

I-55 Business Park Lot 17

**A Minor Subdivision Plat of Lot 17 of Revised I-55 Business Park
A Subdivision in Part of U.S. Survey 420 and Sections 7 and 18,
Township 41 North, Range 6 East,
City of Pevely, Jefferson County, Missouri**

FILED FOR RECORD
11 O'clock 37MIN AM

AUG 18 2006

MARLENE CASTLE, RECORDER
JEFFERSON COUNTY, MO

OWNER'S CERTIFICATE

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The undersigned owners of the tract of land herein platted and further described in the foregoing surveyor's certificate have caused the same to be surveyed and subdivided in the manner shown on this plat, which subdivision shall hereinafter be known as I-55 Business Park Lot 17.

All easements and roadways shown on this plat, unless designated for other specific purposes, are dedicated to all current and future owners of the property for providing utility service to this development. Such utilities include, but are not limited to electric, gas, telephone, cable TV, water, sewer, drainage, and other utilities. The use of this easement for the purpose of constructing, maintaining and repairing any utility or drainage facilities, with the right of temporary use of adjacent ground not occupied by improvements for excavation and other material operations, shall not constitute the replacement of utility, water, sewer or drainage facilities. The easement shall be subject to all laws and regulations conform to all applicable State and Federal regulations as to separation of such utility's system from other utilities and easements.

All common ground areas, sidewalks, and storm water detention basins to remain with and be maintained by all present and future lot owners.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed
our seal this 22nd day of AUGUST, 2006

State of Missouri :
County of *Jackson* SS

On this 17th day of August, 2006, before me personally appeared GREG STANLEY, a managing partner of SAB PROPERTIES, L. L. C., a limited liability company to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as the free act and deed of said limited liability company.

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

Common Ground
Tiara at the Abbey Phase 3
PB 175, PG 7

Notary Public
Peggy S. Sargeant
Name Printed

My Commission expires 7-7-2010

A circular notary seal for the State of Missouri. The outer ring contains the text "NOTARY PUBLIC" at the top and "STATE OF MISSOURI" at the bottom, separated by two stars. The center of the seal contains the words "NOTARY" and "SEAL" stacked vertically.

PEGGY S. SARGENT
My Commission Expires
July 7, 2010
Jefferson County
Commission #06432728

SURVEYOR'S CERTIFICATE

This is to certify to the best of my belief, knowledge, and ability that GOVERO
 LAND SERVICES, INC., at the request of S & R Properties L.L.C., during the month of
 July, 2006, conducted a Plat, and the Plat was obtained by the following method:
 by field personnel under my direction, on a tract of land being Lot 17 of
 Revised I-55 Business Park a subdivision filed for record in Plat Book 116, Page 7
 of the Land Records of Jefferson County, Missouri.

I also declare that under my supervision and to the best of my ability and professional judgement that the results shown hereon are made in accordance with the current MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY as set forth by the MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY and rules promulgated by THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS effective October 30, 2003.

IN WITNESS WHEREOF, we hereunto set our firm name at our office in Jefferson County, Missouri on this 17th day of Aug, 2006.

GOVERNOR LAND SERVICES. INC. 242-

BY 
DANIEL L. GOVERO LS#1778
PROFESSIONAL LAND SURVEYOR

BOOK 240 PAGE 5B

This is to certify that this plat of I-55 Business Park Lot 17 was approved by the City Council of the City of Pevely, Missouri this 17th day of August, 2006.

Mayor: [Signature] City Clerk: [Signature]

NOTE: ALL CORNERS NOT OTHERWISE STATED
WILL BE SET 1/2" PINS W/CAP.

Basis of Bearing is Missouri State Plane
Grid North (East Zone) from station JE-52
to Azimuth Mark JE-52A as published by
the Missouri Department of Natural Resources
in the Missouri Geographic Reference System.
Grid Azimuth = $7^{\circ}31'43''$

GOVERO
LAND SERVICES
SURVEYING • ENGINEERING

5929 OLD STATE ROAD
IMPERIAL, MO. 63052
PH: (636) 464-9380 FAX: (636) 464-9620

FIELD WORK BY	T.R./D.B.
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DRAWN BY K. WALSH

CHECKED BY D. GOVERO

SHEET NO.

JOB NO.

1 OF 1

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