

BRAUN RIDGE ESTATES

3.64 ACRES
RURAL DENSITY / RESIDENTIAL

DAVID O. AND ANNA MARIE BRAUN
APPROX. 370 REMAINING ACRES

PARENT TRACT
B-196 P-200

NE 1/4 NW 1/4
SEC. 8 T42N R11W

LOT-1
3.64 ACRES
(2400)

B-196
P-200

B-424
P-669

NOTE:
The lot in this subdivision conforms to the requirements for Low Density Residential as set forth by the Subdivision Design and Improvements Standards in the rules for Land Subdivision of Cole County and amendments thereto. The 25' front building line and 10' building lines for the side and rear property lines shall conform to County Planning regulations for Cole County.
This property is Not within the 100 year Flood Boundary as shown by Map No. 29051C0245E dated November 2, 2012.
Water Supply - Individual
Sanitary Sewer - Individual
Electrical Power - Three Rivers
Telephone - CenturyLink
Land Use - Residential

"We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on this 15 day of August, 2013"

Michelle Gerstner
Michelle Gerstner, Chairman

Larry J. Benz
Larry J. Benz, P.E., Director

1" = 60'

- LEGEND**
- POB = Point of Beginning
 - = Set 1/2" Iron Pin
 - = Found 1/2" Iron Pin
 - = Set 5/8" Iron Pin
 - = Found 5/8" Iron Pin
 - ⊕ = No Point Set
 - ⊙ = Found Pipe
 - ⊗ = Found Stone
 - ⊙ = Manhole
 - N/F = Now or Formerly

State of Missouri) Document No. 201311029
County of Cole)
Filed for record 11 day of sept, 2013
at 1 o'clock and 57:56 minutes P. m.,
recorded in Book 12, Page 760.
Larry D. Rademan, Recorder
Deputy

MID MISSOURI SURVEYING CO. LLC 2610 BALD HILL ROAD JEFFERSON CITY MO. 65101 C.C.A.#2001011142			
TITLE BRAUN RIDGE ESTATES			
FOR DAVID BRAUN			
DATE 07/22/2013	BOOK NO. 53	SCALE 1" = 60'	DRN. BY AW
REVISION DATE	CRD. BY	SHEET OF	JOB NO. 97-35A

PROPERTY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section 8, Township 42 North, Range 11 West, Cole County, Missouri; more particularly described as follows: From the southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 8; thence S88°13'10"W, along southline of the Northeast Quarter of the Northwest Quarter of said Section 8, 389.50 feet to the southwesterly right-of-way line of Osage Bend Road and the point of beginning for this description; thence S88°13'10"W, along the south line of the Northeast Quarter of the Northwest Quarter of said Section 8, 551.23 feet; thence N08°40'54"W, 452.25 feet to the southwesterly right-of-way line of said Osage Bend Road; thence southeasterly, along the southwesterly right-of-way of said Osage Bend Road the following courses: S71°55'32"E, 203.56 feet; thence southeasterly, on a curve to the right having a radius of 498.23 feet, an arc length of 253.03 feet, the chord being S57°22'36"E, 250.32 feet; thence S42°49'39"E, 316.11 feet to the point of beginning. Containing 3.64 acres.

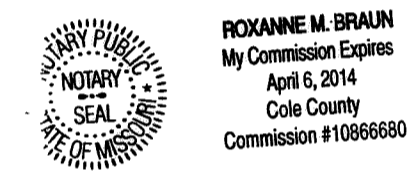
OWNER'S CERTIFICATE

Know all men by these presents, that we, the undersigned owners of the tract of land as described in the foregoing Property Description, have caused said tract to be surveyed and subdivided into a lot, and on this plat the number of said lot and the size thereof is fully and truly set forth. This subdivision shall be known as BRAUN RIDGE ESTATES.
All taxes due and payable against said property have been paid in full. In Witness whereof, We have hereunto set our hands and seals this 21st day of August, 2013.

David O. Braun *Anna Marie Braun*
DAVID O. BRAUN ANNA MARIE BRAUN

State of Missouri)
County of Cole)
On this 21st day of August, 2013, before me personally did appear the above signed property owners, who executed the foregoing instrument and acknowledged the same to be their free act and deed. In Witness whereof, I have hereunto set my hand and seal this 21st day of August, 2013.

Roxanne M. Braun
Notary Public
My Commission Expires: April 6, 2014



SURVEYOR'S CERTIFICATE

This is to certify that at the request of David Braun a survey was made under my personal direction regarding the above described property and the results of said survey are represented correctly on this plat and was performed in accordance with the requirements of the standards for a suburban property boundary survey as adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors.
In Witness whereof, I have hereunto set my hand and seal this 22th day of October, 2013.

Alan W. Ward, P.L.S. #2328

FD. STONE W/ "X" @
FENCE CORNER
SE CORNER
NE 1/4 NW 1/4
SEC. 8 T42N R11W



07/22/2013

COPY

ccp 130149