

# CLIBURN ACRES

## RURAL RESIDENTIAL

### 3.05 ACRES

**PROPERTY BOUNDARY DESCRIPTION - LOT 1**

Part of a 10.64 Acre Tract described in Survey Record Book B, page 238, Cole County Recorder's Office being part of the Southwest Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 43 North, Range 14 West, Cole County, Missouri, more particularly described as follows:

From the northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 15; thence N88°38'36"E, along the Quarter-Quarter Section Line, 705.56 feet to a point on the easterly right-of-way line of Mount Olive Road, being the northwesterly corner of said 10.64 Acre Tract as described in Survey Record Book B, page 238, Cole County Recorder's Office; thence along the boundary of said 10.64 Acre Tract and the easterly right-of-way line of Mount Olive Road southeasterly on a curve to the left, having a radius of 788.47 feet, an arc distance of 129.30 feet (Ch: S25°59'07"E, 129.16 feet); thence continuing along the boundary of said 10.64 Acre Tract and the easterly right-of-way line of Mount Olive road on a curve to the left, having a radius of 923.68 feet, an arc distance of 381.88 feet (Ch: S42°31'39"E, 379.17 feet); thence S54°22'17"E, continuing along the boundary of said 10.64 Acre Tract and the easterly right-of-way line of Mount Olive Road, 218.79 feet to the POINT OF BEGINNING for this description; thence N46°36'08"E, 392.24 feet; thence N10°31'08"E, 38.47 feet; thence S79°28'52"E, 194.00 feet to a point on the boundary of said 10.64 Acre Tract described in Survey Record Book B, page 238; thence along the boundary of said 10.64 Acre Tract the following courses: S10°31'08"W, 329.15 feet; thence S48°13'20"W, 159.57 feet; thence S72°33'37"W, 60.62 feet to the easterly right-of-way line of Mount Olive Road; thence N54°22'17"W, along the easterly right-of-way line of Mount Olive Road, 302.47 feet to the point of beginning for this description. Containing 3.05 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 1 Lot, and on this plot the lot number and the size thereof is fully and truly set forth, and said subdivision shall be known as CLIBURN ACRES.

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 his hand this \_\_\_ day of \_\_\_\_\_, 2015.

*Judith C. Cliburn*  
JUDITH C. CLIBURN

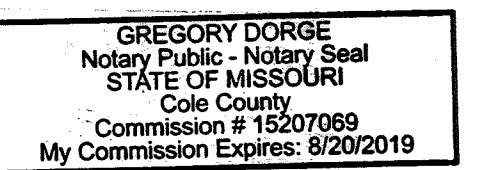
STATE OF MISSOURI }  
COUNTY OF COLE } ss

On this 10th day of SEPTEMBER, 2015, before me personally did 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 set my hand and affixed my seal this 10th day of SEPTEMBER 2015.

My Commission Expires: August 20, 2019.

*Gregory Dorge*  
Notary Public, COLE County.



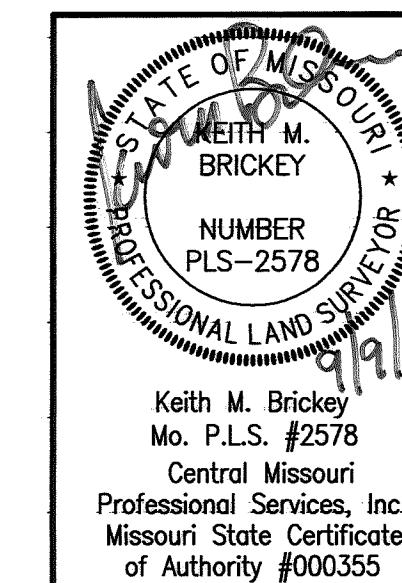
Document No. 2015 10327

STATE OF MISSOURI }  
COUNTY OF COLE } ss  
Filed for record 19th day of October, 2015.  
at 1 O'clock and 04:43 Minutes P.M.,  
recorded in Book 12, Page 314.

Ralph C. Bray, Jr., Recorder

Deputy

**COPY**



Central Missouri Professional Services, Inc.  
ENGINEERING - SURVEYING - MATERIALS TESTING  
2500 E. McCARTY Phone (573) 634-3455  
JEFFERSON CITY, MISSOURI 65101 FAX (573) 634-8888

TITLE	CLIBURN ACRES		
	7206 MT. OLIVE ROAD		
FOR	JUDITH C. CLIBURN		
DATE	9-09-2015	DRN. BY	JHH
REV.		CHKD. BY	JBR/KMB
DATE		SCALE	1"=60'
		SHEET	1 OF 1
		BOOK	11-031
		JOB NO.	11-031

NE 1/4, NW 1/4  
SEC. 15, T43N, R14W

JAMES M. & CAROLINE L.  
SHELDON  
BK. 345, PAGE 100

NW 1/4, NW 1/4  
SEC. 15, T43N, R14W

JOHN ROBERT HARTMAN, JR.  
BK. 340, PG. 991

SW 1/4, NW 1/4  
SEC. 15, T43N, R14W

SE 1/4, NW 1/4  
SEC. 15, T43N, R14W

JAMES RODNEY & BARBARA ANN  
CAMPBELL  
BK. 317, PG. 907

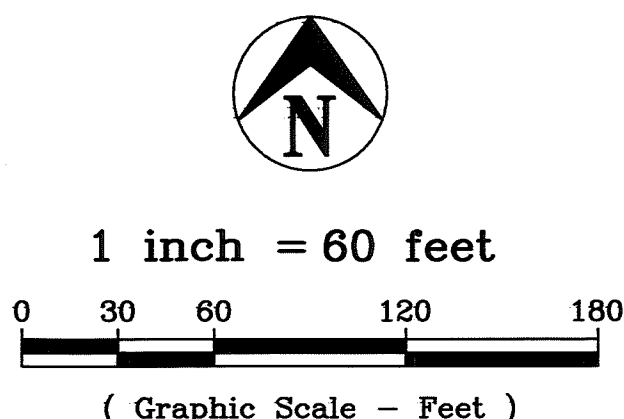
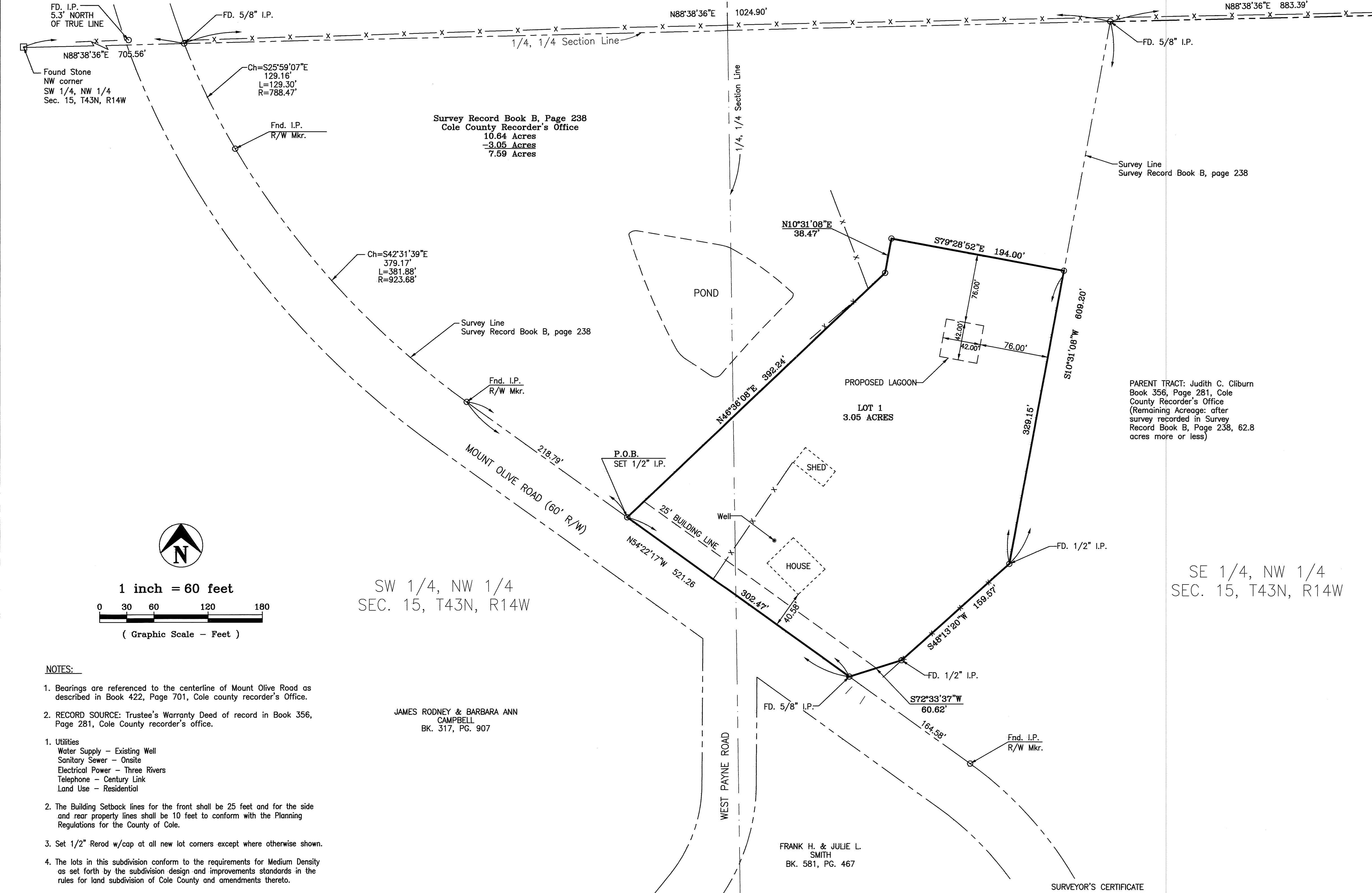
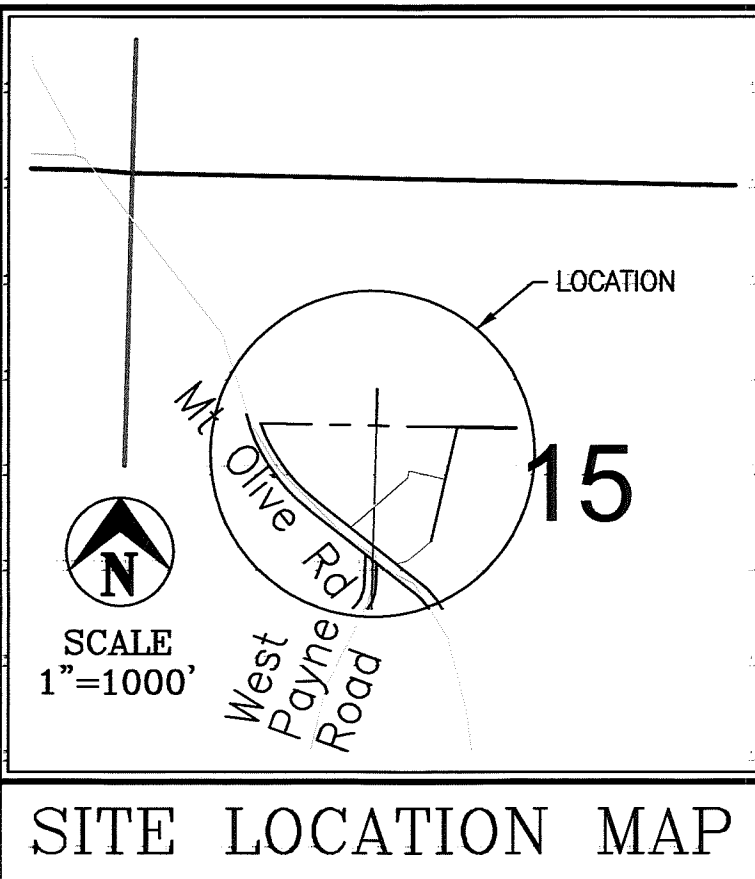
FRANK H. & JULIE L.  
SMITH  
BK. 581, PG. 467

**SURVEYOR'S CERTIFICATE**

This is to certify that at the request of Judith C. Cliburn, a Property Boundary Survey and Subdivision was made under my personal direction regarding the property shown in this plat and that the results are represented correctly. This survey was performed in accordance with the requirements of the Missouri Minimum Standards for a Suburban Property Boundary Survey.

In Witness whereof, I have hereunto set my seal and signature this 9th day of September, 2015.

We, the undersigned of the Cole County Planning Commission, do hereby certify that this plat was approved on the 11th day of August, 2015.  
*Michelle Cerantner*, Chairman  
*Dick Peerson*, Vice Chairman  
*Larry U. Berry*, P.E., Director



- NOTES:**
- Bearings are referenced to the centerline of Mount Olive Road as described in Book 422, Page 701, Cole county recorder's Office.
  - RECORD SOURCE: Trustee's Warranty Deed of record in Book 356, Page 281, Cole County recorder's office.
  - Utilities  
Water Supply - Existing Well  
Sanitary Sewer - Onsite  
Electrical Power - Three Rivers  
Telephone - Century Link  
Land Use - Residential
  - The Building Setback lines for the front shall be 25 feet and for the side and rear property lines shall be 10 feet to conform with the Planning Regulations for the County of Cole.
  - Set 1/2" Rerod w/cap at all new lot corners except where otherwise shown.
  - The lots in this subdivision conform to the requirements for Medium Density as set forth by the subdivision design and improvements standards in the rules for land subdivision of Cole County and amendments thereto.
  - Except as shown or stated on this plat, this survey does not reflect any of the following which may apply to the subject property: record easements, building setbacks, restrictions, zoning or any other land use regulations or any other facts which an accurate and current title search may disclose.