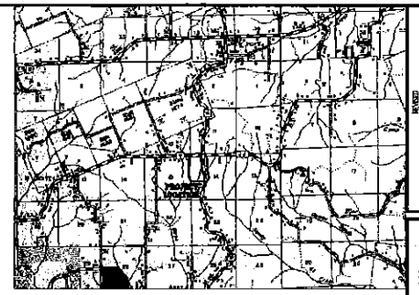
ANGLES AND DISTANCES ARE IN COMPLIANCE WITH THE CLASS OF SURVEY MEASUREMENTS.

SURVEYOR'S NOTE:
SOME LOT CORNERS ON THE EASTERN SIDE OF THE SUBDIVISION WERE NOT SET DUE TO THEIR LOCATIONS IN THE FLOWLINE OF THE CREEK/DITCH.



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.62	N89°35'51"E
L2	105.68	S82°26'26"W
L3	73.98	S00°01'06"E
L4	13.30	S21°05'34"E
L5	400.14	S07°08'48"E
L6	267.84	S01°02'25"W
L7	94.09	S06°51'34"W
L8	530.97	S00°10'56"W
L9	141.94	N89°28'35"W
L10	4.72	S00°24'21"W
L11	484.89	N88°57'48"E
L12	146.62	S00°31'14"E
L13	17.62	S89°23'51"W
L14	58.88	S48°24'21"W
L15	49.50	S74°54'20"W
L16	41.22	S48°01'00"W
L17	21.14	S13°10'20"W
L18	86.33	N53°31'10"W
L19	33.13	S12°26'35"W
L20	106.34	S41°10'05"W
L21	41.27	S44°50'15"W
L22	42.69	S50°12'39"W
L23	101.38	S12°10'03"E
L24	85.73	S17°41'15"W
L25	46.63	S42°20'11"W
L26	86.97	S31°12'17"W
L27	39.38	S11°13'12"E
L28	47.38	S51°00'20"E
L29	47.74	S24°54'47"E
L30	176.66	S77°43'31"W
L31	93.48	N06°37'00"E
L32	7.13	S81°06'10"W
L33	98.41	N80°40'28"E
L34	33.04	N87°47'34"W
L35	177.45	S85°15'39"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD DIST.
C1	293.81	1183.92	S27°30'00"E	293.10
C2	274.44	2824.79	S11°54'00"E	274.34
C3	66.40	533.69	S09°26'17"E	66.36
C4	53.16	40.00	S37°11'36"W	50.50
C5	92.83	100.00	S14°13'52"E	89.80
C6	24.35	100.00	S14°06'08"E	24.29
C7	51.48	100.00	S27°31'29"E	51.48
C8	41.79	30.00	S45°51'25"W	38.95
C9	42.24	30.00	N40°31'22"W	38.84
C10	78.53	50.00	S45°20'12"W	70.90
C11	47.18	30.00	S45°27'24"W	42.43
C12	43.68	50.00	S12°29'02"E	42.18
C13	43.02	30.00	S26°35'54"W	39.42
C14	86.15	50.00	S35°30'10"W	86.43
C15	32.97	25.00	S31°13'30"W	30.63
C16	27.42	50.00	N71°02'14"W	27.08



PROJECT LOCATION MAP

A. D. Rental Properties, Inc., a Missouri corporation, being the Owner of the tract of land described in the Surveyor's Certificate, has caused said tract of land to be subdivided in the manner shown hereon, which subdivision shall hereafter be known as Crossroads Estates Subdivision. The undersigned further designates that said subdivision shall be subject to the Indenture Of Restrictions, Covenants, And Conditions Of Crossroads Estates Subdivision recorded in Book 1484 Page 418 Office of the Recorder of Deeds of Lincoln County, Missouri and said Indenture is here fully incorporated by reference.

A. D. Rental Properties, Inc., a Missouri corporation, hereby dedicates the streets and roadways depicted hereon as private streets and roadways for the use of the owners of the Lots in Crossroads Estates Subdivision, their successors, heirs, and assigns for the purpose of ingress and egress; provided, further, that A. D. Rental Properties, Inc., a Missouri corporation, reserves the right at its discretion, to dedicate any of the streets and roadways depicted hereon for public use. A. D. Rental Properties, Inc., a Missouri corporation, further dedicates as real loss and utility easements depicted hereon for the use of the owners of the Lots in Crossroads Estates Subdivision, their successors, heirs, and assigns, and for the use of the respective utility companies, their successors and assigns, as they shall may appear, for the purpose of installing and maintaining utilities, including but not by way of limitation, water, sewer, gas, electric, cable, and telephone services.

IN WITNESS WHEREOF, A. D. Rental Properties, Inc., has caused these presents to be signed by its President and its Designated Director and to be attested by its Secretary, and its corporate seal to be hereunto affixed, this 24th day of October, 2003.

A. D. Rental Properties, Inc.

By: Robert L. Dwiggins, President

By: James D. Allen, Designated Director

ATTEST:

By: James D. Allen, Secretary

STATE OF MISSOURI)
COUNTY OF LINCOLN) SS

On this 24th day of October, 2003, before me personally appeared Robert L. Dwiggins and James D. Allen, to me personally known, who being duly sworn did say that they are President and Designated Director, respectively, of A. D. Rental Properties, Inc., a Missouri Corporation, that the seal affixed to this instrument is the corporate seal of said corporation, that the seal affixed to this instrument is the corporate seal of said corporation, that the said instrument was signed and sealed in behalf of said corporation by authority of its Shareholders and the said Robert L. Dwiggins and James D. Allen acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Lincoln County Missouri the day and year first above written.

May 14, 2004
My Commission Expires Notary Public

BOBETTE SHEMAN
Notary Public - State of Missouri
County of Lincoln
My Commission Expires May 14, 2004

The Bank Of Lincoln County, a Missouri Corporation, being the legal owner and holder of the note secured by Deed Of Trust dated April 15, 2002, recorded in Book 1484, Page 153, and the note secured by Second Deed Of Trust dated August 14, 2003, recorded in Book 1593, Page 99 of the Office of the Recorder of Deeds of Lincoln County, Missouri, does hereby approve the platting of the lots (including well lots) shown hereon, as well as the Owner's dedication of the streets and roadways and utility easements depicted on the Plat and does hereby subordinate the liens of the above-mentioned deeds of trust to said streets and roadways and utility easements.

IN WITNESS WHEREOF, the Bank Of Lincoln County has caused these presents to be signed by its President and attested by its secretary, and its corporate seal to be hereunto affixed, this the 24th day of October, 2003.

BANK OF LINCOLN COUNTY

By: Elizabeth E. Hoechst-Boling, President

ATTEST:

Tina Hoechst, Secretary

STATE OF MISSOURI)
COUNTY OF LINCOLN) SS

On this 24th day of October, 2003, before me personally appeared Elizabeth E. Hoechst-Boling, to me personally known, who being duly sworn did say that she is the President of Bank Of Lincoln County, a Missouri Corporation, that the seal affixed to this instrument is the corporate seal of said corporation and that the seal instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said Elizabeth E. Hoechst-Boling acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Elsberry, Missouri, the day and year first above written.

May 14, 2004
My Commission Expires Notary Public

BOBETTE SHEMAN
Notary Public - State of Missouri
County of Lincoln
My Commission Expires May 14, 2004

Oct. 2, 2003

THIS IS TO CERTIFY AT THE REQUEST OF A. D. RENTAL PROPERTIES, INC. A MISSOURI CORPORATION, WE HAVE DURING APRIL AND SEPTEMBER OF 2003, SURVEYED AND PREPARED A PLAT OF "CROSSROADS ESTATES". THIS PLAT AS A RESULT OF A SURVEY MADE UNDER MY DIRECT SUPERVISION DURING APRIL AND SEPTEMBER OF 2003 REPRESENTS A TRUE AND ACCURATE RECORD OF SAID SURVEY AND WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY AND SUBDIVISION SURVEYS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.

MARTIN T. WASSON, P.L.S. #2003013183 – MISSOURI

1515 WEST ALLAMO
BOWLING GREEN, MO 63334
PHONE: (573) 324-5865

LAW FOUNTAIN, SERD ST.
P.O. BOX 1258
HANNIBAL, MO 63401
PHONE: (573) 221-8443

GREAT RIVER ENGINEERING, INC.
CONSULTING ENGINEERS
LAND SURVEYORS

CROSSROADS ESTATES
LINCOLN COUNTY
MISSOURI

SHEET TITLE: PLAT OF SUBDIVISION

FILE NAME	02-1354
DRAWN BY	TRD
CHECKED BY	MTW
PROJECT ENGINEER	N/A
CONTACT OFFICE	BOWLING GREEN
DATE	9-30-03
JOB NUMBER	02-1354
SHEET NUMBER	1 of 1

Lincoln County, Missouri