

CORKY'S SUBDIVISION
LOW DENSITY RESIDENTIAL
1.63 ACRES

PROPERTY BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section 34, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From a stone marking the northeast corner of Section 3, Township 43 North, Range 12 West; thence N88°20'55"W, along the Township Line, 612.73 feet to an iron rod at the southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence N3°04'01"E, along the Quarter Quarter Section line, 285.42 feet to the POINT OF BEGINNING for this description; thence N59°53'57"W, 187.38 feet to an iron rod; thence N27°50'18"W, 221.00 feet to an iron rod; thence N43°26'49"E, 218.03 feet to the southerly right-of-way line of SHEPHERD HILLS ROAD as described in Book 591, page 378, Cole County Recorder's Office; thence southeasterly, along the southerly line of said right-of-way, on a curve to the left having a radius of 666.65 feet, and arc distance of 114.54 feet, (Ch=S32°01'08"E, 114.40 feet); thence S36°56'28"E, 21.69 feet, along the southerly line of said right-of-way, on a curve to the left having a radius of 550.87 feet, an arc distance of 85.02 feet, (Ch=S41°21'45"E, 84.93 feet) to a point on the easterly line of the Southwest Quarter of the Southeast Quarter of said Section 34; thence S3°04'01"W, along the Quarter Quarter Section Line, 270.00 feet to the point of beginning. Containing 1.63 acres.

OWNER'S CERTIFICATE

Know all men by these presents, that I the undersigned, being the owner of the tract of land 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 the lot and the size thereof is fully and truly set forth. This plat shall be known as CORKY'S SUBDIVISION.

All taxes due and payable against said property have been paid in full.

In Witness whereof, the undersigned owner of said tract has hereunto set her hand this 3rd day of JUNE, 2010.

Melva Rackers
 MELVA RACKERS (DECEASED)

STATE OF MISSOURI }
 COUNTY OF COLE } ss

On this 3rd day of JUNE, 2010, before me did personally appear the above signed property owner, who executed the foregoing instrument and acknowledged the same to be her free act and deed.

In Witness whereof, I have hereunto set my hand and affixed my seal this 3rd day of JUNE, 2010.

My Commission Expires: August 20, 2011.

Gregory Dorge
 Notary Public, Cole County

Gregory Dorge
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Cole County
 Commission #07207069
 My Commission Expires August 20, 2011

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 11th day of May, 2010.

Duane Amos
 Duane Amos, Chairman

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

Central Missouri Professional Services, Inc.
 ENGINEERING - SURVEYING - MATERIALS TESTING
 2500 E. McCARTY JEFFERSON CITY, MISSOURI 65101
 Phone (573) 634-3455 FAX (573) 634-8898

TITLE **CORKY'S SUBDIVISION**
SW 1/4, SE 1/4, SEC. 34, T44N, R12W

FOR **MELVA RACKERS**

DATE MAY 13, 2010	DRN. BY K.B.	SCALE 1"=100'	BOOK
REV. DATE	CKD. BY	SHEET 1 OF 1	JOB NO. 84-265

NOTES
 LAND USE - Low Density Residential
 SEWER - Lagoon
 ELECTRIC - Three Rivers
 WATER - Water District #2

The lot in this subdivision conforms to the requirements for land development of Cole County as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.

Set 1/2" Rerod w/cap at all new lot corners except where otherwise shown.

The building limit lines for the side and rear shall be 10 feet. 25' for the front.

This property is in Zone "X", (Area of 0.2% annual flood chance) as shown by FEMA's Flood Insurance Rate Map, County of Cole, Missouri, Community Panel No. 29051C0140D, effective date, December 2, 2005.

SANITARY SEWER EASEMENT DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section 34, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From a stone marking the northeast corner of Section 3, Township 43 North, Range 12 West; thence N88°20'55"W, along the Township Line, 612.73 feet to an iron rod at the southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence N3°04'01"E, along the Quarter Quarter Section line, 285.42 feet; thence N59°53'57"W, 187.38 feet to an iron rod; thence N27°50'18"W, 72.99 to the POINT OF BEGINNING for this easement description; thence S42°38'09"W, 138.81 feet; thence N86°55'59"W, 53.52 feet; thence N54°24'21"W, 106.29 feet; thence N3°02'36"W, 86.73 feet; thence N52°07'22"E, 118.13 feet; thence N83°09'16"E, 76.68 feet; thence S27°50'18"E, 148.01 feet to the point of beginning.

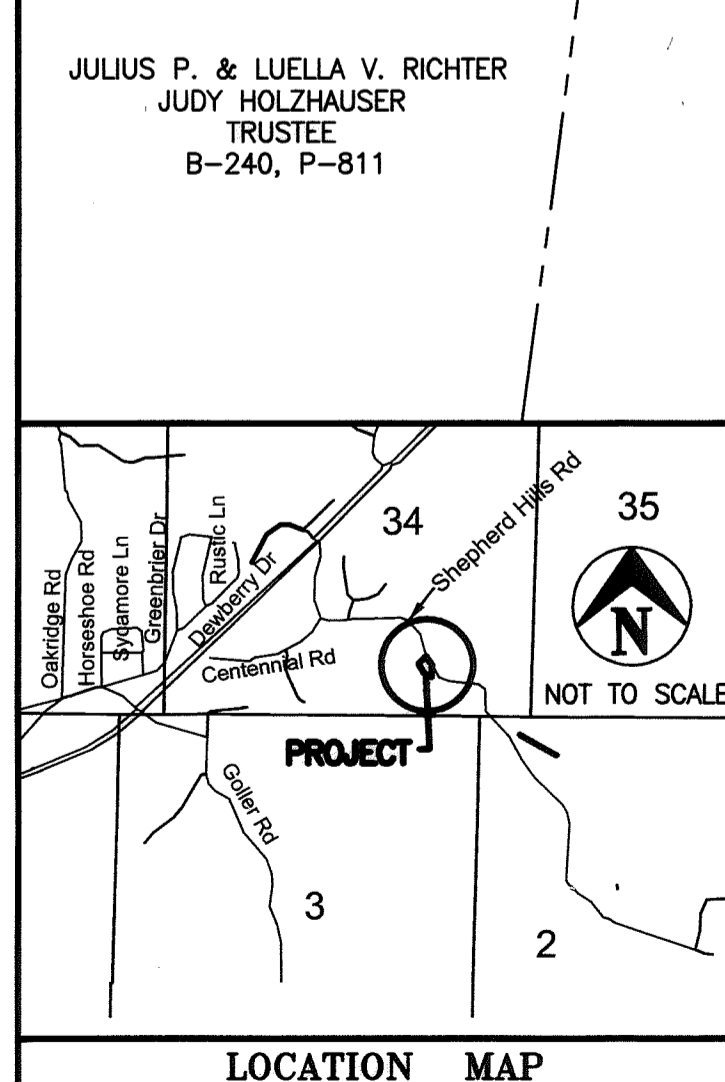
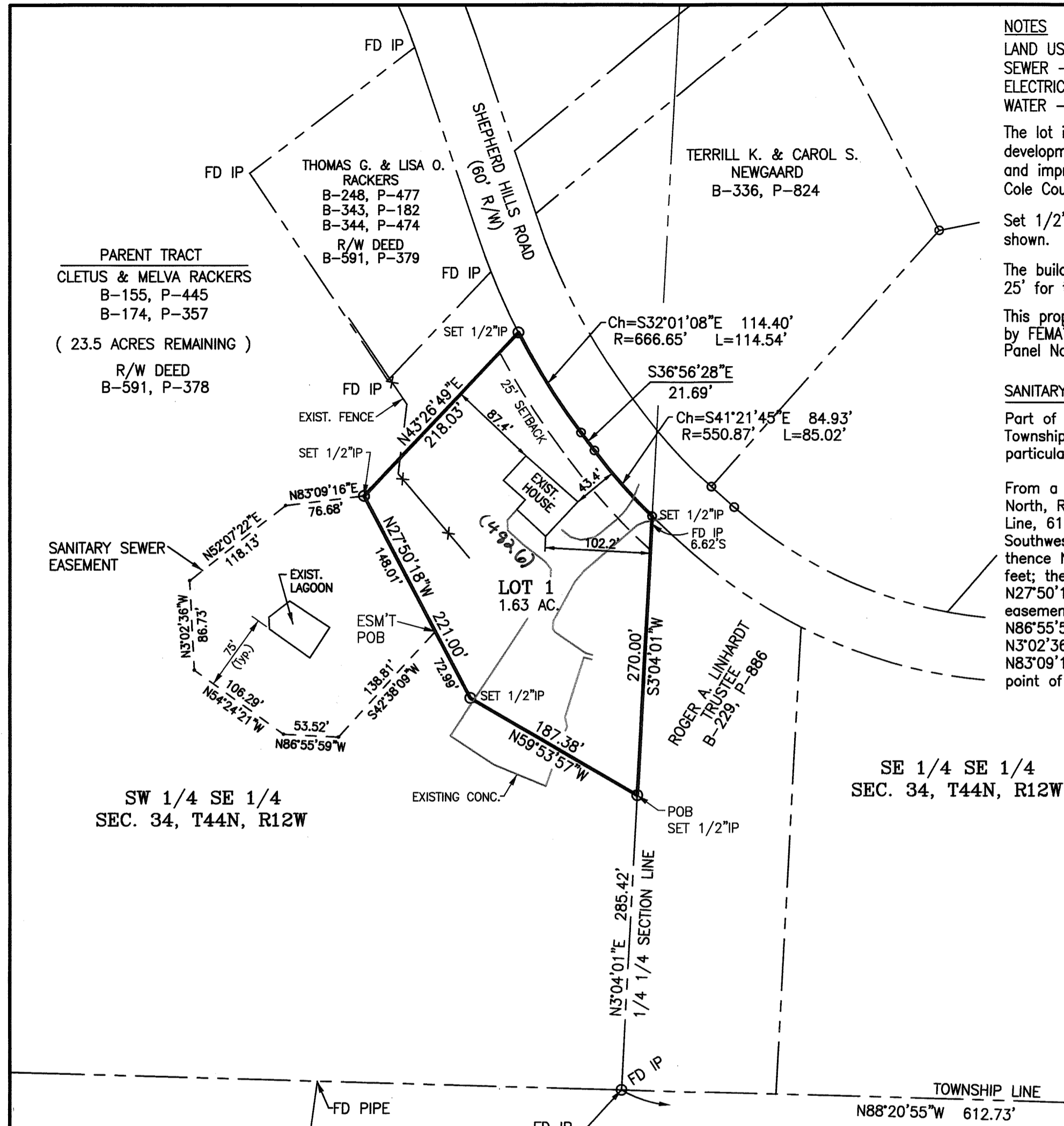


1 inch = 100 feet



(Graphic Scale - Feet)

BEARINGS BASED ON MCKAY HILLS SUBDIVISION
 PER PLAT OF RECORD IN PLAT BOOK 11, PAGE 108, COLE COUNTY RECORDER'S OFFICE.



SURVEYOR'S CERTIFICATE

This is to certify that at the request of Greg Rackers, a survey and subdivision was made under my personal direction, regarding the property shown on this plat and that the results of said survey are represented correctly on said plat. This survey was performed in accordance with the current Missouri Minimum standards for a Suburban Property Boundary Survey.

In Witness whereof I have hereunto set my seal and signature this 2nd day of June, 2010.



Keith M. Brickey, Mo. PLS #2578

COPY

STATE OF MISSOURI }
 COUNTY OF COLE } ss

Filed for record 9 day of June, 2010.

at 10 o'clock and 38:3 Minutes A.M.,
 recorded in Book 12, Page 694.

LARRY D. RADEMAN, Recorder

Deputy

Document No. 201004862

CCPW 00186