

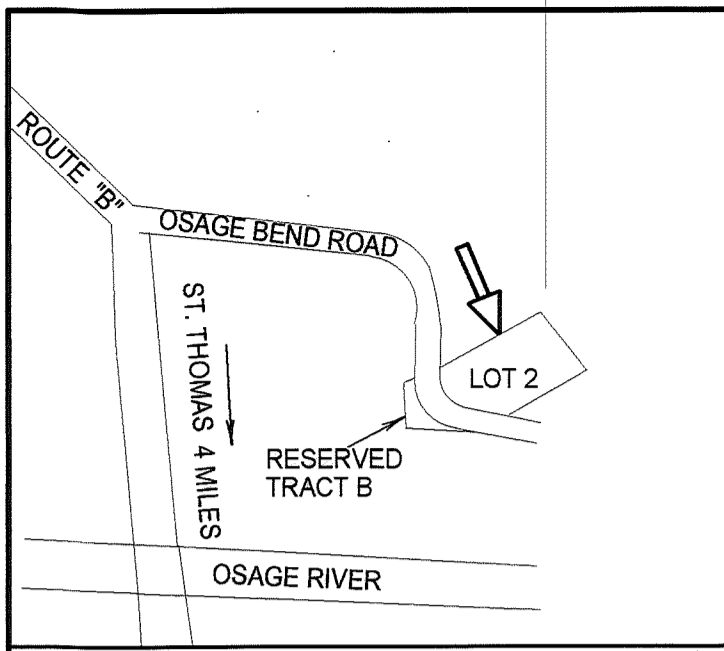
# BRENNEKE SUBDIVISION SECTION TWO

PARENT TRACT  
& BEARING BASE  
B-420 P-278  
2.064 ACRES  
LOW DENSITY / RESIDENTIAL  
SW 1/4 SE1/4  
SECTION 36  
TOWNSHIP 43 NORTH  
RANGE 12 WEST

## PROPERTY DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section 36, Township 43 North, Range 12 West, Cole County, Missouri; more particularly described as follows: Beginning at the southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 36; thence N04°14'26"W, along the west line of the Southwest Quarter of the Southeast Quarter of said Section 36, 260.29 feet; thence N68°07'38"E, 41.03 feet to the southwesterly right-of-way line of Osage Bend Road, as described in Book 313, Page 858, Cole County Recorder's Office; thence N54°56'20"E, 62.03 feet to the northeasterly right-of-way line of said Osage Bend Road; thence N47°09'32"E, 130.70 feet; thence S82°37'34"E, 190.00 feet; thence S20°04'48"W, 250.00 feet to the northeasterly right-of-way line of said Osage Bend Road; thence S09°59'27"W, 60.00 feet to the southwesterly right-of-way line of said Osage Bend Road; thence S80°00'33"E, along the southwesterly right-of-way line of said Osage Bend Road, 136.79 feet; thence southeasterly, along the southwesterly right-of-way line of said Osage Bend Road, on a curve to the right having a radius of 302.09 feet an arc length of 50.26 feet, the chord being S75°14'34"E, 50.20 feet to the south line of the Southwest Quarter of the Southeast Quarter of said Section 36; thence S84°13'38"W, along the south line of the Southwest Quarter of the Southeast Quarter of said Section 36, 443.14 feet to the point of beginning for this description. Containing 2.064 acres.

Except that part conveyed for Osage Bend Road, by Conveyance of right-of-way to the County of Cole, of record in Book 313, Page 858, Cole County Recorder's Office.



LOCATION MAP

**SANITARY SEWER EASEMENT**

Part of the Southwest Quarter of the Southeast Quarter of Section 36, Township 43 North, Range 12 West, Cole County, Missouri; more particularly described as follows: Beginning at the southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 36; thence N04°14'26"W, along the west line of the Southwest Quarter of the Southeast Quarter of said Section 36, 260.29 feet; thence N68°07'38"E, 41.03 feet to the southwesterly right-of-way line of Osage Bend Road, as described in Book 313, Page 858, Cole County Recorder's Office; thence N54°56'20"E, 62.03 feet to the northeasterly right-of-way line of said Osage Bend Road; thence N47°09'32"E, 130.70 feet; thence S82°37'34"E, 40.00 feet to the point of beginning for this sewer easement; thence easterly, on a curve to the right having a radius of 75.00 feet, an arc length of 117.81 feet; thence, continuing along said curve to the right having a radius of 75.00 feet, an arc length of 117.81 feet; thence N82°37'34"W, 150.00 feet to the point of beginning. Containing 0.20 acres.

## SANITARY SEWER EASEMENT

## OWNER'S CERTIFICATE

Know all men by these presents, that I, the undersigned owner 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 a Reserved Tract "B", and on this plat the number of said lot and Reserved Tract "B" and the size thereof is fully and truly set forth. This subdivision shall be known as BRENNEKE SUBDIVISION SECTION TWO. All taxes due and payable against said property have been paid in full. In Witness whereof, we have hereunto set our hand and seal this 13 day of November, 2014.

*Judy Brenneke*  
JUDY BRENNEKE

State of Missouri)  
County of Cole)  
On this 13 day of November, 2014, 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 13 day of November, 2014.

*Bert Doerhoff*  
Notary Public  
My Commission Expires: 2/6/16

BERT DOERHOFF  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Miller County  
My Commission Expires: February 06, 2016  
Commission Number: 12482790

## SURVEYOR'S CERTIFICATE

This is to certify that at the request of Judy Brenneke, 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 12 th day of November, 2014.

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

10/15/2014

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. 29051C0240E dated November 2, 2012.  
Water Supply - Individual  
Sanitary Sewer - Individual  
Electrical Power - Three Rivers  
Telephone - CenturyLink  
Land Use - Residential

NOTE: RESERVED TRACT "B" IS NOT INTENDED TO BE AN INDIVIDUAL RESIDENTIAL BUILDING LOT

"We the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on this 12 day of November, 2014.

*Michelle Gerstner*  
Michelle Gerstner, Chairman  
*Larry Q. Benz*  
Larry Q. Benz, P.E., Director

COPY

State of Missouri)  
County of Cole)  
Document No. 201411430  
Filed for record 11 day of December, 2014  
at 1 o'clock and 39:53 minutes P. m.,  
recorded in Book 12, Page 795.  
Larry D. Rademan, Recorder  
Deputy

MID MISSOURI SURVEYING CO. LLC 2610 BALD HILL ROAD JEFFERSON CITY MO. 65101 C.C.A.#2001011142			
TITLE BRENNEKE SUBDIVISION SECTION TWO			
FOR JUDY BRENNEKE			
DATE 10/15/2014	BOOK NO. 53	SCALE 1" = 60'	DRN. BY AW
REVISION DATE	CKD. BY	SHEET OF	JOB NO. 113-04

B 0 1 5 2